

2024-01-29 ORDINARY MEETING - OPEN COUNCIL ATTACHMENTS

6.1 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES.....	5
6.1.1 2023-12-04 Longford Town Hall Management Committee Minutes - AGM.....	5
6.1.2 2023-12-04 Avoca Museum And Information Centre Management Committee Minutes.....	7
6.1.3 2023-12-05 Perth Community Centre Management Committee Minutes.....	13
6.1.4 2023-12-05 RLDC Minutes.....	16
6.1.5 2023-12-05 EAC MINUTES.....	21
6.1.6 2023-12-05 CTFD Minutes.....	23
6.1.7 2023-12 -05 PLDC MINUTES.....	27
6.1.8 LLDC MINUTES 06 December 2023.....	33
6.1.9 2023-12-10 Devon Hills Neighbourhood Watch And Residents Management Committee Minutes.....	38
6.1.10 2023-12-12 Liffey Hall Management Committee.....	44
6.1.11 2023-12-12 Evandale Information Centre And Memorial Hall Management Committee Minutes.....	47
6.1.12 2023-12-14 Morven Park Management Committee Minutes.....	50
6.1.13 LLDC MINUTES 10 Th JANUARY 2024.....	52
11.1 PLN23-0131: 33 YOUL ROAD PERTH, MULTIPLE DWELLINGS (11).....	57
11.1.1 1. Development Application.....	57
11.1.2 1 A. Crown Landowner Consent - Denika Mc Donald - 33 Youl Road,.....	58
11.1.3 1 B. SIGNED BY MINISTER - Attachment 2 - Instrument Of Delegation - Land Use Planning And Approvals.....	66

11.1.4 1 C. Folio Plan-111123-1.....67

11.1.5 2. DA Cover Letter.....68

11.1.6 3. DTL YLR D 33.....70

11.1.7 4. Additional Information Request PL N-23-0131 33 Youl Road Perth.....94

11.1.8 5. Additional Information Request PL N-23-0131 33 Youl Road Perth No....96

11.1.9 5 A. Plan Unit Development.....98

11.1.10 6. Additional Information Request PL N-23-0131 33 Youl Road Perth No.....99

11.1.11 6 A. 6 Ty Response To RFI 3.....101

11.1.12 7. Additional Information Request PL N-23-0131 33 Youl Road Perth No.....102

11.1.13 7 A. 23.229- A P 01- A 23-10-05.....104

11.1.14 7 B. Email 13.10.23 Peter Sluce.....105

11.1.15 7 C. Stormwater Email.....106

11.1.16 8. DSG Response.....107

11.1.17 8 A. Tas Networks Referral PL N 23-0131 33 Youl Rd Perth - C N.....109

11.1.18 8 B. SPAN TWDA 2023-01005- NMC.....110

11.1.19 9. Representation R Baylis And G Dennis.....112

11.1.20 10. Response To Representation PL N 23 0131.....115

11.2 PLN23-0215: 2 LOT SUBDIVISION, 38 HOBHOUSE STREET LONGFORD.....117

11.2.1 1. Application Form.....117

11.2.2 2. L 230923 - Planning Report - Subdivision - 38 Hobhouse Street.....118

11.2.3 3. Folio Plan-215062-5.....135

11.2.4 3 A. Folio Plan-147010-3.....136

11.2.5 4. L 230903 Prop Plan 250923 V 2.0.....	139
11.2.6 5. RAI TWDA 2023-01507- NMC.....	140
11.2.7 6. SPAN TWDA 2023-01507- NMC.....	142
11.3 PLN23-0210: MULTIPLE DWELLINGS (5), 7 BEDFORD STREET, CAMPBELL.....	144
11.3.1 1. Development Application.....	144
11.3.2 2. Folio Plan-51969-1.....	148
11.3.3 3. Amended DTL BDF R 01.....	149
11.3.4 4. Additional Information Request PL N-23-0210 7 Bedford Street, Campbell Town.....	166
11.3.5 4 A. Taswater SPAN RAI Lot 1 BEDFORD S T, CAMPBELL TOWN Tas Water SPAN Request For Additional Info.....	167
11.3.6 5. 231056- C Council RFI Response 23-12-19.....	169
11.3.7 5 A. 231056 - Stormwater Report - 23-12-19.....	175
11.3.8 6. SPAN Lot 1 BEDFORD S T, CAMPBELL TOWN Use On Or After 1 07 2023 Tas Water Submission To Planning.....	177
11.3.9 7. Representation Crothers.....	179
11.3.10 8. Representation Annexure Crothers.....	182
14.1 THE FUTURE OF LOCAL GOVERNMENT REVIEW: FINAL REPORT -.....	190
14.1.1 2023-11-16 Letter To Mayor Knowles From Minister For Local.....	190
14.1.2 The Future Of Local Government Review - Final Report.....	192
14.1.3 Fo LGR Community Summary.....	392
14.1.4 Northern Midlands Council - Local Government Reform Community Survey 2023 - Summary Report.....	406

14.1.5 Submission To Local Government Reform - Final Report - 230124.....	426
14.1.6 Final Report Recommendations - Responses.....	427
14.3 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (ALGA) - 2024 GENERAL ASSEMBLY OF LOCAL GOVERNMENT: CALL FOR MOTIONS AND CONFERENCE ATTENDANCE.....	436
14.3.1 2024- NG A- Motions- Discussion- Paper.....	436
15.1 MONTHLY REPORT: FINANCIAL STATEMENT.....	460
15.1.1 Monthly Financial Report - December 2023.....	460
15.1.2 Monthly Capital Financial Report - December 2023.....	461
15.1.3 Monthly Financial Report - December 2023 Budget Mid Year Review.....	469
15.1.4 Request For Review Of Food Vendor Fees.....	489

Minutes of the Longford Town Hall Committee AGM

held at the Longford Town Hall Supper room on 4 December 2023 at 3 pm

Meeting Opened

Andrew Meeves was asked to chair the meeting as Deanna Hutchinson was unable to attend in person, but was on the phone.

Attendance: Andrew Meeves, Dee Alty, Rosemary Tan, Councillor Dick Adams. Councillor Paul Terrett, Greg Green, Terry Goldsworthy, Mayor Mary Knowles, Dr Pete Ratnik, Deanna Hutchinson (on the phone).

Apologies: Viv Tan, Austin Wallis

Declaration of pecuniary interests:

Nil expressed.

Minutes of previous meeting

The Minutes of the previous AGM were read by the Acting Chair.

“That the minutes of the previous meeting be accepted as a true and correct record”

Moved: Dee Alty/Rosemary Tan CARRIED

Chairperson’s report

The Acting Chair read the Chairperson’s report, see attached.

“That the Chairperson’s report be received.”

Moved: Andrew Meeves/Rosemary Tan CARRIED

Financial report

(attached - surplus is the balance of the bank account as at 27/10/23)
The period of the financial report is from 15 May, 2022 to 27 October, 2023. The accounts were submitted to the Council and endorsed as correct.

The current balance of the account at 27/10 was \$4,766.57

Election of new committee

Councillor Adams undertook the election:

Chairperson: Andrew Meeves Moved: P.Ratnik/G Green CARRIED

Deputy Chair: Vivien Tan Moved: R.Tan/D.Hutchinson CARRIED

Treasurer: Deanna Hutchinson Moved both positions R.Tan/G. Green CARRIED

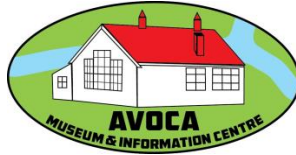
Secretary : Deanna Hutchinson (see above)

Ordinary members: Greg Green, Terry Goldsworthy, Dr Pete Ratnik,

Rosemary Tan

This new committee was then declared elected and the executive of Andrew Meeves, Vivian Tan and Deanna Hutchinson will be the new signatories on the bank account.

Any other business: There was no further business
Meeting Closed at 15.37



Avoca Museum and Information Centre

Old School Building, AVOCA, TASMANIA, 7213

AMIC Committee Meeting held at the Avoca Museum at 10:00AM on Monday 4th December 2023. Minutes of Committee Meeting

1. Present
Jane Mitchell, Helen Richardson, Mary Knowles, Helen Reynolds, Justin Fahey, Angie Gee, Prue O'Connor, Carol Wearing
2. Apologies
Frank O'Connor
3. Approval of the Minutes of the
 - a. Committee Meeting held 11th May 2023
Motion accepting the minutes of the above meetings as a true record.
Moved Helen Richardson Seconded Jane Mitchell Carried
Business Arising – Action list.

ACTION LIST from the Committee Meeting held 11/05/2023			
	Action	Description	Action required from 04/12/2023
a	Memories of Avoca by Ernest GH Foster	Angie to arrange a cover and print some copies to be sold for \$2.50 each. 31/03/2022 Typing is complete. 11/05/23 Ongoing Still not completed. Angie and Lesley are adding photos.	1/12/2023 A disclaimer to be added to the back Page.
b	BBQ Map	24/8/21 Progressing Map being organised. Police station needs to be removed. Photos of the Avoca area is required. Angie to organise. 11/05/2023 Angie has three photos but still needs two more.	Ongoing
e	Cemeteries	Shirley Freeman and Prue are progressing this. Lesley has volunteered to do the typing. Council have done the drone footage to be put together.	Ongoing

		<p>The Catholic cemetery has been cleared. Prue to talk to Phil Bravo about mapping the Catholic Cemetery Mary to follow up on drone picture.</p> <p>The Anglican Church is doing a plan of the Anglican Cemetery. Jeanette has a copy of the Church records. 11/05/23 Ongoing</p>	
d	Old Gaol	<p>31/3/22 Still to be cleaned Otherwise completed. 8/11/22 The trees have been cleaned up but the fence has not been moved.</p>	Mary to ask Council
e	Information plaques Made by Panoramic Signs	<p>Information plaques around the town need replacing. We will try to find funding for this.</p> <p>New plaques need placing on the old police cells and Carols house which was the original Post Office Robsons house to be added.</p> <p>Plaques are needed for Cricket pitch roller and the St Thomas's Pews at the hotel.</p> <p>28/8/21 - Lesley to investigate funding upgrade / replacement.</p> <p>31/3/22 Rectory to be added. Information on Pitchford's house is needed. Mary Suggested adding a plaque for the cricket roller and pews when we seek funding. 11/5/23 Boucher Park to be added to the list. History of the park and the Memorial Trees.</p>	Need sealant around the edges. Information plaques for trees to be put up in park. Funding to be sort.
f	Filing System	<p>Training 28 May 10:00am. Bring lunch. 8/11/22 Prue to organise a new date</p>	Ongoing
g	Fire Extinguishers 11/5/23	<p>11/5/23 Angie will enquire about who is responsible to check them</p>	Completed
h	Fundraiser 11/5/23	<p>11/05/23 October 7 or 14 Music Night meeting to be organised. Lesley to make arrangements.</p>	Completed
	Town Legends 23/12/23	<p>Carol said she would like to put plaques in the back wall of the barbecue shed to honour the Legends of Avoca. Suggested legends were Avoca Angels, Nurses of Avoca and Rossarden, Christmas Club Wimen, WW2 Honour Roll, Police, Fire, Ambulance,</p>	Carrol will put a proposal to the next meeting
	Shirley Squires loan items 23/12/23	<p>Sandy Lee Squires has requested the items on loan to the Museum be returned to the family</p>	A list of items to be

			prepared for return
	Star FM Membership	Local Star FM Membership to be put on hold.	

4. Finance

Treasurers Report
See attached.

Discussion

The Treasurer commented that expenses exceeded income which was a concern.
The main expenses were the Power and the Telstra Accounts.
Fixed term interest income was \$96-23

Motion accepting the Treasurers Report

Moved Justin Fahey Seconded Cerol Wearing Carried

5. Correspondence

a. Inward

6. Tabled

a. Outward

7. None

8. Garden.

Council had put bark on the bed behind the toilets.

9. General Business.

- o Minutes for Council.

In future AMIC Minutes are to be forwarded to Victoria at NMC. The committee was of the opinion that they should be addressed to a responsible member of staff rather than a general address.

- o Volka Hahl inquired if the Rossarden / Stories Creek displays at the Museum would be permanent. The committee agreed that it would be permanent.
- o The date for the next AGM will be 9th April 2024 Followed by a committee meeting.
- o **Proposed change to (26.1) the AMIC Constitution** to be put to the next AGM.

The following clause of Constitutional Rules of the Avoca Museum and Information Centre.

- **Meetings of the Committee and Sub-Committees**
- 26. (l) *The committee is to meet at least once in every two months at any place and time the committee determines.*

To be amended to read

- 26. (l) *The committee is to meet at least once in every Four months at any place and time the committee determines.*

The reason for the amendment

It has proven difficult to gather a forum for regular meetings when there is no urgent business and few items of business requiring a decision which can not reasonably be made by the executive.

- o Committee meetings to be held every 4 months. on 6th August 2024 and 3rd December 2024.

- The book on Reminiscences to be put on hold until funds are available.
- Mary to investigate insurance cover.
- Julie Hopgood (painter) put in a proposal to paint the school bus shelter. This needs funds for the paint. To be put into Council budget. School children to help do the painting.
- Joan Gee donated an aerial photo of Avoca to the Museum.
- The fence around the old police station needs work.

See Action list.

Close

Financial Report
1st January to 31st April 2023

Balance at 1/1/2023 **\$1866.47**

Income

Donations 440.40

\$ 440.40

Expenses

Bank fees 2.00
 Copier 55.37
 Telstra 100.00
 Hydro * 218.55
 Pest Control 350.00

\$568.58

Balance 31st April 2023 **\$1580.95**

Fixed term **\$11,384.47**

ANZAC Day expenses (Petty Cash) **\$75.00**

.....

Petty Cash

Petty Cash balance on 1/1/23 **93.25**

ANZAC expenses Carol Waring 75.00
 Stamps 6.00

Top up from donations 81.75

Balance on 31/4/23 **100.00**

PERTH COMMUNITY CENTRE MANAGEMENT COMMITTEE (PCCMC)

COMMITTEE GENERAL MEETING MINUTES

Perth Community Centre, 173 Fairtlough Street, Perth, on Tuesday 5th December, 2023.
Meeting commenced at 7.35 pm.

PRESENT

Chair Katrina Freeman (KF), Judi McGee, (JM), Jo Saunderson (JS), Ralph McGee (RM)

APOLOGIES

Glenn Leighton (GL)

ABSENT

Cr Dick Adams OAM (DA)

MINUTES OF PREVIOUS MEETING

Moved: JM Seconded: RM that the minutes from previous meeting Thursday 3rd October 2023 as read be accepted as a true record

CARRIED

BUSINESS ARISING & ACTION SHEET FROM PREVIOUS MINUTES

- KF advised that the money owed by her for Telstra Credits has now been reimbursed to the PCCMC.
- RM advised that the replacement paddles for the centres DeFib have been ordered.
- JM advised that a layout Map for furniture in the function room has now been done and is on display for hirers in the room.
- JM advised that a report in regard to the spouting leaks in front of the main hall has been done.
- JM advised that the leak in the Men's toilets has been repaired by council and all toilet ceilings have been painted. An inspection hole has also been added in the men's toilets ceiling.

NEW BUSINESS

- There was no new business

RATIFICATION OF HIRE CHARGES FOR 2024

JM requested that the committee look at the current hire charges for the centre and it was decided that as we have not had an increase for 3 years that the fees should be raised to cover increases in running costs.

The following was decided:-

- The Senior Citizens Indoor Bowls Club & the Progress Association's Scone Time will remain at the same price of \$8.80 per hour (inc GST)
- Taekwondo hire will increase from \$25 to \$30 per session
- Lions Club annual hire will increase from \$750 to \$850

- The hourly rate for normal hire will be increased from \$16.50 to \$18.50 per hour per room.
- The daily rate for hire for the whole centre will be raised from \$200 to \$250.
- Bond will remain the same at \$200 for large functions.

JM moved that these increase be approved by the committee.

Motion Carried.

TREASURERS REPORT

In the absence of the treasurer JM reported that as of Tuesday December 5th 2023 the bank balance was \$14,171.58. There are two outstanding bills being a power bill and a cleaning bill.

Moved JM that the report be accepted.

Carried

CORRESPONDENCE

Nil

Meeting closed at 8. 35 pm

Next Meeting.

GENERAL MEETING

Tuesday February 5th 2024 commencing at 7pm

KATRINA FREEMAN

CHAIR

Public Halls - Perth Community Centre 2024

Please note fees may change, please contact the Management Committee to confirm costs for you event/meeting.

Note : Fees and charges marked with an Asterik* are GST Free

		Basis	Fee	
Perth Community Centre:				
	Hall	Per hour	\$18.50	
	Function Room	Per hour	\$18.50	
	Meeting Room	Per hour	\$18.50	
	Centre Function		\$250.00	
	Not For Profit		20% Discount	
Deposits				
	Bond (alcohol function)		\$200.00	*
	Bond (alcohol free function)		\$50.00	*
Insurance				
	Meeting		\$5.00	
	Non Alcohol Function		\$15.00	
	Alcohol Function		\$50.00	

MINUTES

THE ROSS LOCAL DISTRICT COMMITTEE MEETING HELD AT THE READING ROOM, ROSS, ON TUESDAY 5th DECEMBER COMMENCING AT 11.10AM.

1 PRESENT

Arthur Thorpe (Chairperson), Christine Robinson, Marcus Rodrigues, Jill Bennett, Sally Langridge, Helen Davies, Julie Smith, Ann Thorpe (Hon Secretary)

2 IN ATTENDANCE

Councillor Alison Andrews AM, Councillor Richard Archer, Lorraine Wyatt, Herbert Johnson

3 APOLOGIES

Mayor Mary Knowles OAM, Michael Smith

4 DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL

In accordance with the provisions of the *Local Government Act 1993*, Part 5, S48A – S56, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

- a) has an interest; or
- b) is aware or ought to be aware that a close associate has an interest.

A member has an interest in a matter if the matter was decided in a particular manner, receive or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment.

It should be noted that any person declaring an interest is required to notify the General Manager, in writing, of the details of any interest declared within 7 days of the declaration.

Nil Declared

5 CONFIRMATION OF MINUTES

*That the minutes of the meeting of the Ross Local District Committee held on **Tuesday 3rd October, 2023** be confirmed as a true and correct record of proceedings.*

Sally Langridge / Christine Robinson

6 BUSINESS ARISING FROM THE MINUTES

6.1 Closure Of High Street Pedestrian Rail Crossing

NMC has agreed to apply to TasRail for a license to build a new, legally compliant crossing. \$60,000 has been allocated in the 2023/2024 budget for the construction of this crossing.

Chair discussed with Council's Engineer, and he advised Council has given TasRail everything they require, and are now awaiting the technical specifications required for the job to proceed.

Committee expressed concern that monies allocated for this project will be lost if construction not commenced this financial year. Councillor Andrews suggested RLDC contact NMC and request funds be carried over to 2024/2025 financial year. Chair stated that next March when the RLDC compiles its prioritised Capital Budget request list for financial year 2024/2025, it will request that the funds be carried forward if not already expended.

Matter ongoing

6.2 Review Of Local District Committee Structure

Council had agreed to extend the terms of appointments of all LDCs and Forums until December 2023, while the Local District Committee structure review is being undertaken. The review will examine the LDC's role and function, membership, meeting times, funding and communication with the local community.

Council has subsequently advised that the current MOU, which was extended to 31 December 2023, is now extended until 30 June 2024, or sooner, if the new MOU can be agreed and implemented.

Council will also extend the current term of membership in line with the MOU extension, being 30 June 2024 (or earlier if the new MOU is resolved).

In addition to the RLDC, several other Local District Committee's requested additional time and a workshop meeting with Council to discuss the proposed changes. Council has considered this request and allowed further time for the review to occur. Council will be in contact with all Local District Committees in due course with advice of a date and time for a workshop to be held at Council's offices in Longford for all Local District Committee's Chairpersons to attend.

During discussion on this item, committee were advised that council were keen to hold the workshop before year end, however this was not possible and did not eventuate. Lorraine Wyatt advised that NMC are endeavouring to organise this for February 2024.

No further comments from committee, and all members happy to stay on committee until June 2024.

6.3 Basketball Hoop, Backboard and Post

Chair met with Council's Works Manager on Wednesday 20th September at the old Ross School Oval.

Following discussion, it was agreed with the suggestion put forward by the Works Manager, to place a basic post/backboard/hoop abutting the north east concrete pad was suitable. This work will need to be completed as soon as practicable, so as not to lose any further monies from the secretarial allowance. Committee were informed that apparently Council is currently applying for a grant to have a "proper" court built within the village, however the post, backboard and hoop could be relocated should any grant application be successful.

Email received from Works Manager advising ordered items have arrived at NMC. However, council has just been notified that they have successfully received funding from a tranche of State Government community funds for a quarter court basketball facility. At this time, no date for receipt of monies has been advised. Council's Works Manager will make the decision whether to place the basketball post/backboard/hoop either in the Old Ross School Oval or the Ross Recreation Ground, depending on the timing of funding. Works Manager was looking at co-installing fitness equipment and the BB hoop at the same time in order to utilise equipment and staff efficiently, however if the basketball equipment is to be sited in the Ross Recreation Ground then co-installation would not apply.

The RLDC needs to ascertain if monies utilised from the RLDC secretarial support funding will still be used for the basketball post/backboard/hoop already purchased, or if these items will be funded from the State Government Community funds.

Matter ongoing.

6.4 Placing Of Mature Age Christmas Tree In The Ross Village Green

Council will support planting a Christmas tree in the Ross Village Green.

Following discussion and advice from Allan's Nursery, it was felt transplantation of trees was not the preferred option due to lengthy timeframe and associated risks. All felt purchasing the 2 trees, one slow growing and one faster growing was a more attractive option and for the faster growing one to be placed in a suitable position for long term viability. Position would need to take into account, watering system, access to electricity and overshadowing of Man O Ross Hotel. Trees recommended by Allan's Nursery are: - slow growing Cedrus Deodara (Himalayan Cedar) and faster growing Picea Glauca (White Spruce).

Chair to liaise with Council's Works Manager re purchase and suitable location of both trees.

Matter ongoing.

7 NEW BUSINESS

7.1 Round Table Discussion

C Robinson

- RSL placed a Remembrance Day wreath at the War Memorial and a second one at the

Lone Pine Tree site in the Village Green. Unfortunately, the second one in the Village Green was vandalised and broken in half sometime after 11:00am. Committee and Chair expressed concern at this event. Chair to liaise with Works Manager to ask for any CCTV footage that may be available.

A Thorpe

- Mentioned the passing of Allan Cameron which was very sad. Allan was a great benefactor to Ross and district over many, many years. Vale Eustace Allan Cameron.
- No Through sign at High Street & Bond Street previously requested, will be completed shortly.
- A sink hole has appeared in Badajos Street (near intersection with Nivelles St) and has been notified to NMC Works Department through the CR system. Chair marked position with tape for NMC, as difficult to see.
- Rubbish tin outside the Ross Village Bakery will be repositioned shortly.

H Davies

- A Village resident advised that it would appear that the trees in the Caravan Park are not being watered and look distressed. Also, the operators are disposing of their grass cuttings by dumping by the riverbank, rather than being disposed of offsite. Chair to raise matter with NMC.
- Midlands Film Society has asked if NMC could investigate the possibility of installing Wi-Fi at the Town Hall. This would enable the Film Society to stream films from YouTube and Netflix as fewer and fewer films are being released on CD/Blu-ray. This would be beneficial not only to the Film Society, but all users of the Town Hall and the password could be given to groups hiring the hall and perhaps a fee incorporated in the hall hire. Apparently the Government system of Free Wi-Fi financed between the Government and Telstra that had previously been available, has now been discontinued throughout Australia. Chair to raise with NMC.
- Does NMC use hormonal herbicides such as Kamba M in Ross, perhaps to control Cape Weed (e.g. old school oval)? Damage has occurred to her garden on her property that would appear to be from over-spray drift which resulted in uneven damage, and which also occurred in the same month as last year. If this is happening, could spraying please be avoided if there is any wind. Chair to raise with NMC.

L Wyatt

- Has resigned from NMC, and her last day will be 20/12/2023. Chair thanked Lorraine for all her assistance in the past, her support of the RLDC, and wished her well in the future.

Cl Andrews

- Wished all a Merry Christmas and thank you for making Councillors welcome at our meetings.

Cl Archer

- Asked committee if the community had any ideas on uses for the Uniting Church currently for sale. Also, what is happening to the land surrounding the church? It was suggested that Council ask current owners for correct boundaries and perhaps ask to purchase part of the land for community purposes. Discussion held regarding future access to the swimming pool for maintenance purposes and possible future uses of the area in question. It was felt that the community needed to use pressure to push for the connectivity of the church to the town. Committee was advised that it was thought the property had already been sold.

S Langridge

- Tables/chairs and concrete pads in the main street desperately need to be cleaned, especially close to Christmas and holiday season. Chair to raise CR.

J Bennett

- Queried the watering system in the village green; is this automated and does it run for long enough, especially in summer. Chair to raise with Works Manager.

Committee thanked the Hon Secretary for all her efforts over the past 3 years. These efforts have allowed secretarial funds to be made available for special projects in the village. Committee requested their appreciation be noted in the minutes.

8 NEXT MEETING/CLOSURE

The Chair closed the meeting at 11.55 am.

Next meeting – Tuesday 6th February 2024 commencing 11.15am in the Ross Reading Room.

MINUTES

EVANDALE ADVISORY COMMITTEE

MINUTES OF THE COMMITTEE MEETING HELD AT THE EVANDALE
COMUNITY CENTRE ON TUESDAY, 5 DECEMBER 2023, 4.00PM

1 ATTENDANCE : John Lewis (Chairman), Stephanie Kensitt, Geoff Divall, Bruce Argent-Smith, Henrietta Houghton, Paul Terrett, Janet Lambert, Lorraine Wyatt (late arrival).

2 APOLOGIES : Barry Lawson.

3 CONFIRMATION OF MINUTES :

COMMITTEE DECISION

Moved Geoff Divall, seconded Henrietta Houghton.

That the minutes of the ordinary meeting of the Evandale Advisory Committee held on Tuesday, 7 November 2023 be confirmed as a true and correct record of proceedings.

CARRIED

4 DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL

etc., etc.,

5 PRESENTATIONS

Nil

6 BUSINESS ARISING FROM THE MINUTES

6.1 Communities for Walkability - Evandale

Councillor Paul Terrett spoke to the meeting about the Walkability Project and will report back to Council in 2024 with a question on notice. It was generally agreed by the Committee that Evandale's involvement in the Communities for Walkability was a 'positive' for the town and would put a welcome spotlight on Evandale. It was noted that we can add more ideas to the project if we wish to do so. It was further noted that we could apply for grants in relation to this project and that it could potentially be tied in with the proposed plan to redevelop Pioneer Park. One downside is the access to shops in the village.

7 MATTERS FOR NOTING

7.1 Meeting dates 2024

These were duly noted.

8 MATTERS PENDING

Nil.

9 COMMUNITY GROUP REPORTS

9.1 Community Centre

The Centre is running well and has been quite busy. A new printer is due to arrive later this week.

9.2 Memorial Hall

The Hall has had a good number of bookings and is running well. One problem noted is the poor acoustics in the hall, making it an unsuitable venue for musical events. This problem was discussed in relation to the Verandah Festival potentially needing alternate venues if the weather was inclement.

9.3 Neighbourhood Watch

Crime figures fewer than last month. Some arrests have been made. Final Newsletter for the year is ready for distribution.

Committee Recommendation

*Moved Bruce Argent-Smith, seconded Stephanie Kensitt
That the Community Group Reports be received.*

CARRIED

10 New Business

10.1 Secretarial support

The Committee discussed this issue and concluded that it would prefer someone from Council to act as Secretary.

Motion: "We ask Council to provide continuing secretarial support."

Moved - Geoff Divall

Seconded - Bruce Argent-Smith

CARRIED

11 CLOSURE AND NEXT MEETING

Chairman closed meeting at 5.00pm

The next meeting to be held at the Evandale Community Centre on Tuesday, 6 February 2024, at 4pm.

Minutes of the Campbell Town District Forum Meeting to be held 5 December 2023

MINUTES

1 OPENING

Welcome from the Chair.

2 ATTENDANCE

Jillian Clarke	Chairperson
Jill Davis	Member
Sally Hills	Member
Owen Diefenbach	Member
Christopher Beach	Member
Elizabeth Porter	Member
Danny Saunders	Member
Barry Pyke	Member

IN ATTENDANCE

Paul Terrett	Councillor
Alison Andrews	Councillor
Lorraine Wyatt	Executive & Communications Officer (Minutes)

APOLOGIES

ABSENT

2 DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL

In accordance with the provisions of the Local Government Act 1993, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

- a) has an interest; or*
- b) is aware or ought to be aware that a close associate has an interest.*

A member has an interest in a matter if the matter was decided in a particular manner, receive or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment.

3 CONFIRMATION OF MINUTES

Recommendation

The minutes of the meeting of the Campbell Town District Forum held on **Tuesday, 7 November 2023** be confirmed as a true and correct record of proceedings.

Meeting Dates for 2024

Subject to the outcome of the Local District Committee Review, the meeting dates for 2024 are as follows:

- 6 February 2024
- 5 March 2024
- 9 April 2024
- 7 May 2024
- 4 June 2024
- 2 July 2024
- 6 August 2024
- 3 September 2024
- 1 October 2024

5 November 2024
3 December 2024

There is no change to the commencement time being 9.30am or the venue being Campbell Town Hall.

4 BUSINESS ARISING FROM THE MINUTES

4.1 Outcome of recommendations made to Council discussed at the Council meeting.

CAMPBELL TOWN DISTRICT FORUM

At the ordinary meeting of the Campbell Town District Forum held on 7 November 2023 the following motion/s were recorded for Council's consideration:

REMOVAL OF TREES - VALLEYFIELD/MACQUARIE ROAD:

MINUTE NO. 23/0400

DECISION

Cr Adams/Cr Andrews

That Council notes the recommendations from the Campbell Town District Forum meeting held 7 November 2023 which are operational matters.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

Officer Recommendation:

That Council notes the recommendations from the Campbell Town District Forum meeting held 7 November 2023 which are operational matters.

Committee Recommendation:

That Council abide by the Local Government Act and that the General Manager notify landowners before entering private property.

Committee Recommendation:

That in future, tree felling that affects the amity and/or aesthetics of the municipality, receive community feedback through the normal planning process.

Officer Comment:

A landowner advised a member that he was not notified about the removal of trees from his property and the road easement by Council and sought assistance from the Campbell Town District Forum to address this.

This matter was directly raised by email to Council through the Local District Forum prior to their meeting however in accordance with the District Committee Memorandum of Understanding Item 2. Purpose states:

For the purposes of this Memorandum of Understanding the term "advisory" means:

- *having or consisting in the power to make recommendations but not to take action enforcing them.*
- *Local District Committees and Forums do not deal with complaints. Complaints should be directed to Council.*

Members were advised that the landowner must direct his complaint to Council.

4.2 – Main Street Design – Meeting with Deputy Premier

Barry Pyke met with the Deputy Premier Michael Ferguson to discuss the upgrades of the Campbell Town Main Street and advised the meeting that issues discussed included:

- Who pays for what (State Growth or Local Government)
- Convict bricks: what happens to them?
- Bike lane: no designated bike lane on the plans.
- Wheelchair accessibility
- Parking has become narrower by removing angled parking in favour of parallel parking. Cressy’s parking bays are wider.
- The number of parking bays has reduced significantly, and the 9 new trees will reduce parking spaces further. Traffic will simply drive through if there are not enough spaces, and this will have a detrimental impact on local businesses. It would be great to have beautiful landscaping but safety needs to be the first priority.
- Entry and exits to the highway are still congested. This has not been addressed.
- Not enough details about the second stage: Pedder Street to Red Bridge.

Councillors responded:

Decisions made by Council are evidence based. No representations were made to the Development Application (DA) so the DA was approved on that basis. Councillors agreed to put the community concerns to Council and will provide feedback to the Forum.

Committee Recommendation

Moved Jill Davis, seconded Owen Diefenbach

That the forum opposes any development that

- a) Reduces the number of parking spaces.
- b) Does not address the congestion from all entrances.
- c) An overall plan for the street be developed as funds become available including accessible pedestrian access and bicycle lanes.

CARRIED

Committee Recommendation

That the Project Manager be requested to attend the February Campbell Town District Forum meeting to discuss further.

CARRIED

5 NEW BUSINESS

5.1 Secretarial Support 2024

The Campbell Town District Forum may be required to undertake its own secretarial arrangements until a replacement is engaged for the Executive & Communications Officer.

New policeman in town. Suggestion that maybe a “Cuppa with a Cop” type event be held, possibly at Banjo’s. The Forum would like to extend an invitation to attend a District Forum meeting in 2024.

5.2 Future Water Supply Guarantee for Campbell Town

Truck Wash/Increased population: Concerns were raised regarding the increased demand on water supplies. The Forum asked if Council would consider Tooms Lake as an emergency water supply. It was also suggested that discussions are held with the MacQuarrie Trust about this. The Hospital Board are also concerned about the additional pressure that will be put on services.

It was suggested to invite TasWater to a meeting to discuss/inform the community.

5.3 Centre Care Development

The forum was advised that the ongoing stormwater issues regarding this development have now been dealt with. TasWater systems upgrade to occur shortly.

5.4 Footpath – High to Pedder

It was noted that the footpath from High to Pedder Street is being upgraded. Can this be changed to Bridge and Bedder.

5.6 Mowing

Thank you to Council officers who do a great job, but can they please mow 162 Bridge Street across the bridge left side (south of old swimming pool). Section currently being done by a community member as there are concerns for safety (fire and snakes). Can council advise who owns this section of land?

5.7 West Street

Concerns were raised again that the road now needs to be rebuilt in its entirety. Councillors advised that the issue has been given high priority and is being addressed.

5.8 Entrance signs

“Thanks for visiting” – can this be placed on the back of the entrance sign? Forum members would like local artistic input into this.

5.9 Notice Board

Forum members agreed that the Information/notice board needs to be visible and it was suggested that the corner of Queen Street/High Street may be the best option. Valentines Park should be the last option.

6 CLOSURE

The Chairperson wished everyone a wonderful festive break and closed meeting at 10.33am.

7 NEXT MEETING

Next meeting to be held on **6 February 2024 commencing at 9.30am** at the Town Hall, upstairs meeting room.

MINUTES

PERTH LOCAL DISTRICT COMMITTEE

NOTICE IS HEREBY GIVEN OF THE COMMITTEE MEETING TO BE HELD ON TUESDAY, 5 DECEMBER 2023, AT 5.30PM AT THE PERTH COMMUNITY CENTRE

1 Meeting Commenced at 5.47p.m.

In Attendance: Russell MacKenzie, Jo Saunderson, Don Smith , Tony Purse, Michelle Elgersma, Jon Targett, Councillor Paul Terrett

Apologies: Deputy Mayor Janet Lambert

2 ACKNOWLEDGEMENT OF COUNTRY conducted by Russell

In keeping with the spirit of reconciliation, The Perth Local District Committee acknowledges the First Peoples- the traditional owners of the plipatumila land where we live and work. We recognise their continuing connection to land, water, sky and community. We pay respects to Elders -past, present and emerging- and acknowledge the important roles Tasmanian Aboriginals continue to play as part of our community

3 PROCEDURAL

3.1 Confirmation of Minutes

Recommendation

That the minutes of the meeting of the Perth Local District Committee held on Tuesday 5 September 2023 be confirmed as a true and correct record of proceedings.

MOVED: TONY PURSE

SECONDED: DON SMITH

3.2 Declaration of any Pecuniary Interest by a Member of a Special Committee of Council. NO CHANGE

In accordance with the provisions of the *Local Government Act 1993*, Part 5, S48A – S56, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

- a) has an interest; or
- b) is aware or ought to be aware that a close associate has an interest.

A member has an interest in a matter if the matter was decided in a particular manner, receive or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment.

* *It should be noted that any person declaring an interest is required to notify the general manager, in writing, of the details of any interest declared within 7 days of the declaration.*

Noted that

- Mr Tony Purse is consulting and/or has an involvement in the following projects currently being undertaken

by Council:

- Perth Community Centre Master Plan
- Perth Recreation Ground Master Plan
- South Esk River Parkland Proposal, including owner/developer of adjacent property
- Perth Streetscape Improvements (passed at the July 2022 meeting of the NMC)

4 BUSINESS ARISING FROM THE PLDC MINUTES

4.1 Banner Poles

Memo from Council

See attached memo from Council. Email from Gail. New banners being prepared. Available soon.

Council stated that lack of town banners was an oversight

Jo stated that she had sent a works order several months ago requesting banners to be erected.

4.2 Public Transport

See attached memo from Council

Provision of public transport info noted. Paul stated that at the moment it is a decision between State Growth and the bus companies. Limit to what Council can do. Main St still to be handed over to Council from State Growth

4.3 Shade Sales at Playgrounds

See attached memo from Council

Motion in last minutes to reconsider sails over play equipment.. Solid state shade to be erected in Seccombe St.

Councillors does not want shade over equipment..

Maybe another approach for grants etc.

Community concerns regarding shade need to be canvassed and grants applied for by council.

MOTION:

That the PLDC finds it unacceptable that the council is unwilling to provide shade OVER playground equipment to align with modern expectations of sun safety and usability of the equipment. There are numerous examples of council playground around the state with shaded playground equipment

MOVED: DON SMITH

SECONDED: MICHELLE ELGERSMA

4.4 Provision of Public Shower Facilities at Charles Berryman Reserve

See attached memo from Council

Paul stated that there are considerations for showers in various locations in council area.

4.5 Municipal Budget

At 6 September 2023, Circulated 26 June 2023 Council Meeting agenda for Committees information and summary of capital works for 2023/2024.

PLDC requested update on the pledge of \$8million by the Labor Party and breakdown of the money re Perth and

Campbell Town.

Business Case submitted to secure the 2022 Election Commitment. DA on public exhibition to 6 October. Total cost estimate for Campbell Town and Perth main street projects \$12.1M (i.e. projects incorporating the \$8M). \$5M Perth main street (excludes Train Park project), \$7.1M Campbell Town main street.

DA application has been approved.

Paul stated 11 comments were raised at Council meeting. Parking spaces were a concern for some businesses.

Amended plans return 5 car spaces. Russell will send amendments to committee members.

Budget considerations for next round of budget. 24/25 Budget

More playground equipment of an adventure based play nature (all ages) AND OTHER OPPORTUNITIES FOR INCLUSIVE PLAY EQUIPMENT

Another suggestion from resident.

Planter boxes from the main St to be relocated to the Train Park and Secombe St playground for a sensory garden for children.

This has the advantage that they are more easily maintained by volunteers as there is access to water.

MOTION:

THAT THE COMMITTEE BE ADVISED AS TO WHAT ARE THE PLANS FOR THE EXISTING PLANTER BOXES IN THE MAIN ST DUE TO THE COMMENCEMENT OF THE UPCOMING STREETScape INSTALLATION.

MOVED: JO SAUNDERSON

SECONDED:MICHELLE ELGERSMA

Tables and Seating around new William St Reserve BBQ.

Paul asked Russell if any traction on youth facilities and activities in Perth . Russell stated Abi had some activities from Reclink.

Cricket club is starting juniors.

Pump track . Update required please. Does this need to go on Budget submission for 23/24

Discussion regarding provision of a ladder for the small jetty at Perth river.

4.6 Train Park Upgrade

See proposal from Perth Tasmania Historical Society

Lions are proposing erection of panels explaining the Train Park history and the history of trains in Perth.

And that the committee endorse this proposal. Tony proposed that there be some

Tony stated that there be consistency of signage around the town

MOTION:

**THAT THE TRAIN PARK (LIONS TRAIN PARK) BE PROMOTED AS A HISTORICAL PARK
FOCUSSING LARGELY ON THE HISTORY OF TRAINS IN PERTH AND THAT
INTERPRETIVE PANELS BE CONSISTENT WITH OTHER HISTORICAL SIGNS IN
PERTH**

IE. (SHEEPWASH CREEK)

MOVED: JON TARGETT

SECONDED: DON SMITH

5 NEW BUSINESS

Paul raised the issue of the lack of truck parking in Perth. There is quite a few truck owners in Perth. Where is it possible to park trucks other than in side streets. Michelle raised the issue of security.

MOTION:

**FOR THE COUNCIL TO INVESTIGATE THE NEED FOR A DEDICATED TRUCK PARKING
AREA IN A SUITABLE LOCATION IN PERTH AND FOR THIS TO BE INCLUDED IN
ANY STRATEGIC PLANS FOR PERTH.**

MOVED: JON TARGETT

SECONDED: TONY PURSE

Russell will ask Gail for an update on secretarial money.

5.1 Committee Future

How to sell the committee to people to increase number on committee.

Jo thanked Janet for her acknowledgement of previous committee members for their efforts in getting the William St Creek bridge built. This was at the official opening of the William St Bridge.

5.2

5.3

6 NEXT MEETING/CLOSURE

The meeting closed at 7pm.

Next scheduled meeting to be held at 5.30pm on Tuesday, 6 February 2024.

MINUTES FOR THE MEETING OF THE LLDC
WEDNESDAY 6th DECEMBER 2023. COMMENCING AT 5.30PM
HELD AT THE BLENHEIM INN MEETING ROOM.

MINUTES

1. **PRESENT** – Neil Tubb (Chair), Annette Aldersea, Bronwyn Baker, Jo Clarke, Peter Munro, Dennis Pettyfor, Doug Bester.
2. **IN ATTENDANCE** – Cr Matthew Brooks, Cr Dick Adams
3. **APOLOGIES** – Tim Flanagan

4. DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL

In accordance with the provisions of the *Local Government Act 1993*, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

- a) has an interest; or
- b) is aware or ought to be aware that a close associate has an interest.

A member has an interest in a matter if the matter was decided in a particular manner, receive, or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment.

No declaration of any financial interest was declared by any person present.

5. ACKNOWLEDGEMENT OF COUNTRY

We acknowledge and pay our respects to the Tasmanian Aboriginal Community as the traditional and original owners, and continuing custodians of this land on which we gather today and acknowledge Elders – past, present, and emerging.

6. CONFIRMATION OF MINUTES

The minutes of the meeting of the Longford Local District Committee held on 01 NOVEMBER 2023 to be confirmed as a true and correct record of proceedings.

Moved – Bron Baker. Second – Jo Clarke.

7. BUSINESS ARISING FROM MINUTES

7. PROMOTIONAL ISSUES:

7.1. Signage for Longford Roundabout.
Structural engineering design being sought by Council prior to DA (Council Minutes 16.10.2023). Ask Council for an update in early 2024.

7.2. Motor racing themed Street Sign in Longford.
Ask Council for an update in early 2024.

7.3. Visitors Information Shelter, Village Green.

Continue to monitor request for new planting in garden beds in front of the shelter.

7.4. Directory of Clubs and other organizations and their branches in Longford.

Annette Aldersea emailed Lorraine Wyatt (NMC) 6th November 2023, for update.
L Wyatt to follow up with Fiona Dewar (NMC) and advise LLDC of outcome.

7.5. NMC Community Expo.

Feedback Survey completed and submitted to Fiona Dewar (NMC) 12th November 2023 by Annette Aldersea.

LLDC Motion (1st November 2023) to thank Fiona Dewar, Tourism & Events Officer NMC, for her organisation and running of the successful Community Expo – “sentiment noted” by Council at 20th November 2023 meeting.

7.6. New Promotional Signage either side of Longford Roundabout on Illawarra Road.

Existing Longford promotional signs need to be updated.

LLDC Motion requesting that the two Longford promotional signs “Welcome to Longford” located either side of the Illawarra Road roundabout be re-formatted and re-sited.

Council decision 20th November 2023 – “That Council notes the LLDC request and refers the matter to the appropriate officer”.

Follow up in new year, include in LLDC budget items request to Council, and add as item on Council bus tour.

7.7. Longford Hosting 2024 NMC Australia Day Event and Awards Presentation – Event Suggestions provided by LLDC.

Email received from Lorraine Wyatt 6th November 2023, Thanking LLDC for feedback.

8.SAFETY & AESTHETIC ISSUES:

8.1. Pullover area on Pateena Road.

Tas Networks will not allow any pullover under powerlines at Newry Corner.

LLDC to revisit alternative locations. Annette Aldersea to check photos in report of Pateena Road on-site visit for alternate locations without overhead powerlines.

Discuss further at next meeting.

8.2. Wellington & Marlborough Streets Intersection (Sticky Beaks) –

The Dept. of State Growth advised Council they have engaged Safe Systems Solutions to make an assessment of this intersection. @ 13/11/2023 Council is still waiting on a timeline for independent Report from State Growth.

8.3. Environmental & noxious weeds.

Lorraine Wyatt NMC, replied to email request for update 6th November 2023. L Wyatt and L McCullagh NMC, have met with consultant who has commenced working through the new Weed Management Plan. This will include community consultation in early 2024, to encourage input, raise awareness of the plans existence and encourage its use. The Plan will be relevant to our region and will include an annual calendar.

8.4. Vision Impaired Markers.

MOTION:

LLDC requests vision impaired markers be replaced in Longford where they were in place previously, and where appropriate.

Refer to information provided by Cr Matthew Brooks.

Moved – Peter Munro Second – Dennis Pettyfor.

9. TOWN IMPROVEMENT ISSUES

9.1. Longford Racecourse Heritage signage for the Cracroft and Anstey Street corner.

Tas Racing agree in principle, waiting on draft of heritage information board.

Fencing and irrigation by Tas Racing. Seating provided by Longford Rotary.

Council confirmed it will carry out landscaping.

9.2. Request for part of Smith Street to be named “Mulga Way”.

Still waiting for the installation of sign. Monitor.

9.3. Longford Streetscape – Wellington Street Upgrade.

Planning application for streetscape rejected by Council 20th November 2023.

LLDC to provide a list of requests if Council is successful in retaining the funds.

LLDC to discuss further in new year.

Suggested LLDC chair and secretary should meet with NMC General Manager to put forward LLDC requests.

9.4. Shower for Public Use – Longford Memorial Hall.

Possibility shower may be installed in re-furnished existing public toilets in Memorial Hall. Monitor.

9.5. “Mulga Fred” – The Poem. Defer until Tim Flanagan is present at a meeting.

10. RECREATIONAL ISSUES:

10.1. Deterioration of Facilities at Mill Dam.

Two new seats have been installed on path to Mill Dam.

Arborist commissioned to check trees.

Council awaiting Master Plan for precinct, plan awaited. Monitor.

10.2. Bike Rack outside JJ’s Bakery.

Bron Baker met with JJ’s owner (Steve Johnson). The bike rack from Jo Clarke will need to be cut down, which is not a problem. JJ’s undergoing some renovations in February, bike rack can be installed after renovations are complete.

10.3. The Missing Link – Lack of bikeways between Longford roundabout and Pateena Road.

Matter discussed, determined to approach the Perth LDC in the new year to work on link together.

11.HERITAGE ISSUES:

11.1. Significant Trees Register (A Aldersea)

T Flanagan to speak with S Bower again regarding this issue. Defer until Tim Flanagan is present at a meeting.

11.2. Sid Boon Clock – Norfolk Plains Collection.

Council decision 20th November 2023 – “That Council notes the Norfolk Plains History Committee request for the Sid Boon Clock to be displayed in Council offices or in another Council owned public space in Longford, and that in principle agreement is offered, subject to a suitable location being identified. Possibly the Longford Library, or Memorial Hall”. LLDC noted the committee is referring to downstairs in the library.

12.GOVERNANCE ISSUES:

12.1. Review of MOU between NMC & LDC’s.

Review ongoing until June 2024.

12.2. Council Amalgamation.

Final report from review board provided to State Government 31st October 2023.

NMC was not included in the recommended amalgamations. Remove from Agenda.

12.3. Project Allocation for funds of \$2,500 in lieu of secretarial support for LLDC in 2023.

MOTION:

The LLDC requests that the \$2,500 of funds in lieu of secretarial support for the committee, be allocated to landscaping at the Longford racecourse Heritage Signage area, corner Cracraft and Anstey Street, and, landscaping in the garden beds on the Village Green corner of Wellington and Archer Street, in front of the Longford Visitor Information Shelter.

Moved – Jo Clarke Second – Annette Aldersea

12.4. LLDC future Meeting Location.

Refer to Council Motion 16.10.2023 – Council waiver Hire Fees for LDC’s.

Council advised LLDC request for a meeting room to be allocated in the Memorial Hall is an operational matter.

LLDC to contact Council in the new year to make request for a meeting space in the Memorial Hall when works are completed.

13. REPORTS FROM SUB-COMMITTEES:

13.1. Railway Committee – Cost of columns has increased, new engineers. Council to look at further.

13.2. Longford Legends – Successful Induction Ceremony held today (6th December 2023), of 8 new inductees plaques.

13.3. Town Hall Arts and Cultural Committee – Town Hall Committee and Arts and Cultural Committee to become two separate entities. Seeking new committee members.

13.4. Norfolk Plains History Committee – Moving the Collection to the upstairs library space has now been completed, thanks to a lot of hard work and effort by the NPHC. The NPHC is very appreciative for the renovations carried out in the space by Council. The LLDC acknowledges the hard work that was carried out in moving the collection.

14. NEW BUSINESS:

14.1. Cr Adams - reported on Waste Management Committee visit to the Mowbray waste facility to view the processing of the FOGO bins waste. Contamination from NMC is only 1%.

14.2. Bron Baker – Raised concerns for the safety of pedestrians crossing Wellington Street in front of the library.

14.3. Peter Munro – Received feedback from his correspondence to State Growth suggesting the speed camera be placed in different areas in Longford. State Growth advised they will do a site visit to Longford during December.

14.4. Peter Munro – Letter from Valleyfield Vineyard/Bell and Gong winery highlighting traffic concerns on Illawarra Road. LLDC discussed community concern for safety, in particular regarding turning traffic.

MOTION:

LLDC requests that the speed limit reduction from the off ramp at Perth be extended along Illawarra Road north-west to the Whitfield property, and that it be reduced to 80km per hour, as requested previously.

Moved – Neil Tubb Second – Bron Baker

15. NMC Meeting dates for 2023

11 December

16. CLOSURE- 6.50pm.

17. NEXT LLDC MEETING – 10th JA– Blenheim Inn Meeting Room.

Minutes of Devon Hills Neighbourhood Watch and Residents Committee

10th December 2023

COVID-19 Safe Plan & Agreement for Hire of Community Hall COVID-19 Requirements for Northern Midlands Council signed and returned prior to meeting.

Present: Phill & Cheryl Canning, Margaret Webster, Alira Davis, Lance Turner, Paul Terret, Virginia Tempest, Lisa Buckby

Apologies:

Meeting Opened: 3.30pm

Previous Minutes:

Moved as Corrected: Cherly Canning

Seconded: Margaret Webster

Amend Lisa Lucas to Lisa Buckby.

All in Favour: All

Business Arising From Previous Meeting

- 1) Garage Sale: 18th November 2023 – Not many stalls in attendance. Decision was made on the day not to charge the stall holders in good faith of their ongoing support.
Set Saturday 16th March 2024 for next Garage Sale Day

- 2) Thankyou to Northern Midlands Council for plants and pine bark around the Community Area.

- 3) Correspondence from Northern Midlands Council (NMC).
20th Sep – Council Review of Local District Committees
Devon Hills Committee to continue as we are, with no need to combine or change the current structure.
Will await further findings and instructions as Council review is ongoing until June 2024.
25th Sep – Work, Health & Safety Inspections
Facility inspections will be conducted quarterly. Cracks in toilet wall have been fixed.
Cracks in main building wall have added to maintenance list.
Phill Canning is go between for Devon Hills Committee and NMC.

Minutes of Devon Hills Neighbourhood Watch and Residents Committee

10th December 2023

25th Sep – Response to Motions to Council

Treasurers Report: Tabled by Margaret Webster
Devon Hills Residents Committee Account Balance

Opening Balance: \$2,257.68

In 18.11.23

Garage Sale BBQ \$94.85

Pigeon Club \$50.00

Out

Neighbourhood Watch Tas Annual Fee & Insurance \$30.00

Closing Balance \$2,372.53

Moved as Correct: Margaret Webster

Seconded: Alira Davis

All in favour: All

Motion to Re-inburse Phill Canning \$100.00 for Sausages & \$38.87 for Gas Bottle

Motioned: Margaret Webster

Seconded: Alira Davis

All in Favour: All

General Business:

- 1) Crime Report by Phill Canning: 8th June 2023 – 7th August 2023

No crimes of Public Interest

- 2) Perth Santa Run: Sat 23rd Dec 6.15pm at Devon Hills Community Shed
BBQ to start at 5.30pm – Donation Box on table for Donations for sausage.
Phill to do up flyer and circulate in community.

Motion: \$60 paid to Perth Fire Brigade for Lollies

Motioned: Phill Canning

Seconded: Lance Turner

All in Favour: All

Minutes of Devon Hills Neighbourhood Watch and Residents Committee

10th December 2023

- 3) Induction Links: Everyone on committee should have received and completed their inductions by now, if not please let me know so we can get it sent out to you.
- 4) Cancer Council – Daffodil News Letter and slip asking for donation. Unanimous decision against making another donation and continue on with donation for Biggest Morning Tea.
- 5) Virginia Tempest suggested a facility for older children in the area, slab and basketball hoop.

Motion: Northern Midlands Council consider in budget a Basketball Area (Slab & hoop) for community members to utilise, to be installed at Devon Hills Community Area building on the newly installed swings.

Motioned: Virginia Tempest

Seconded: Cheryl Canning

All in Favour: All

- 6) Discussion on the work completed by Shaw contracting and the unsatisfactory state the community of Devon Hills has been left in.

Motion: Devon Hills Community seek Northern Midlands Council Works Officer to inspect the lack of quality work/completion undertaken by Shaw contracting on the following points;

- . Damage to road, pot holes, road broken up, verge of road broken and unsafe.
- . Nature strips have been left uneven, full off concrete/rocks and weeds, with little replanting of grass seeds.
- . Entrance and exit at the Community Area has been broken up and left with large pot holes from trucks and machinery turning.
- . Corner of Devon Hills Rd and Christine Ave was left with little to no dirt over the area they had completed work on. Instead used as a dumping ground for broken concrete/rocks.
- . Inspection areas in nature strip outside 57 Loop Rd are below ground level and covered with Witches Hats.

Minutes of Devon Hills Neighbourhood Watch and Residents Committee

10th December 2023

. Devon Hills is a high fire danger area and with the way Shaw Contracting have conducted their work they have put our community at a higher risk as many residents cannot or do not feel safe to maintain (mow) their nature strips for the risks listed above.

Motioned: Phill Canning

Seconded: Lance Turner

All in Favour: All

Next Meeting: Sunday 11th February 2024 3:30pm

Meeting Closed: 4.39pm

Minutes of Devon Hills Neighbourhood Watch and Residents Committee

10th December 2023

Motions for Northern Midlands Council

- 1) Virginia Tempest suggested a facility for older children in the area, slab and basketball hoop.

Motion: Northern Midlands Council consider in budget a Basketball Area (Slab & hoop) for community members to utilise, to be installed at Devon Hills Community Area building on the newly installed swings.

Motioned: Virginia Tempest

Seconded: Cheryl Canning

All in Favour: All

- 2) Discussion on the work completed by Shaw contracting and the unsatisfactory state the community of Devon Hills has been left in.

Motion: Devon Hills Community seek Northern Midlands Council Works Officer to inspect the lack of quality work/completion undertaken by Shaw contracting on the following points;

- . Damage to road, pot holes, road broken up, verge of road broken and unsafe.
- . Nature strips have been left uneven, full off concrete/rocks and weeds, with little replanting of grass seeds.
- . Entrance and exit at the Community Area has been broken up and left with large pot holes from trucks and machinery turning.
- . Corner of Devon Hills Rd and Christine Ave was left with little to no dirt over the area they had completed work on. Instead used as a dumping ground for broken concrete/rocks.
- . Inspection areas in nature strip outside 57 Loop Rd are below ground level and covered with Witches Hats.
- . Devon Hills is a high fire danger area and with the way Shaw Contracting have conducted their work they have put our community at a higher risk as many residents cannot or do not feel safe to maintain (mow) their nature strips for the risks listed above.

Motioned: Phill Canning

Minutes of Devon Hills Neighbourhood Watch and Residents Committee

10th December 2023

Seconded: Lance Turner

All in Favour: All



**LIFFEY HALL MANAGEMENT COMMITTEE GENERAL MEETING MINUTES 12TH DECEMBER
2023 at 7.00 pm**

Next meeting : 13th February 2024

Present

Quenton Higgs, Rodney O'Keefe, Denis Lisson, Maria Saldana, Richard Chin, Gabby Stannus, Ludovic Vilbert, David Hanslow, Susan Hanslow.

Apologies

Christine Higgs, Lindsay Jordan

Minutes

The minutes of the last meeting were accepted; M. David, S. Susan

Treasurer's Report

Rodney submitted a financial statement for the calendar year 2023 showing sources of income and expenditure on a month by month basis. The current balance as of 11/12/23 was \$9074.53.

The treasurer's report was accepted, M. Quenton, S. Gabby.

Members endorsed a vote of thanks to Rodney.

Correspondence

The correspondence as outlined in the agenda was discussed by the secretary, and was accepted. M. Maria, S. Quenton.

General business

1. Lockable power points, not functioning.

Rodney reported that an electrician would visit the site on 14th December in order to provide a quotation for replacement.

2. Weather proofing and general external repairs.

Ludo undertook to prepare a plan of repair work necessary in order to restore the main door and any other areas requiring attention. This plan will be sent to the NMC for their attention and action.

3. Bushfire season

Quenton referred to the importance of continuing the practice of posting notices on the board relating to the current status of fire restrictions during the season. Reference was also made to the importance of regular cleanup around the building and the removal of any flammable material.

4. Remembrance day

General satisfaction of the arrangements for this day was unanimously expressed. Committee members gratefully extended their thanks to the Westbury branch of the RSL and to Dennis Chilcott for his excellent historical display. A letter of thanks will be sent to Dennis in appreciation. Denis to arrange.

5. Lawnmower handover

Thanks to Cr. Alison Andrews for the official handover of the mower on behalf of the NMC. During the handover ceremony, Quenton was able to acknowledge our debt to the Council for their generous donation towards its purchase. This will be followed up by affixing a council sticker to the machine.



6. Lockable storage

Quenton made the suggestion that this construction could be carried out by our own members at minimal cost.

7. Roster for lawn mowing

As a result of Len's absence due to sickness, Quenton proposed that a roster of volunteers be drawn up. Those interested in assisting please contact Quenton.

8. Get-well card for Len

Denis volunteered to convey the Committee's best wishes for a speedy recovery, and to thank Len for his continuing service over the years. We all hope to see Len back in good health as soon as possible.

9. Electric stove

This is currently in need of repair, if not replacement. The visit of the electrician on 14th December presents an opportunity to resolve this issue. Rodney/Quenton.

10. Camping donation sign

To be enlarged for greater legibility. Denis.

11. Involvement of Bracknell Primary school

The importance of involving the younger generation via the local primary school in community activities was unanimously supported. In order to enable planning for 2024, a calendar of events will be sent to the school to assist this process, bearing in mind that the latest approaches to the school have been at short notice.

Members showed enthusiasm with ideas for further developing student involvement, and decided that a 'think-tank' should be set up to explore how best this objective may be achieved. This action will be placed on the Agenda for our February meeting.

Next market day; Saturday 13th January 2024.

The meeting concluded about 8.15, but discussions continued until well after 9.00, *alfresco*, taking advantage of the balmy weather, the stimulating company and surplus of remaining food and drink.

Merry Christmas to all

**EVANDALE COMMUNITY CENTRE AND MEMORIAL HALL
MANAGEMENT COMMITTEE**

Minutes of General Meeting Tuesday 12th December 2023

Chairperson: John Lewis

Meeting opened: 11.15 am.

1. Present: Paul Terrett (NMC) Geoff & Jackie Divall, Frank Halliwell, Kath & Barry Wenn, Barry & Maria Lawson, Judy Heazlewood, Leslie Sopher. Sue Axton, Gillian Atherton.

2. Apologies: Fay Krushka, Earnie Long, Brett Goldsworthy

3. Minutes of Previous Meeting: were taken as read and confirmed. Geoff Divall/Frank Halliwell. Carried.

4. Centre Report/Correspondence:
 - Tourist numbers have increased this month: November 2022/2023- Visitors 419/373, , Others 262/317. Totals 681/690 . Not so many groups using the Centre for meetings.

5. Community Hall Report:
 - This has been a good year at the Memorial Hall with takings close to \$10,000 and good bookings for next year.

**EVANDALE COMMUNITY CENTRE AND MEMORIAL HALL
MANAGEMENT COMMITTEE**

6. Financial Report:

- Sue Axton presented the Financial Report.
- (Balances at 30 November 2023)

		EVANDALE COMMUNITY CENTRE 31st October 2023		
BANK BALANCE	30.11.23			\$15,639.34
Add interest	1.11.23		\$6.01	
Add deposits		Cash Deposit	\$ 858.00	
		Memorial Hill Transfer	\$ 1,915.00	
		NMC PCYC Hall Hire	\$ 150.00	
		Zeller	\$ 962.44	
		Zeller IncomeVerandah Music	\$ 3,920.30	\$7,811.75
Less Direct Debit	9.11.23	Sim Crawcour	\$ 1,149.83	
		Hunters Products	\$ 47.76	
		Tas Postcards	\$ 251.19	
		Evandale Village Fair	\$ 144.00	
	16.11.23	A McCormack - Books	\$ 96.00	
		Link	\$ 72.60	
		Flick -Centre	\$ 19.11	
		FL McKay	\$ 74.95	
		Stephanie Dean - Cards	\$ 39.00	
	23.11.23	Taylor Hill -Scarves	\$ 1,016.72	
		NMC Aurora - Hall	\$ 218.36	
	28.11.23	Refund Verandah Music	\$ 3,920.30	
		G & J Lennox = Cards	\$ 79.80	
		L Kean - Pens	\$ 125.00	
				\$ 7,254.62
 BANK BALANCE	 30.11.23			
 Available Balance	 30.11.23			 \$16,196.47
 Debit Card	 30.11.23			 \$427.16

7. Gift Shop:

- Steady sales of gifts and souvenirs. Jackie was commended for her attractive displays of items.

It was moved that the reports be received Barry Lawson/Judy Heazlewood. Carried.

8. General Business:

- A reminder that Evelyne Vadasz is organising a secondhand book stall at the Village Fair in February and will need volunteers to help. Geoff Divall has booked a stall (no charge to the Centre) and tables from the Centre will be used.
- The Light Rail Committee had been offered the small room at the hall for their meetings but preferred to come to the Centre. A reminder to keep the back door closed at all times.
- End-of Year lunch to follow this meeting at 12.30pm catered for by No 10. Wine has been donated by Arthur Walter's daughters and chocolates from the Verandah Music Festival Committee.
- A new printer will be installed at the Centre tomorrow. Volunteers are invited to attend for instructions on usage.

**EVANDALE COMMUNITY CENTRE AND MEMORIAL HALL
MANAGEMENT COMMITTEE**

- A large TV on a wheeled stand has been offered to the Centre. It was suggested that it could be used in the hall for power-point usage.
- The acoustics at the hall are poor and will need attention.
- The EFTPOS machine has recently been lent to the Verandah Festival and if it is going to be loaned to other community groups a firm borrowing policy will be required. To re-visit at the next meeting.
- A small sub-committee of Judy Heazlewood, Barry Wenn and Gillian Atherton are going to look at the outdoor area at the back and come back to the meeting with suggestions to make it more user-friendly.
- A member of the Quilting Group would like to donate a quilt as a thank you for the years they have been using the Centre for meetings. Perhaps at a later date it could become part of a raffle for funds for the Centre. For further discussion.

The meeting closed at 12.00pm

Next meeting: Tuesday 13th February 2024 at 1.00pm

Morven Park Management & Development Association Inc.

Minutes of General Meeting of the Morven Park Management Committee to be held at the Morven Park Clubrooms on Thursday **14th December 2023** at 6.00pm.

Meeting opened at: 6.45pm

Present:	Chairman	David Houghton
	Vice Chairman	Ian Pease
	Treasurer	
	Secretary	Rhonda Whitmore
	Evandale Skate Park	Ian Pease
	Evandale Village Fair	Carol Potter
	Evandale Football Club	
	Evandale Cricket Club	Chris Ross
	Evandale Light Rail	
	Evandale Tennis Club	
	Morven Park Grounds	Brendon Crosswell
	Northern Midlands Council	Councillor Paul Terrett

Apologies: John Hughes, Scott Hill, Evandale Light Rail

Minutes of previous General Meeting held on 8th November 2023 to be read and confirmed.

Moved Brendon Crosswell Seconded Ian Pease CARRIED

Business Arising from 13th September meeting:

1. Removal of bushes along Barclay St – Clearing by Council required under existing shrubs to remove weeds.
2. Placing temporary wire mesh in front of bushes along Barclay St boundary – Cricket club preference is not to proceed with this but to borrow orange mesh from Council again. David to contact Works Manager.
3. Kitchen door to be re-hung to open outwards – Completed
4. First Aid Kit (green bag) to be placed in Maintenance shed and user groups to replace items used.
5. Security Cameras – awaiting attachment to light pole near Skate Park.
6. Dog behaviour – to be monitored but some improvement has been noticed although no new signs yet.

Correspondence:

In: Email from Victoria Veldhuizen re FAKs

Email response from Damien Wilson re security cameras

Email from Rhonda Mortimer agreeing to run a message re dog problems.

Email from Maree Bricknell advising CPI to be adjusted for City Mission payments to MPMC

Email from Gilbert Ness re need for toilet rolls in one of the public toilets.

Email from Ricky Wells advising toilet rolls and key provided.

Email from School advising school bus had hit the Barclay Street gate post.

Out: Emails to Damien Wilson re security cameras

Email to NMC re dog problems in Morven Park

Email to Maree Bricknell advising no CPI adjustment had been made for City Mission payments contrary to agreement.

Email to Rhonda Mortimer re dog problems asking for NHW Newsletter to highlight the dog problem.

Email from Gilbert Ness re toilet rolls forwarded to the CC.

Email to Victoria Veldhuizen forwarding advice from School re bus and Barclay Street gate post.

Financial Report: \$18,043.77

Moved: Ian Pease

Seconded: Chris Ross CARRIED

1. City Mission – Maree Bricknell advised that adjustment will be made for CPI
2. Motion – that MPMC pay for installation of sound system.

Moved Ian Pease Seconded Brendon Crosswell CARRIED

User Groups:

Cricket - Going well

Football - NTR

Tennis - NTR

Skate Park – All good, minor graffiti has appeared in gazebo

Primary School - NTR

Light Rail - NTR

Village Fair – To be held 17/02/24 with road race to Clarendon 18/02/24. Volunteers required especially younger members only few hours required, Major sponsor still being sought, ABC Backroads doing program

Morven Park Grounds – Big mower has died, Pellow’s Mowers looking out for replacement; Decision to be made re disposal or modification. New gang mowers cost about \$80,000.

Council maintained area of grounds particularly around Storage Sheds is looking shabby – David to contact Works Manager.

Northern Midlands Council - Management committee changes to come; look at what is to be requested for budget inclusion and special grant as due in March 2024.

General Business:

1. Canteen window upper locks broken – David to contact Damien Wilson re Council repair.
2. Telstra NBN – no advice regarding connection – awaiting advice from John Hughes.

Meeting Closed: 8.00pm

Next Meeting: 7.30pm Wednesday 14th February 2024

MINUTES FOR THE MEETING OF THE LLDC
WEDNESDAY 10th JANUARY 2024. COMMENCING AT 5.35PM
HELD AT THE BLENHEIM INN MEETING ROOM.

MINUTES

1. **PRESENT** – Tim Flanagan (Chair), Annette Aldersea, Bronwyn Baker, Peter Munro, Neil Tubb
2. **IN ATTENDANCE** – Cr Matthew Brooks
3. **APOLOGIES** – Doug Bester, Jo Clarke, Dennis Pettyfor

4. DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL

In accordance with the provisions of the *Local Government Act 1993*, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

- a) has an interest; or
- b) is aware or ought to be aware that a close associate has an interest.

A member has an interest in a matter if the matter was decided in a particular manner, receive, or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment.

No declaration of any financial interest was declared by any person present.

5. ACKNOWLEDGEMENT OF COUNTRY

We acknowledge and pay our respects to the Tasmanian Aboriginal Community as the traditional and original owners, and continuing custodians of this land on which we gather today and acknowledge Elders – past, present, and emerging.

6. CONFIRMATION OF MINUTES

The minutes of the meeting of the Longford Local District Committee held on 06 DECEMBER 2023 to be confirmed as a true and correct record of proceedings.
Moved – Peter Munro. Second – Neil Tubb.

7. BUSINESS ARISING FROM MINUTES

Discussion re: absence of ongoing information for matters raised by LLDC to NMC.

***See Motion @ Item 12.4.**

Neil Tubb also suggested the LLDC Chair and Secretary meet with the NMC General Manager which was agreed by all in attendance.

7.PROMOTIONAL ISSUES:

7.1. Signage for Longford Roundabout.

Current status unknown, ask Council for update.

7.2. Motor racing themed Street Sign in Longford.

Current status unknown, ask Council for an update.

7.3. Visitors Information Shelter, Village Green.

Continue to monitor – as per Item 12.3. - LLDC Motion to Council - LLDC Minutes 06.12.2023 – \$2,500 funds in lieu of secretarial support in 2023.

7.4. Directory of Clubs and other organizations and their branches in Longford.

Annette Aldersea to email Fiona Dewar, NMC, for an update.

7.5. New Promotional Signage either side of Longford Roundabout on Illawarra Road.

NMC Minutes Meeting 11th December 2023 - 8.11. Action Items – Gail Eachar 5/12/2023 – Investigations to commence early 2024.

7.6. Longford Hosting 2024 NMC Australia Day Event and Awards Presentation – Event Suggestions provided by LLDC.

NMC hosting a Breakfast BBQ, Australia Day Awards, and Citizenship Ceremony in Village Green. Other activities suggested by the LLDC will not take place as the LLDC is not in position to provide or manage them.

8.SAFETY & AESTHETIC ISSUES:

8.1. Pullover area on Pateena Road.

Tas Networks will not allow any pullover under powerlines.

LLDC to revisit alternative locations with views, such as Mill Dam, Boat Ramp area, or other site suggestions in town.

Discuss further at next meeting.

8.2. Wellington & Marlborough Streets Intersection (Sticky Beaks) –

The Dept. of State Growth advised Council they have engaged Safe Systems Solutions to make an assessment of this intersection. @ 01/12/2023 Council (Jonathon Galbraith) is still waiting on a response from State Growth with an update.

8.3. Environmental & noxious weeds.

NMC has hired a consultant who has commenced working through the new Weed Management Plan. Awaiting advice from NMC re: new Council Officer contact for LLDC to replace Lorraine Wyatt who resigned December 2023.

8.4. Vision Impaired Markers.

LLDC Motion from 6th December 2023 meeting will go to NMC meeting 29th January 2024.

9. TOWN IMPROVEMENT ISSUES

9.1. Longford Racecourse Heritage signage for the Cracroft and Anstey Street corner.
Waiting on draft of wording for heritage information board.

9.2. Request for part of Smith Street to be named "Mulga Way".
The "Mulga Way" sign has been installed on the corner of Hay Street and Smith Street.

MOTION:

The LLDC thanks the NMC for the Installation of the "Mulga Way" street sign at the corner of Hay and Smith Streets.

Moved – Tim Flanagan. Second – Annette Aldersea.

9.3. Longford Streetscape – Wellington Street Upgrade.
Discussions re: a concrete path from the boat ramp to Mill Dam, and improvements to pedestrian refuges. Longford should be a walker friendly town.
Suggested LLDC chair and secretary raise in proposed meeting with NMC General Manager.

9.4. Shower for Public Use – Longford Memorial Hall.
Possibility shower may be installed in re-furnished existing public toilets in Memorial Hall. Chair and secretary to ask NMC General Manager for an update.

9.5. "Mulga Fred" – The Poem.
Suggestion a QR Code be installed at the Fred Davies Memorial to include the poem and other information. Discuss further next meeting.

9.6. Dual Naming of Longford Streets.
LLDC to investigate the origins of Longford Street names and discuss further at next meeting.

9.7. Longford Lawn Cemetery.
Longford Lawn Cemetery established 1958, managed by NMC.
LLDC discuss improvements to the landscaping at cemetery.

9.8. EV Charging Site in Longford.
Discussions re: suitable site for an EV charging station in Longford.
Agreed that the rear carpark of Hill Street IGA would be ideal (as per IGA Westbury).
Chair and secretary to write to Hill Street to raise the suggestion.

10. RECREATIONAL ISSUES:

10.1. Deterioration of Facilities at Mill Dam.
Council awaiting Master Plan for precinct. Monitor.

10.2. Bike Rack outside JJ's Bakery.

JJ's undergoing some renovations in February, bike rack can be installed after renovations are complete.

10.3. The Missing Link – Lack of bikeways between Longford roundabout and Pateena Road. At LLDC 6th December meeting it was determined that the LLDC approach Perth LDC in 2024, to work on the link together.

11.HERITAGE ISSUES:

11.1. Significant Trees Register.

Chair and secretary to raise this issue in proposed meeting with NMC General Manager.

11.2. Sid Boon Clock – Norfolk Plains Collection.

Awaiting a suitable location for public display.

12.GOVERNANCE ISSUES:

12.1. Review of MOU between NMC & LDC's.

Review ongoing until June 2024.

12.2. Project Allocation for funds of \$2,500 in lieu of secretarial support for LLDC in 2023.

The LLDC requested via a Motion at 06 December 2023 meeting (which will be tabled at NMC meeting 29/01/2024) that the \$2,500 of funds in lieu of secretarial support for the LLDC in 2023, be allocated to landscaping at the Longford racecourse Heritage Signage area, corner, and, landscaping in the garden beds in front of the Longford Visitor Information Shelter.

12.3. LLDC future Meeting Location.

LLDC to contact appropriate NMC Council Officer to make request for a meeting space in the Memorial Hall when works are close to completion.

12.4. Discussion at beginning of LLDC meeting re: absence of ongoing information or action for matters raised with NMC by LLDC which have not been resolved. Suggested a Registry of Action is needed.

MOTION:

LLDC requests a Registry of Action for matters brought to the attention of the NMC by LLDC be put in place.

Moved – Neil Tubb Second – Bron Baker.

13. REPORTS FROM SUB-COMMITTEES:

13.1. Railway Committee – No report.

13.2. Longford Legends – Successful Induction Ceremony 6th December of 8 new inductees’ plaques.

13.3. Town Hall Committee – Town Hall Committee and Arts and Cultural Committee have become two separate entities.

13.4. Norfolk Plains History Committee – Next meeting 7th February.

14. NEW BUSINESS:

14.1. Boomerang bags – Tim Flanagan.

Have been in use for quite some time, encourage more use of reusable bags.

14.2. Marlborough Street Speed Limit Neil Tubb.

Discussion re: reducing Marlborough Street speed limit to 50km per hour, considering the successful reduction of the speed limit through Cressy to 50km per hour.

A survey on Facebook Longford Community Page was suggested, Peter Munro to investigate.

Discuss further at the next meeting.

14.3. Bikes on footpaths, issue raised by a community member - Peter Munro.

Legal to ride on footpaths in Tasmania, but care should be taken regarding speed etc.

14.4. Dog excrement on footpaths, issue raise by community member -Peter Munro.

Report to NMC if possible.

14.5. Longford Pong – Annette Aldersea.

Everyone urged to report the ongoing odour coming from the abattoirs, (usually rendering) to the EPA.

15. NMC Meeting dates for 2023

29th January

19th February

18th March

22nd April

20th May

24th June

22nd July

19th August

16th September

21st October

18th November

9th December

16. CLOSURE- 7.10pm.

17. NEXT LLDC MEETING – 7th February – Blenheim Inn Meeting Room.

PLANNING APPLICATION Proposal

Description of proposal: PROPOSED MULTIPLE DWELLINGS (1 EXISTING)

.....
.....
.....
.....
.....

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: 33 YOUL ROAD, PERTH

.....

CT no: 111123/1

Estimated cost of project \$2.5 MIL *(include cost of landscaping, car parks etc for commercial/industrial uses)*

Are there any existing buildings on this property? Yes / No
If yes – main building is used as DWELLING

If variation to Planning Scheme provisions requested, justification to be provided:

.....
.....
.....
.....
.....

(attach additional sheets if necessary)

Is any signage required? *(if yes, provide details)*

From: "Northern Midlands Council" <council@nmc.tas.gov.au>
Sent: Wed, 22 Nov 2023 10:53:34 +1100
To: "ECM Email Registration" <nmc@connect.t1cloud.com>
Subject: SRA-23-708 - Response to Request for Crown Landowner Consent - Denika McDonald - 33 Youl Road, Perth
Attachments: Response to Request for Crown Landowner Consent - Denika McDonald - 33 Youl Road, Perth - DRAFT.pdf, Planning Permit Application - Denika McDonald - 33 Youl Road, Perth.pdf

#ECMBODY
#QAP Default
#SILENT

Kellee Gordon



Admin Trainee | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania
7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: kellee.gordon@nmc.tas.gov.au | W:
www.northernmidlands.tas.gov.au

**employer
of choice**

Tasmania's Historic Heart

From: Permits <permits@stategrowth.tas.gov.au>
Sent: Wednesday, November 22, 2023 10:48 AM
To: denika@designtolive.com.au
Cc: Northern Midlands Council <council@nmc.tas.gov.au>
Subject: SRA-23-708 - Response to Request for Crown Landowner Consent - Denika McDonald - 33 Youl Road, Perth

Good Morning

Please find attached Consent letter in relation to the above address

Regards,

Approvals Team

Support Services Branch | Department of State Growth
4 Salamanca Place, Hobart TAS 7000 | GPO Box 536, Hobart TAS 7001
www.stategrowth.tas.gov.au

Courage to make a difference through
TEAMWORK | INTEGRITY | RESPECT | EXCELLENCE

CONFIDENTIALITY NOTICE AND DISCLAIMER

The information in this transmission may be confidential and/or protected by legal professional privilege, and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, please immediately contact this office by telephone, fax or email, to inform us of the error and to enable arrangements to be made for the destruction of the transmission, or its return at our cost. No liability is accepted for any unauthorised use of the information contained in this transmission.

Northern Midlands Council Confidentiality Notice and Disclaimer:

The information in this transmission, including attachments, may be confidential (and/or protected by legal professional privilege), and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, please advise this office by return email and delete all copies of the transmission, and any attachments, from your records. No liability is accepted for unauthorised use of the information contained in this transmission. Any content of this message and its attachments that does not relate to the official business of the Northern Midlands Council must be taken not to have been sent or endorsed by it or its officers unless expressly stated to the contrary. No warranty is made that the email or attachment(s) are free from computer viruses or other defects.

Department of State Growth

Salamanca Building Parliament Square
4 Salamanca Place, Hobart TAS
GPO Box 536, Hobart TAS 7001 Australia
Email permits@stategrowth.tas.gov.au Web www.stategrowth.tas.gov.au
Ref: SRA-23-708



Denika McDonald
Design To Live
By email: denika@designtolive.com.au

Dear Denika

Crown Landowner Consent Granted – 33 Youl Main Road, Perth

I refer to your recent request for Crown landowner consent relating to the development application at 33 Youl Road, Perth for multiple Dwellings additional crossover and stormwater main extension.

I, Fiona McLeod, Director Asset Management, the Department of State Growth, having been duly delegated by the Minister under section 52 (1F) of the *Land Use Planning and Approvals Act 1993* (the Act), and in accordance with the provisions of section 52 (1B) (b) of the Act, hereby give my consent to the making of the application, insofar as it affects the State road network and any Crown land under the jurisdiction of this Department.

The consent given by this letter is for the making of the application only insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 17 October 2023, and the approved documents, as accessible via the link below:

<https://files.stategrowth.tas.gov.au/index.php/s/FdR8U4wloJBFJHe>

A copy of the Instrument of Delegation from the Minister authorising the delegate to sign under section 52 of the Act can also be accessed via the above link.

Please access and download these documents for your records as soon as possible as this link will expire six months from the date of this letter.

In giving consent to lodge the subject development application, the Department notes the following applicable advice:

Access – construction or alteration (Access works permit required)

In giving consent to lodge the subject development application, the Department notes that the proposed access to the State road network will require the following additional consent:

The consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* to undertake works within the State road reservation.

For further information please visit https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings/new_or_altered_access_onto_a_road_driveways or contact permits@stategrowth.tas.gov.au.

On sealed State roads all new accesses must be sealed from the road to the property boundary as a minimum.

- 2 -

A single access serving multiple properties must be constructed with sufficient width to enable vehicles to enter and leave the roadway simultaneously.

Pursuant to Section 16 of the *Roads and Jetties Act 1935*, where a vehicle access has been constructed from land to a State highway or subsidiary road, the owner of that land is responsible for the maintenance and repair of the whole of the vehicular access.

Other types of works (pipeline, etc.) OR Construction of infrastructure in the road reserve/on Crown land (Works permit required)

In giving consent to lodge the subject development application, the Department notes that the works in the State road network will require the following additional consent:

The consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* to undertake works within the State road reservation.

For further information please visit https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings or contact permits@stategrowth.tas.gov.au.

Other:

A Traffic Impact Assessment (TIA) is required.

The Department reserves the right to make a representation to the relevant Council in relation to any aspect of the proposed development relating to its road network and/or property.

Yours sincerely



Fiona McLeod
DIRECTOR ASSET MANAGEMENT

Delegate of
Minister for Infrastructure and Transport
Michael Ferguson MP

22 November 2023

cc: General Manager, Northern Midlands Council



NORTHERN
MIDLANDS
COUNCIL

13 Smith Street / PO Box 156
Longford Tas 7301

PLANNING APPLICATION

Phone: 6397 7303
E-mail: planning@nmc.tas.gov.au

PLANNING APPLICATION Proposal

Description of proposal: PROPOSED MULTIPLE DWELLINGS (1 EXISTING).....

.....
.....
.....
.....
.....

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: 33 YOUL ROAD, PERTH.....

.....

CT no: 111123/1.....

Estimated cost of project \$2.5 MIL..... *(include cost of landscaping, car parks etc for commercial/industrial uses)*

Are there any existing buildings on this property? Yes / No
If yes – main building is used as DWELLING.....

If variation to Planning Scheme provisions requested, justification to be provided:

.....
.....
.....
.....
.....

(attach additional sheets if necessary)

Is any signage required?
(if yes, provide details)

PLANNING APPLICATION

Applicant / owner details

Applicant: Design To Live - Denika McDonald-Hodges

Signature of Applicant:  **Date:** 14/7/2023

Applicant's Details:

Postal address: 202 WELLINGTON STREET, LAUNCESTON, TASMANIA

Phone: 63447319 **Mobile:**

E-mail: denika @ designtolive.com.au

I agree to receive communication regarding this application via email (please tick)

Name of Owner/s of subject site: HARLEY DEVELOPMENTS

(as per certificate of title)

(If the subject site is Crown land, owned by the Council or administered by the Council or the Crown, the application must be signed by either the responsible Minister of the Crown (or the Minister's delegate) or by the General Manager of the Council, and must be accompanied by written permission of that Minister or general manger to the making of the application.)

If the proposal involves works to an existing access or a new access the application must be signed by either the responsible Minister of the Crown (or the Minister's delegate) or by the General Manager of the Council and must be accompanied by the written permission of that Minister or general manager to the making of the application.

Owner's postal address: L4, QV TOWER, 11 HIGH STREET, EAST LAUNCESTON

Owner's email address: tim@harrisdaley.com.au,

As the owner of the land, I consent to the application being submitted,

Signed: **Date:**

OR

As the applicant, I declare that I have notified the owner of the application

Signed:  **Date:** 14/7/2023

Right of Way:

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Name of Owner/s of ROW:

ROW Owner's Postal Address:

As the applicant, I have notified the owner of the ROW of the application

Signed: **Date:**
(attach extra page if required)

Office use only:

Paid \$ **Date:** **Receipt No:** (Code 01)

Ref: P1...../ Discretionary / Permitted / No Permit Required

Attachments:

- Site plan (A4 or A3) showing:**
 - new buildings, works and alterations
 - north point, relative site and floor levels
 - lot boundaries, contours, road frontages, rights of way, easements and any services over the land
 - location of any existing buildings or structures on the land or adjoining lots
 - existing natural features such as trees, watercourses etc
 - items to be demolished, areas to be cut and filled
 - vehicle access points to roads and provisions for car parking & manoeuvring
 - provision of open space, including gradients, dimensions, access and adjoining open spaces
 - provisions for drainage
 - a completed environmental supplement for commercial or industrial developments
- Adequate information to fully explain proposal, its intent, compatibility with environs & justification for any variation of Scheme provisions**
- Locality plan showing:**
 - nearby streets
 - nearby buildings & features
- Landscape plans & elevations (A4 or A3) showing:**
 - existing vegetation
 - proposed plantings
 - trees to be removed or land clearing and measures to prevent site soil erosion / pollution
- Proposal plans/drawings (A4 or A3) showing:**
 - floor plan (inc area in m²)
 - building elevations (inc heights of building)
 - external materials and proposed colour scheme
 - type and colour and construction materials on all external surfaces
 - details of external lighting including the location, direction and strengths of external lights and proposed baffle devices
 - details of signage required
- Consent of the property owner;**
- Copy of title plan & easements** (available from Service Tas)
- Other reports** (eg engineering)
- Fees**
Application fees are based on estimates provided by the applicant when the planning application is made – an adjustment may be levied when a project cost is provided at building application stage.

Applications may be emailed to Planning@nmc.tas.gov.au, and application fees may be paid over the phone to Council's receptionist.

PRIVACY STATEMENT

The Northern Midlands Council abides by the *Personal Information Protection Act 2004* and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the *Personal Information Protection Act, 2004* and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the *Building Act 2016*. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Northern Midlands Council on (03) 6397 7303. Please contact the Council's Privacy Officer on (03) 6397 7303 if you have any other enquires concerning Council's privacy procedures.

INSTRUMENT OF DELEGATION***Land Use Planning and Approvals Act 1993***

I, MICHAEL FERGUSON MP, being and as the Minister of the Crown responsible for the administration of land under section 52(1B)(a) of the *Land Use Planning and Approvals Act 1993* (the Act) pursuant to section 52(1F) of the Act, hereby revoke all previous delegations made under section 52(1B) of the Act as made in the Instrument of Delegation dated 30 June 2021, and hereby delegate the performance and exercise of my functions and powers under the provisions set out below to the persons holding, occupying or acting in the position as listed next to that provision of the said Act, being an office or position within the Department of State Growth.

	Position	Position No
Section 52 (1B)	Chief Executive Officer	372599
	General Manager, State Roads	370470
	Director Network Management	372521
	Director Asset Management	372535
	Director Programming and Delivery	371596
	Manager Transport Network Planning	371844

Dated this 17th day of November 2022

SIGNED:

MICHAEL FERGUSON
Minister for Infrastructure and Transport



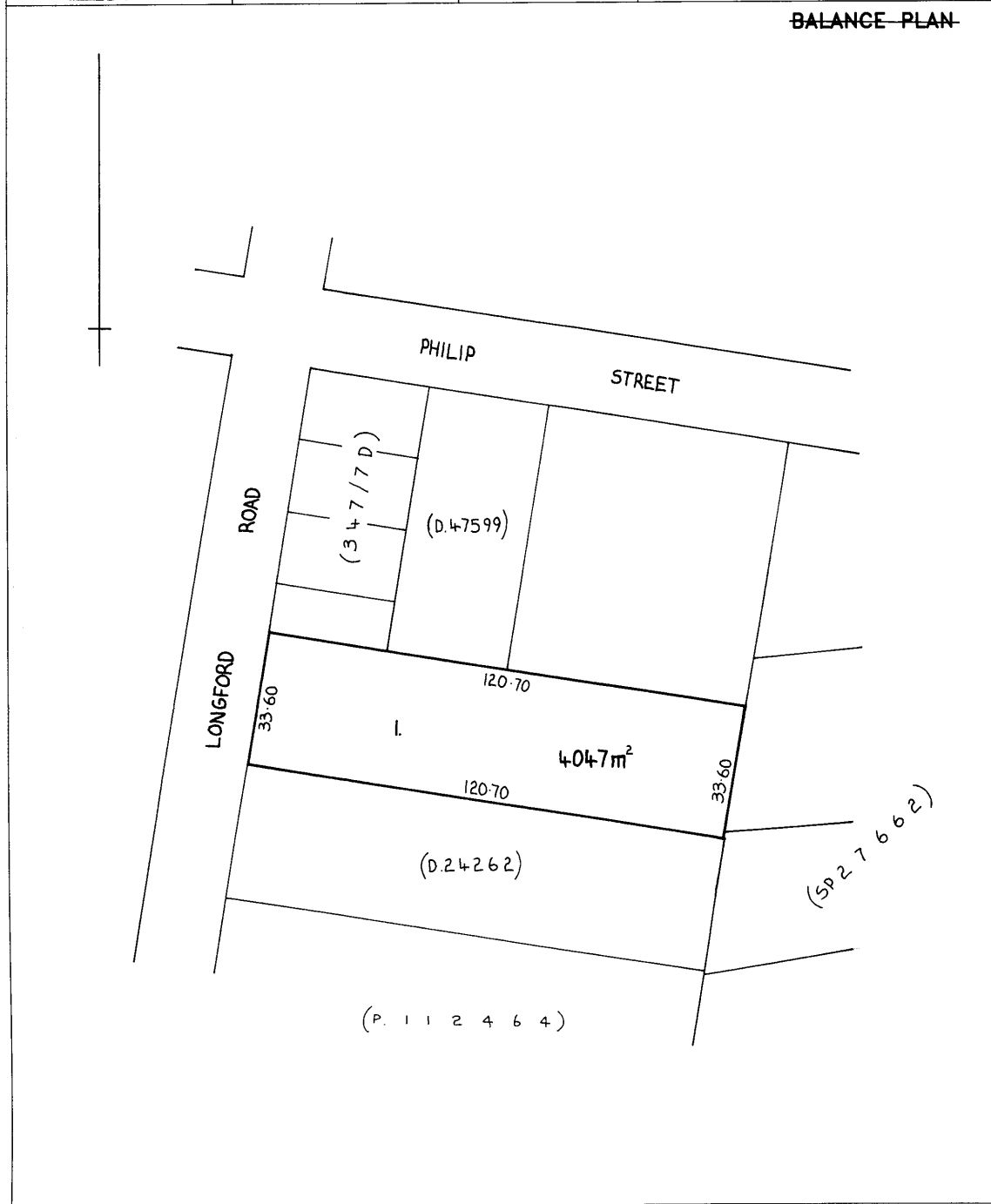
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



OWNER L.T. ACT 1980 FOLIO REFERENCE A13323 GRANTEE PART OF LOT 14, 1-2-0 GTD TO WILLIAM JAMES HAMILTON		PLAN OF TITLE LOCATION TOWN OF PERTH SEC. U FIRST SURVEY PLAN No. P.9.L.O. COMPILED BY SCALE 1: 900 LENGTHS IN METRES		REGISTERED NUMBER P111123 APPROVED - 5 MAY 1994 <i>Michael Dine</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 56	LAST UPI No 1123	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



A-143 PD

Received
01/08/2023



Mail: 202 Wellington Street, South Launceston 7249
A.B.N: 71 615 812 747
Phone: 6344 7319
Email: info@designtolive.com.au

28 July 2023

Planning Application Cover Letter

Development: Multiple Dwellings x 11 (1 Existing 10 New)
Owner: Harley Developments
Address: 33 Youl Road, Perth
Council: Northern Midlands
Zone: General Residential

Please find below further information for the proposed Development at the above address.

NOR-S7.7.1 P1

Relies on performance criteria. Site area per dwelling is 364m². this is compatible with existing developments in the immediate area with units located at 14 Philip Street, Perth having approx. 300m² per dwelling and units at 16 Philip Street having approx. 360m² site area per dwelling.

8.4.2 Setbacks and building envelope for all dwellings

A2. Complies, refer site plan.

8.4.3 Site coverage and private open space for all dwellings

A1(b). Complies, all units have minimum 60m² private open space. Refer strata plan pervious surfaces.

8.4.6 Privacy for all dwellings

A1. Meets acceptable solution, all bedrooms within 2.5m of a shared driveway are screened to a minimum height of 1.7m. Refer landscape plan.

8.4.7 Frontage Fences for all dwellings

No acceptable solution; relies on performance criteria. The proposal included a picket fence to the front boundary for unit 1. With a max. height of 1.2m and at least 30% transparency this will provide adequate security, privacy, and opportunity for passive surveillance. The proposed fence is compatible with other fences in the street, specifically the frontage fence at 35 Youl Road. The remainder of fences will be maximum height of 1.8m to provide privacy between units.

8.4.8 Waste Storage for multiple dwellings

Meets acceptable solution. Refer landscape plan.

C2.6.3 Number of accesses for all vehicles

Relies on performance criteria P1. A second access is proposed for access to units 2-10. There is no loss of parking as the proposal includes 4 off street guest parks which is much safer for both pedestrians and drivers than parking on the nature strip which does not specifically cater for on street parking. The second crossover also reduces the number of cars entering the site to access the

Received
01/08/2023

remainder of the units as Unit 1 will have their own access from the street. There will be negligible impact on residential amenity or the street scape with a number of properties on Youl road already having multiple crossovers (31,36 & 55 Youl Road).

C2.6.5 Pedestrian access

A1.1 relies on performance criteria P1. To ensure safety for both pedestrians and traffic in and out of the site, the proposal will include signage limiting speed throughout the site to 40km per hour as well as signage to indicate a shared zone.

The addition of a dedicated pedestrian access would narrow the driveway by a minimum of 1m which would impact the safety of vehicles entering and exiting the site. It is reasonable to assume that most residents would be driving from the street through the site to their dedicated parking space at similar times for work commitments and are only likely to be walking through the site to check mailboxes or take out bins for collection. It is reasonable to assume that both these activities would occur at times where there is little to no traffic movement.

Regards,
Denika McDonald-Hodges
(BEnvDes, MArch)



PROPOSED MULTIPLE DWELLINGS
33 YOUL ROAD,
PERTH, 7300.

Received
14.08.2023



DRAWING #	DRAWING
YLRD33 - 1	COVER PAGE
YLRD33 - 2	SITE SURVEY PLAN
YLRD33 - 3	LOCATION PLAN
YLRD33 - 4	SITE PLAN A
YLRD33 - 5	SITE PLAN B
YLRD33 - 6	STRATA PLAN
YLRD33 - 7	LANDSCAPE PLAN
YLRD33 - 8	PARKING & TURNING A
YLRD33 - 9	PARKING & TURNING B
YLRD33 - 10	UNIT TYPE 1
YLRD33 - 11	UNIT TYPE 2
YLRD33 - 12	UNIT TYPE 3
YLRD33 - 13	UNIT TYPE 4
YLRD33 - 14	EXTERNAL SERVICES A
YLRD33 - 15	EXTERNAL SERVICES B
YLRD33 - 16	TYPE 1 ELEVATIONS
YLRD33 - 17	TYPE 1 ELEVATIONS
YLRD33 - 18	TYPE 2 ELEVATIONS
YLRD33 - 19	TYPE 2 ELEVATIONS
YLRD33 - 20	TYPE 3 ELEVATIONS
YLRD33 - 21	TYPE 3 ELEVATIONS
YLRD33 - 22	TYPE 4 ELEVATIONS
YLRD33 - 23	TYPE 4 ELEVATIONS
YLRD33 - 24	PERSPECTIVES

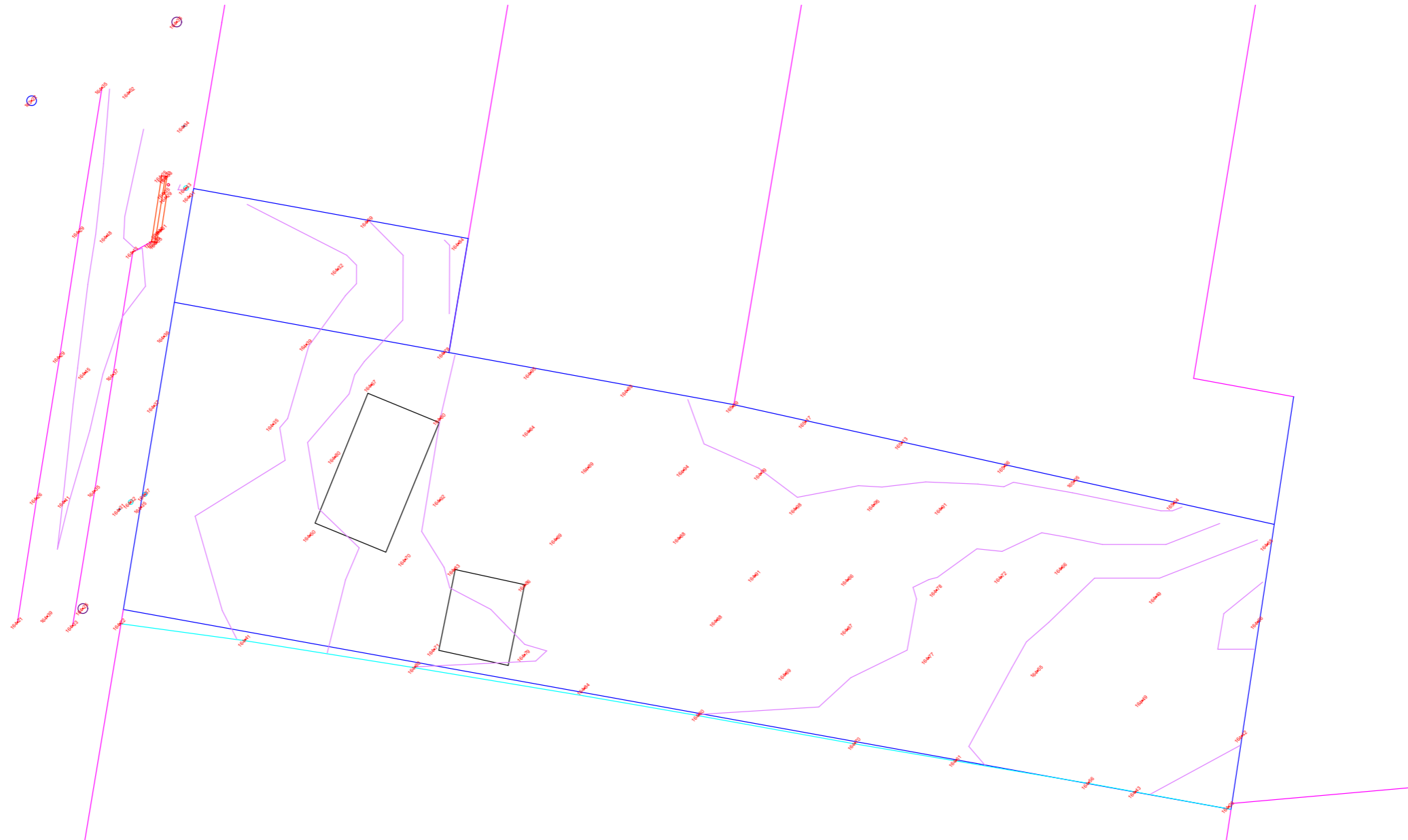
ATTACHMENTS

COUNCIL					
NORTHERN MIDLANDS	(m ²)				
EXISTING DWELLING	126.31				
UNIT 1	195.98				
UNIT 2	142.41				
UNIT 3	142.41				
UNIT 4	142.41	ZONE	ENERGY STAR RATING	TBC	
UNIT 5	142.41	GENERAL RESIDENTIAL	BAL RATING	N/A	
UNIT 6	142.41	LAND TITLE REFERENCE	111123/1	DESIGN WIND CLASS	TBC
UNIT 7	131.93	PROPERTY ID	6744270	SOIL CLASSIFICATION	TBC
UNIT 8	131.93	LOT SIZE (M ²)	4004	CLIMATE ZONE	7
UNIT 9	131.93	PLANNING OVERLAY	SPECIFIC AREA PLAN + AIRPORT OBSTACLE LIMITATION AREA	ALPINE AREA	N/A
UNIT 10	131.93	SITE HAZARDS	N/A	CORROSION ENVIRONMENT	N/A

<p>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au</p>	CLIENT/S: HARLEY DEVELOPMENTS PTY LTD	DRAWING COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.		COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
	SITE ADDRESS: 33 YOUL ROAD, PERTH, 7300.		SIGNATURE:	DATE:		R1	06/09/2022	CONCEPT	DRAWN	D.M.	DRAWING	1/24
			SIGNATURE:	DATE:		R2	06/07/2023	FOR REVIEW				
						CHECKED	M.L.	SCALE (@A3)	NTS			

Received

14.08.2023



NOTES:
SURVEY DATA AS PROVIDED BY D.J.McCULLOCH SURVEYING



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
HARLEY DEVELOPMENTS PTY LTD

SITE ADDRESS:
33 YOUL ROAD,
PERTH, 7300.

DRAWING
SITE SURVEY
PLAN

I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.

SIGNATURE:

DATE:

SIGNATURE:

DATE:

COPYRIGHT:

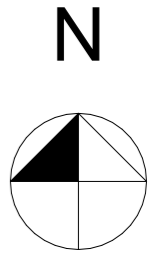
This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT	DRAWN	D.M.	DRAWING	2/24
R2	06/07/2023	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:500

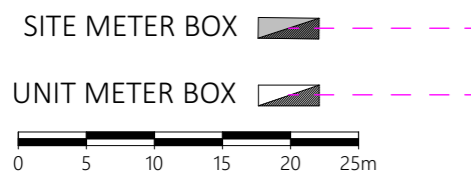
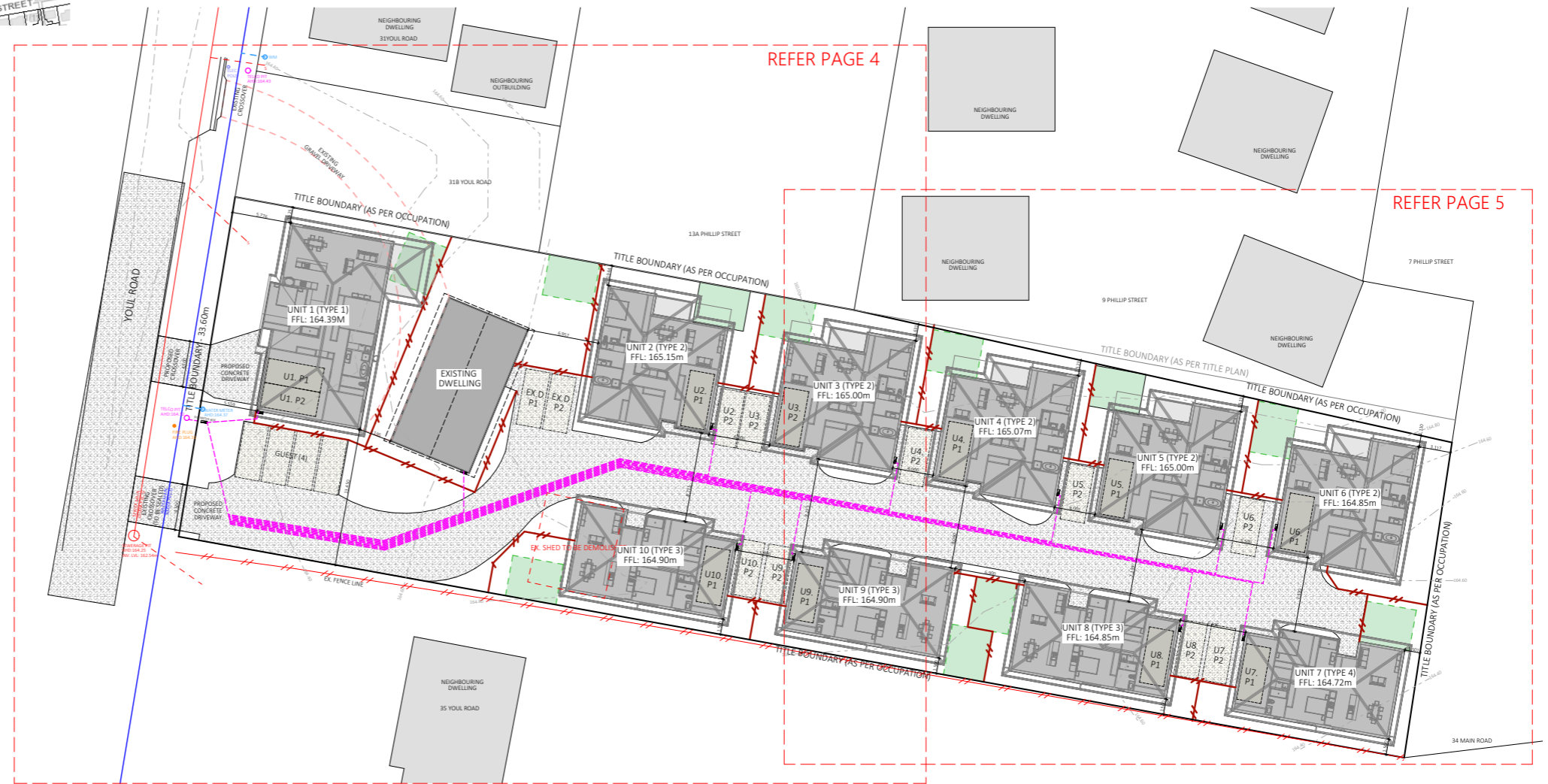
Received
14.08.2023



LOCALITY PLAN
NOT TO SCALE



EXISTING DWELLING	126.31
UNIT 1	195.98
UNIT 2	142.41
UNIT 3	142.41
UNIT 4	142.41
UNIT 5	142.41
UNIT 6	142.41
UNIT 7	131.93
UNIT 8	131.93
UNIT 9	131.93
UNIT 10	131.93



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
HARLEY DEVELOPMENTS PTY LTD

SITE ADDRESS:
33 YOULL ROAD,
PERTH, 7300.

DRAWING
LOCATION PLAN

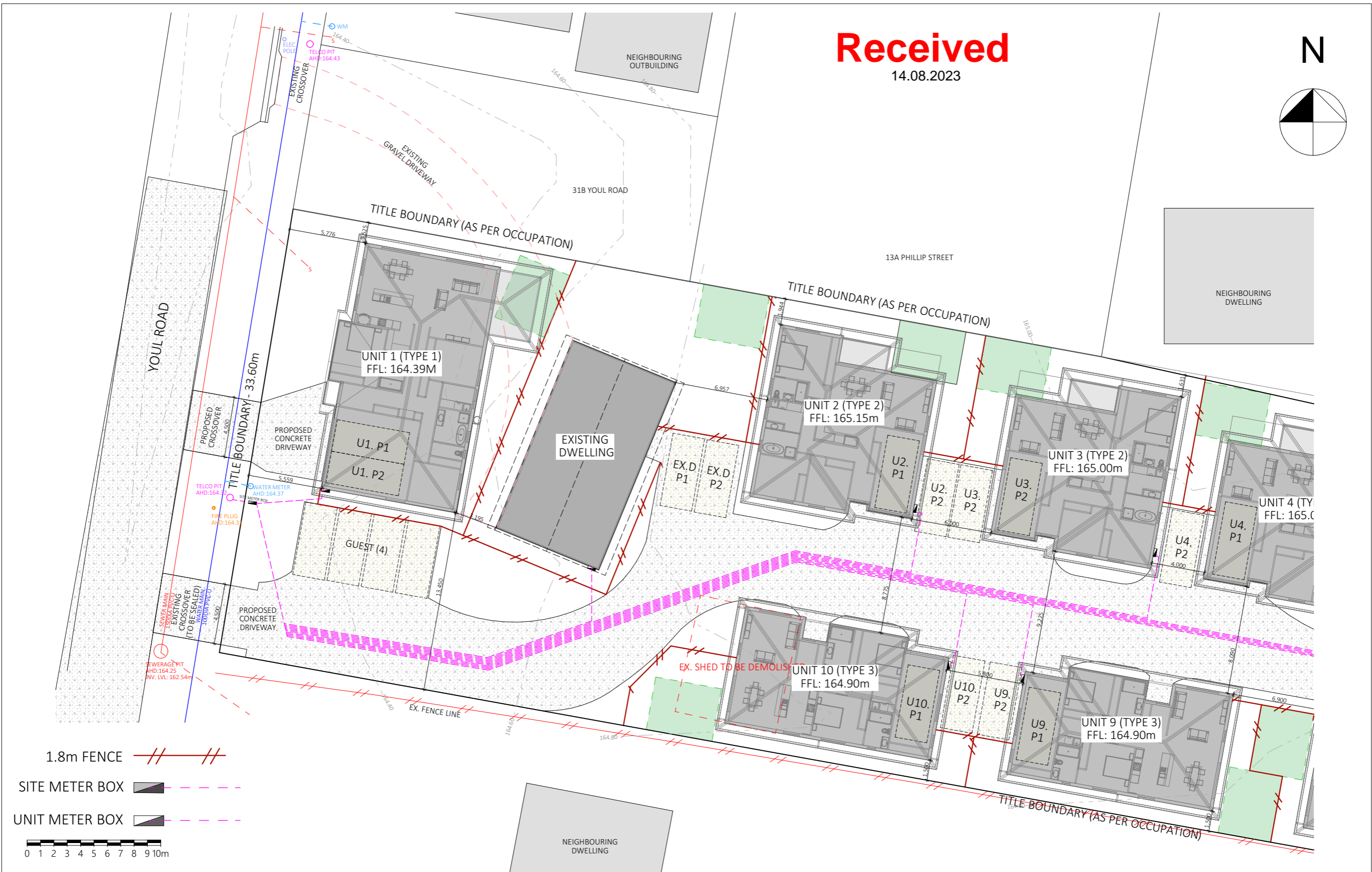
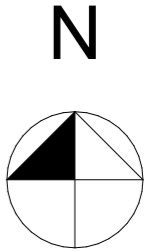
I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.

SIGNATURE: DATE:
SIGNATURE: DATE:

COPYRIGHT:
This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT				
R2	06/07/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	3/24
			CHECKED	M.L.	SCALE (@A3)	1:500, 1:1

Received
14.08.2023



1.8m FENCE

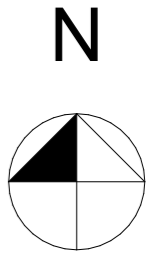
SITE METER BOX

UNIT METER BOX

<p>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au</p>	<p>CLIENT/S: HARLEY DEVELOPMENTS PTY LTD</p>	<p>DRAWING SITE PLAN A</p>	<p>I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.</p>	<p>COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.</p>	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33		
	<p>SITE ADDRESS: 33 YOU'LL ROAD, PERTH, 7300.</p>				SIGNATURE:	DATE:	R1	06/09/2022	CONCEPT	DRAWN	D.M.	DRAWING	4/24
					SIGNATURE:	DATE:	R2	06/07/2023	FOR REVIEW	CHECKED	M.L.	SCALE (@A3)	1:250

Received

14.08.2023



1.8m FENCE

SITE METER BOX

UNIT METER BOX



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 HARLEY DEVELOPMENTS PTY LTD

SITE ADDRESS:
 33 YOUL ROAD,
 PERTH, 7300.

DRAWING
 SITE PLAN B

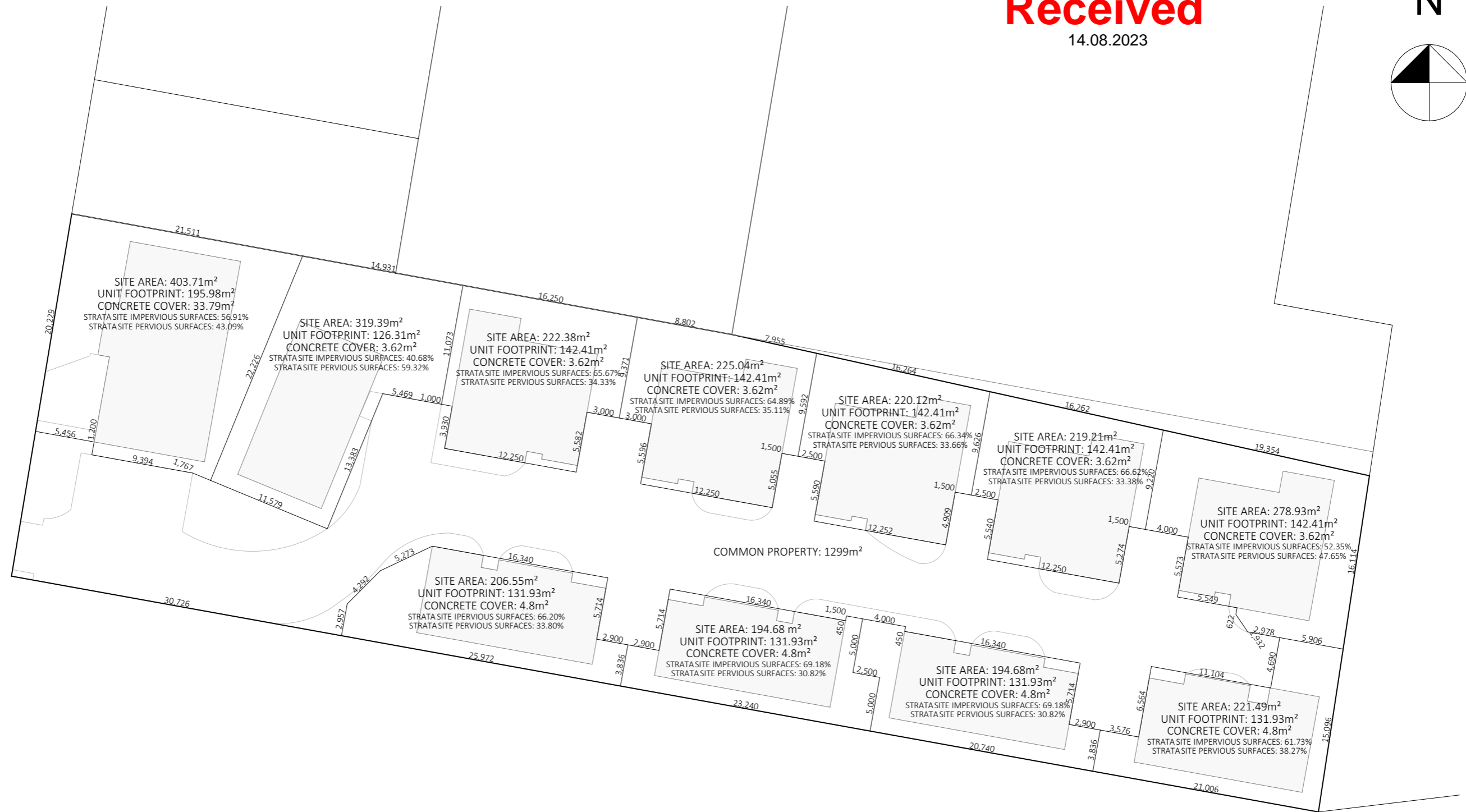
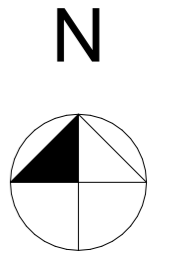
I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.

SIGNATURE: DATE:
 SIGNATURE: DATE:

COPYRIGHT:
 This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT				
R2	06/07/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	5/24
			CHECKED	M.L.	SCALE (@A3)	1:250

Received
14.08.2023



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
HARLEY DEVELOPMENTS PTY LTD

SITE ADDRESS:
33 YOUL ROAD,
PERTH, 7300.

DRAWING
STRATA PLAN

I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.

SIGNATURE: DATE:

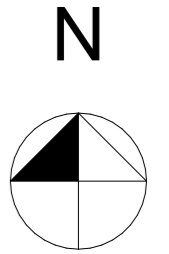
SIGNATURE: DATE:

COPYRIGHT:
This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT	DRAWN	D.M.	DRAWING	6/24
R2	06/07/2023	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:350

Received

14.08.2023



KEY	
	WESTRINGIA MUNDI MAX MATURE HEIGHT 05m
	LITTLE JOHN 'MELALEUCA CALLISTEMON' MAX MATURE HEIGHT 1m
	NARROW-LEAFED WATTLE 'ACACIA MUCRONATA' MAX MATURE HEIGHT 2-5m
	PRICKLY BOX 'BURSARIA SPINOSA' MAX MATURE HEIGHT 4m

- 1.7m PRIVACY SCREEN
- 1.8m FENCE
- 1.2m PICKET FENCE



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 HARLEY DEVELOPMENTS PTY LTD

SITE ADDRESS:
 33 YOUL ROAD,
 PERTH, 7300.

DRAWING
 LANDSCAPE
 PLAN

I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.

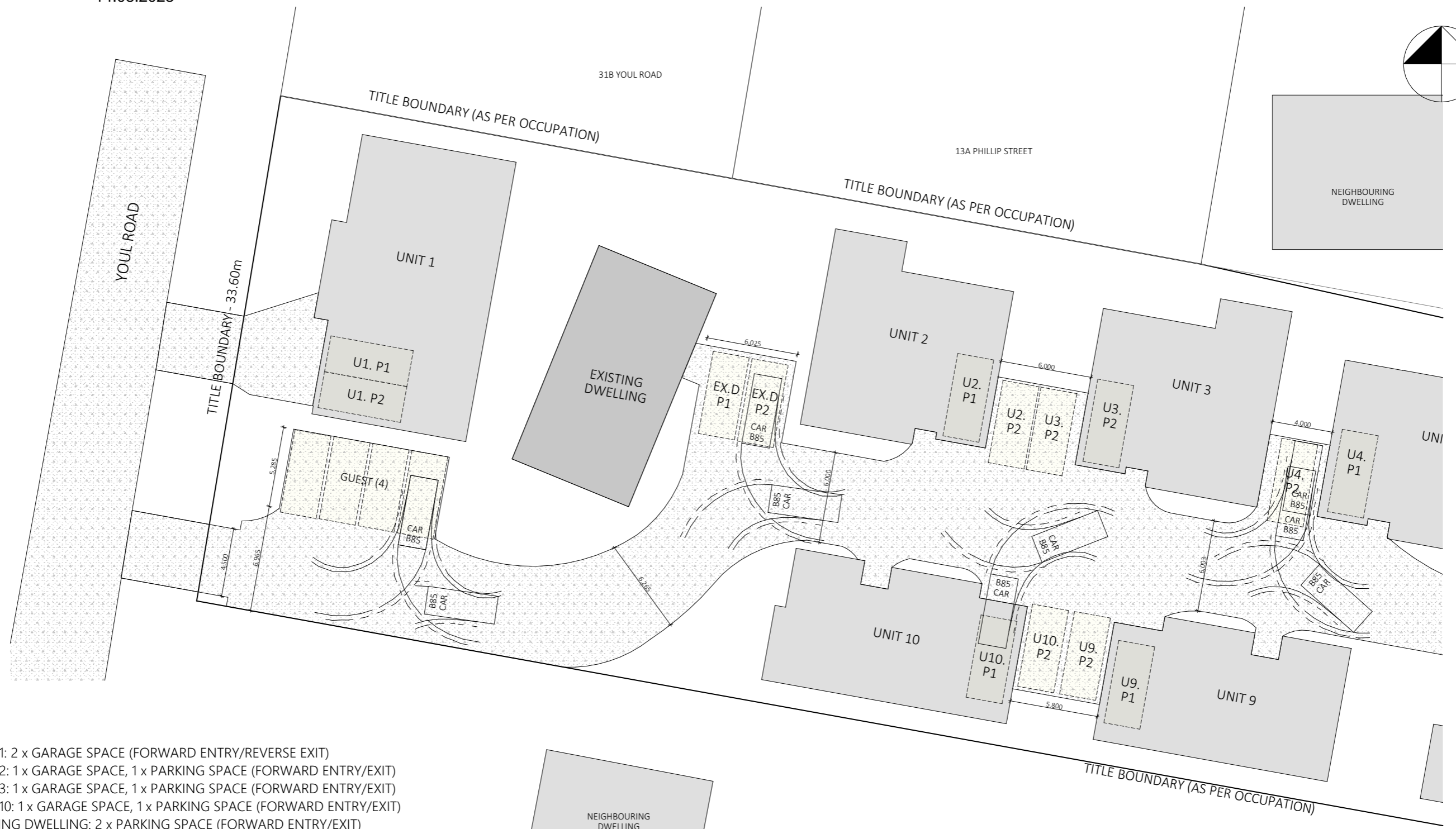
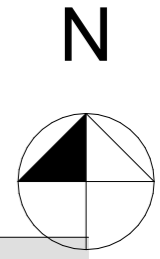
SIGNATURE: DATE:
 SIGNATURE: DATE:

COPYRIGHT:
 This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

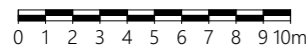
REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT				
R2	06/07/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	7/24
			CHECKED	M.L.	SCALE (@A3)	1:350

Received

14.08.2023



- UNIT 1: 2 x GARAGE SPACE (FORWARD ENTRY/REVERSE EXIT)
- UNIT 2: 1 x GARAGE SPACE, 1 x PARKING SPACE (FORWARD ENTRY/EXIT)
- UNIT 3: 1 x GARAGE SPACE, 1 x PARKING SPACE (FORWARD ENTRY/EXIT)
- UNIT 10: 1 x GARAGE SPACE, 1 x PARKING SPACE (FORWARD ENTRY/EXIT)
- EXISTING DWELLING: 2 x PARKING SPACE (FORWARD ENTRY/EXIT)
- VISITOR PARKING x 4 (FORWARD ENTRY/EXIT)



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 HARLEY DEVELOPMENTS PTY LTD
 SITE ADDRESS:
 33 YOUL ROAD,
 PERTH, 7300.

DRAWING
 PARKING &
 TURNING A

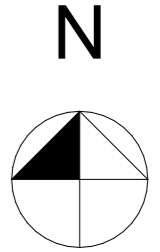
I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.
 SIGNATURE: DATE:
 SIGNATURE: DATE:

COPYRIGHT:
 This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

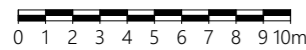
REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT				
R2	06/07/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	8/24
			CHECKED	M.L.	SCALE (@A3)	1:250

Received

14.08.2023



- UNIT 4: 1 x GARAGE, 1 x PARKING SPACE (FORWARD ENTRY/EXIT)
- UNIT 5: 1 x GARAGE, 1 x PARKING SPACE (FORWARD ENTRY/EXIT)
- UNIT 6: 1 x GARAGE, 1 x PARKING SPACE (FORWARD ENTRY/EXIT)
- UNIT 7: 1 x GARAGE, 1 x PARKING SPACE (FORWARD ENTRY/EXIT)
- UNIT 8: 1 x GARAGE, 1 x PARKING SPACE (FORWARD ENTRY/EXIT)
- UNIT 9: 1 x GARAGE, 1 x PARKING SPACE (FORWARD ENTRY/EXIT)



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 HARLEY DEVELOPMENTS PTY LTD

SITE ADDRESS:
 33 YOUL ROAD,
 PERTH, 7300.

DRAWING
 PARKING &
 TURNING B

I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.

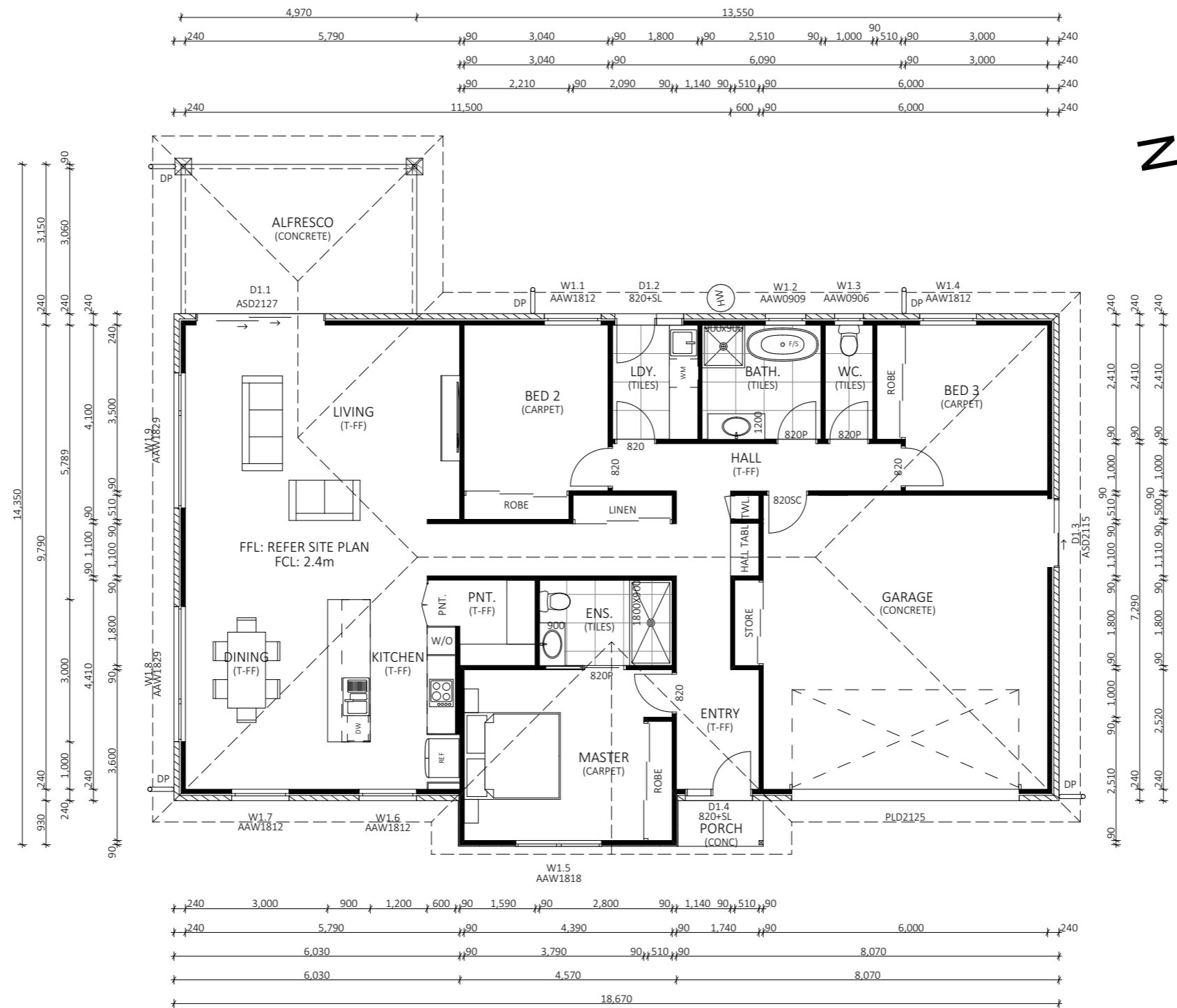
SIGNATURE: DATE:
 SIGNATURE: DATE:

COPYRIGHT:
 This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT				
R2	06/07/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	9/24
			CHECKED	M.L.	SCALE (@A3)	1:250

Received

14.08.2023



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 HARLEY DEVELOPMENTS PTY LTD

SITE ADDRESS:
 33 YOUL ROAD,
 PERTH, 7300.

DRAWING
 UNIT TYPE 1

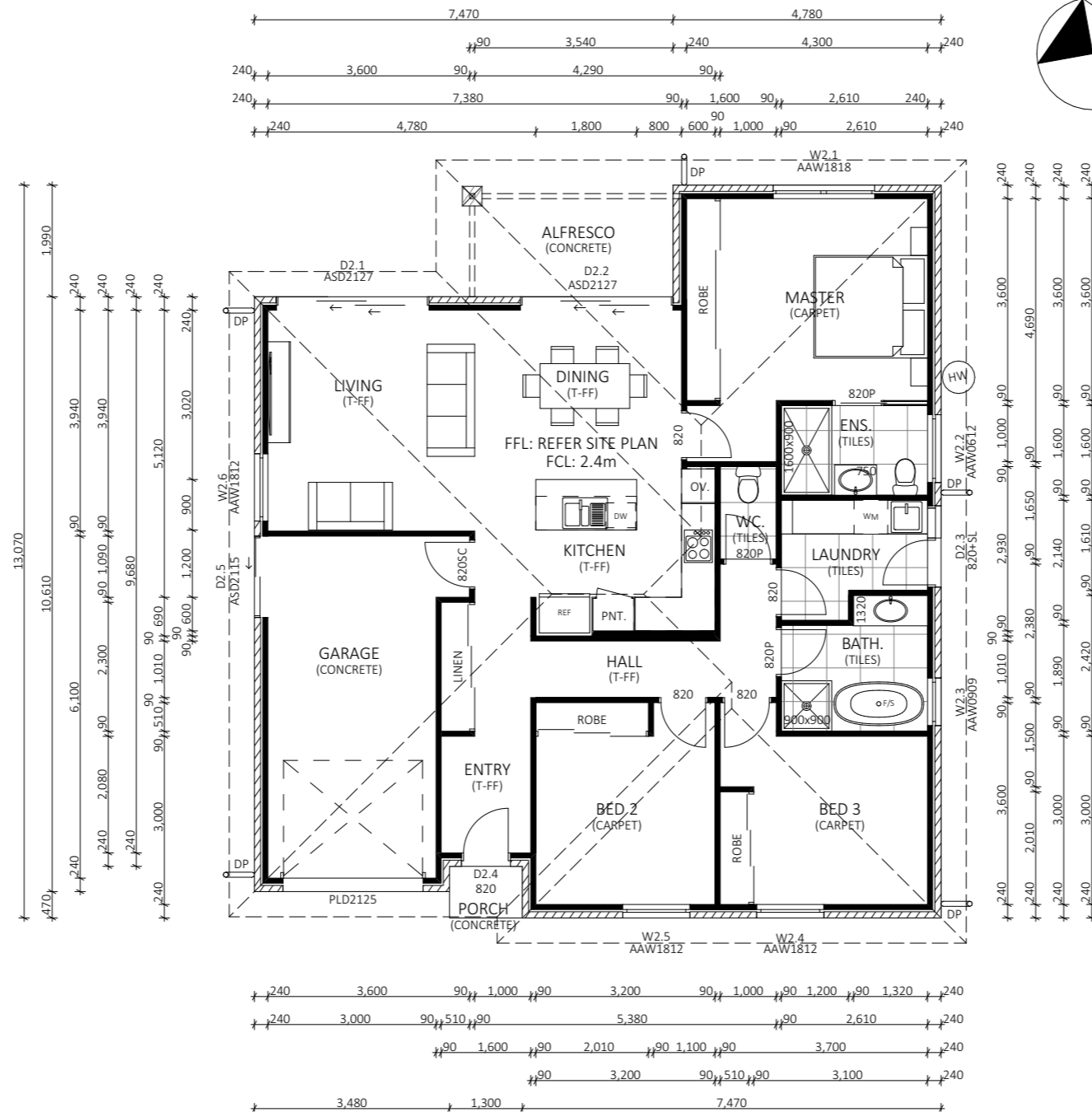
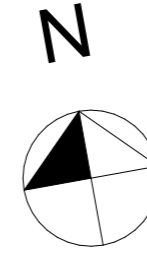
I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.

SIGNATURE: DATE:
 SIGNATURE: DATE:

COPYRIGHT:
 This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT	DRAWN	D.M.	DRAWING	10/24
R2	06/07/2023	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:100

Received
14.08.2023



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
HARLEY DEVELOPMENTS PTY LTD

SITE ADDRESS:
33 YOUL ROAD,
PERTH, 7300.

DRAWING
UNIT TYPE 2

I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.

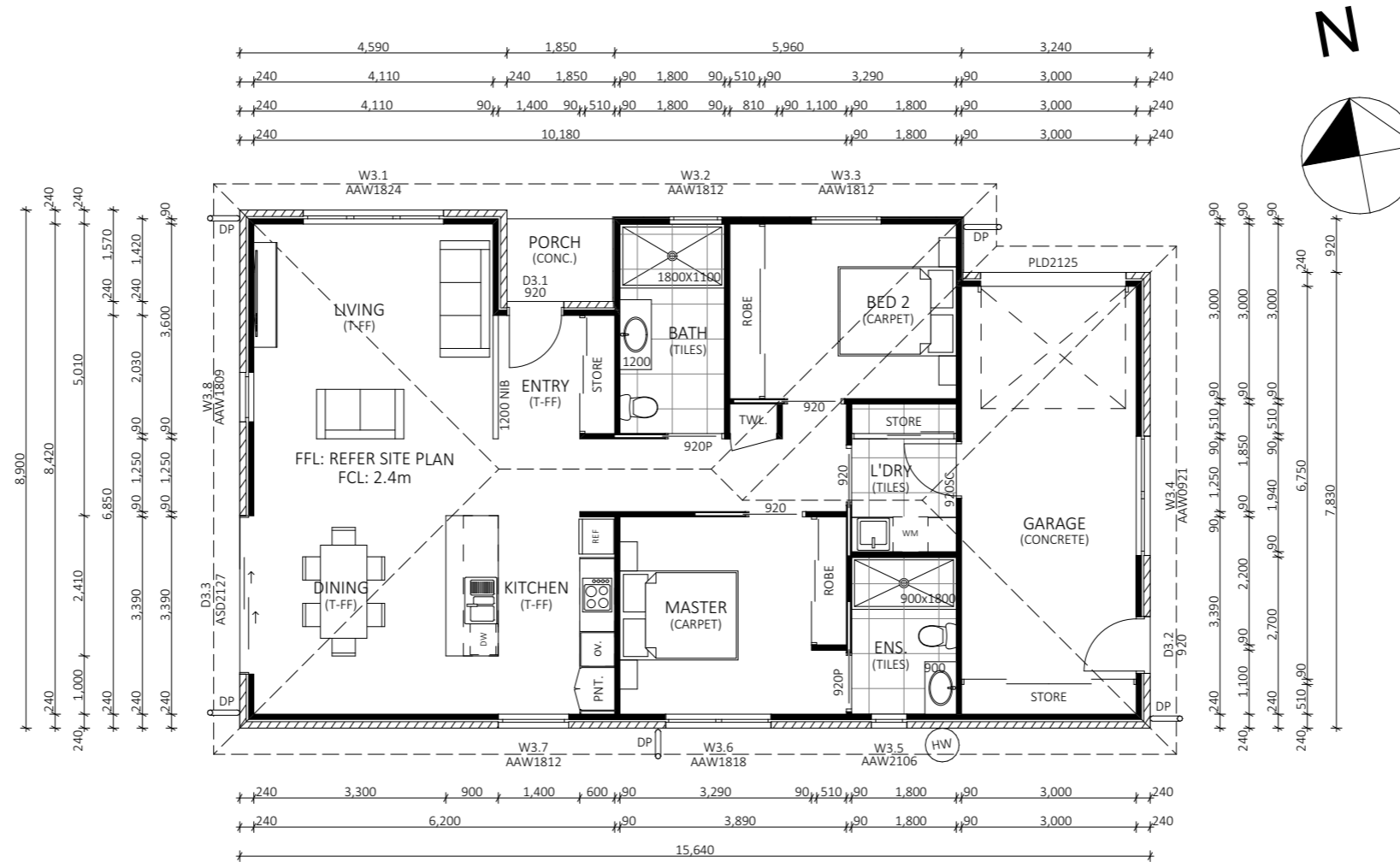
SIGNATURE: DATE:
SIGNATURE: DATE:

COPYRIGHT:
This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT	DRAWN	D.M.	DRAWING	11/24
R2	06/07/2023	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:100

Received

14.08.2023



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 HARLEY DEVELOPMENTS PTY LTD

SITE ADDRESS:
 33 YOUL ROAD,
 PERTH, 7300.

DRAWING
 UNIT TYPE 3

I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.

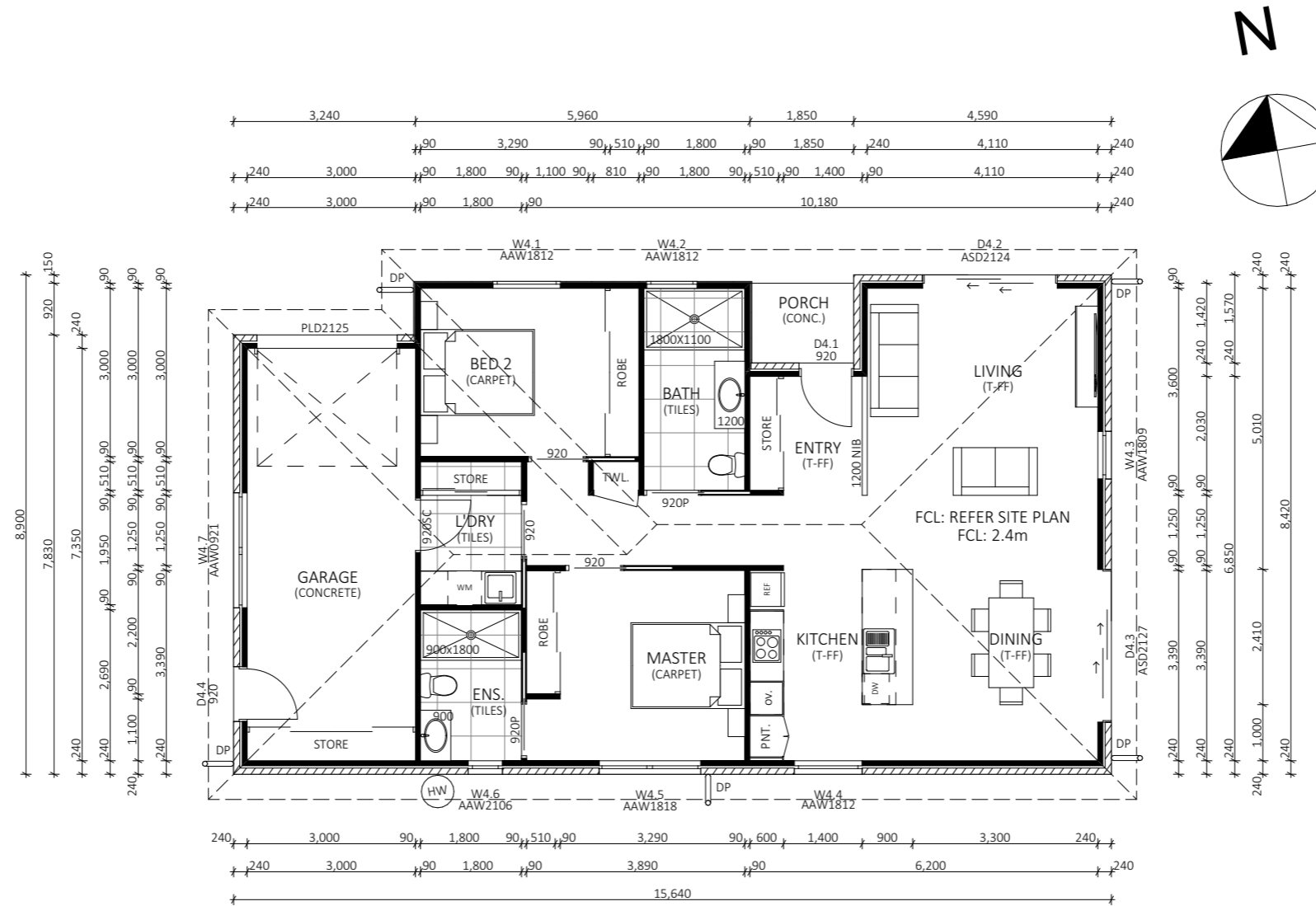
SIGNATURE: DATE:
 SIGNATURE: DATE:

COPYRIGHT:
 This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT	DRAWN	D.M.	DRAWING	12/24
R2	06/07/2023	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:100

Received

14.08.2023



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 HARLEY DEVELOPMENTS PTY LTD
 SITE ADDRESS:
 33 YOUL ROAD,
 PERTH, 7300.

DRAWING
 UNIT TYPE 4

I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.
 SIGNATURE: DATE:
 SIGNATURE: DATE:

COPYRIGHT:
 This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT	DRAWN	D.M.	DRAWING	13/24
R2	06/07/2023	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:100

Received

14.08.2023

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

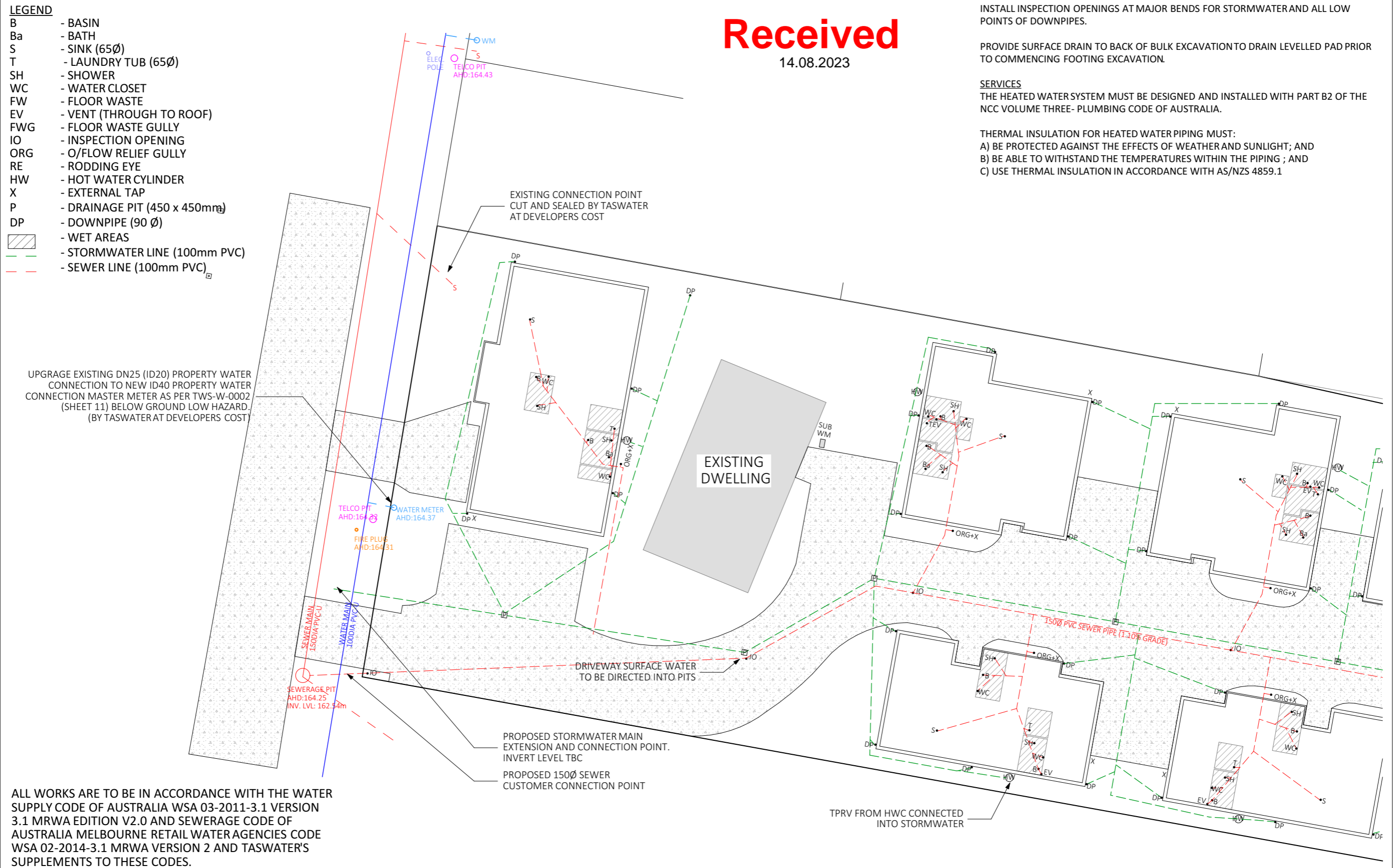
PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.


SERVICES

THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:

- A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
- B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
- C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1






 <p>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au</p>	<p>CLIENT/S: HARLEY DEVELOPMENTS PTY LTD</p>	<p>DRAWING EXTERNAL SERVICES A</p>	<p>I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.</p>		<p>COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.</p>	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
	<p>SITE ADDRESS: 33 YOUL ROAD, PERTH, 7300.</p>		SIGNATURE:	DATE:		R1	06/09/2022	CONCEPT	DRAWN	D.M.	DRAWING	14/24
			SIGNATURE:	DATE:		R2	06/07/2023	FOR REVIEW	CHECKED	M.L.	SCALE (@A3)	1:250

Received

14.08.2023

LEGEND

- B - BASIN
- Ba - BATH
- S - SINK (65Ø)
- T - LAUNDRY TUB (65Ø)
- SH - SHOWER
- WC - WATER CLOSET
- FW - FLOOR WASTE
- EV - VENT (THROUGH TO ROOF)
- FWG - FLOOR WASTE GULLY
- IO - INSPECTION OPENING
- ORG - O/FLOW RELIEF GULLY
- RE - RODDING EYE
- HW - HOT WATER CYLINDER
- X - EXTERNAL TAP
- P - DRAINAGE PIT (450 x 450mm)
- DP - DOWNPIPE (90 Ø)
-  - WET AREAS
-  - STORMWATER LINE (100mm PVC)
-  - SEWER LINE (100mm PVC)

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING

- a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
 - i) WITHIN AN UNVENTILATED WALL SPACE
 - ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS: OR
 - iii) BETWEEN CEILING INSULATION AND A CEILING
 MUST HAVE A MINIMUM R-VALUE OF 0.2

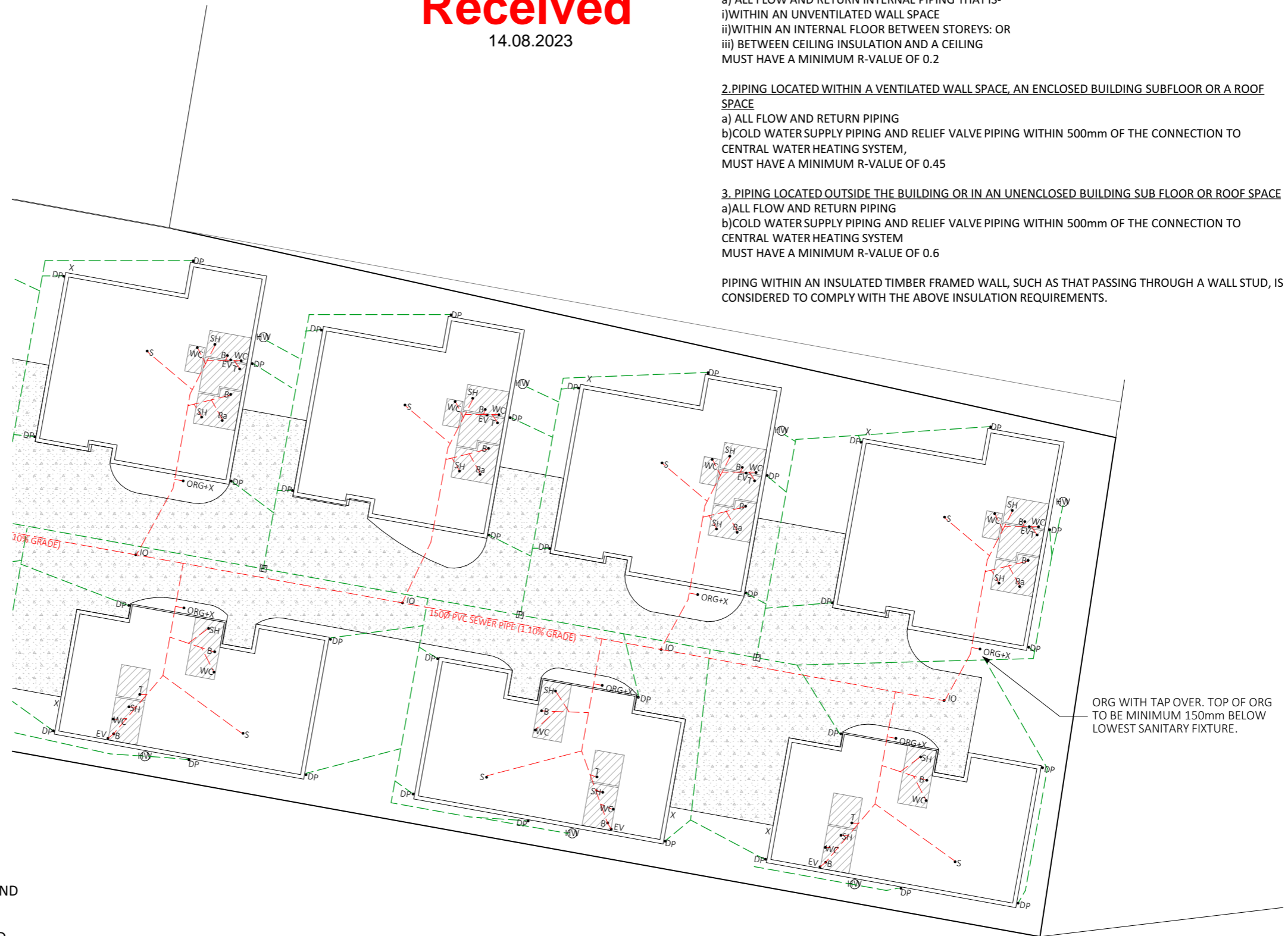
2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE

- a) ALL FLOW AND RETURN PIPING
- b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM, MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE

- a) ALL FLOW AND RETURN PIPING
- b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.



ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 HARLEY DEVELOPMENTS PTY LTD
 SITE ADDRESS:
 33 YOUL ROAD,
 PERTH, 7300.

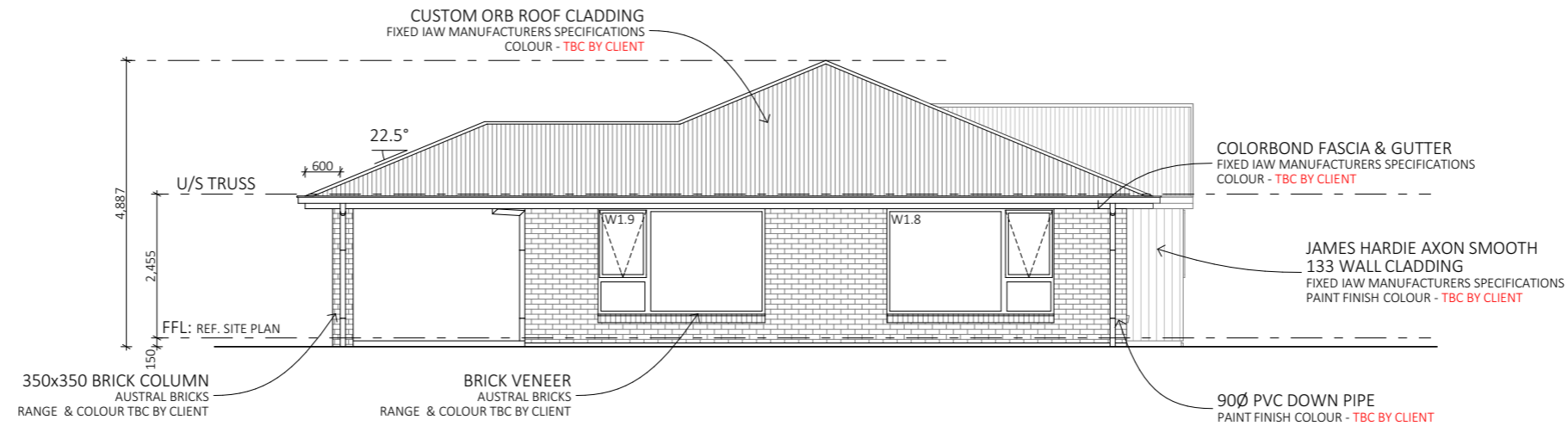
DRAWING
 EXTERNAL
 SERVICES B

I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.
 SIGNATURE: DATE:
 SIGNATURE: DATE:

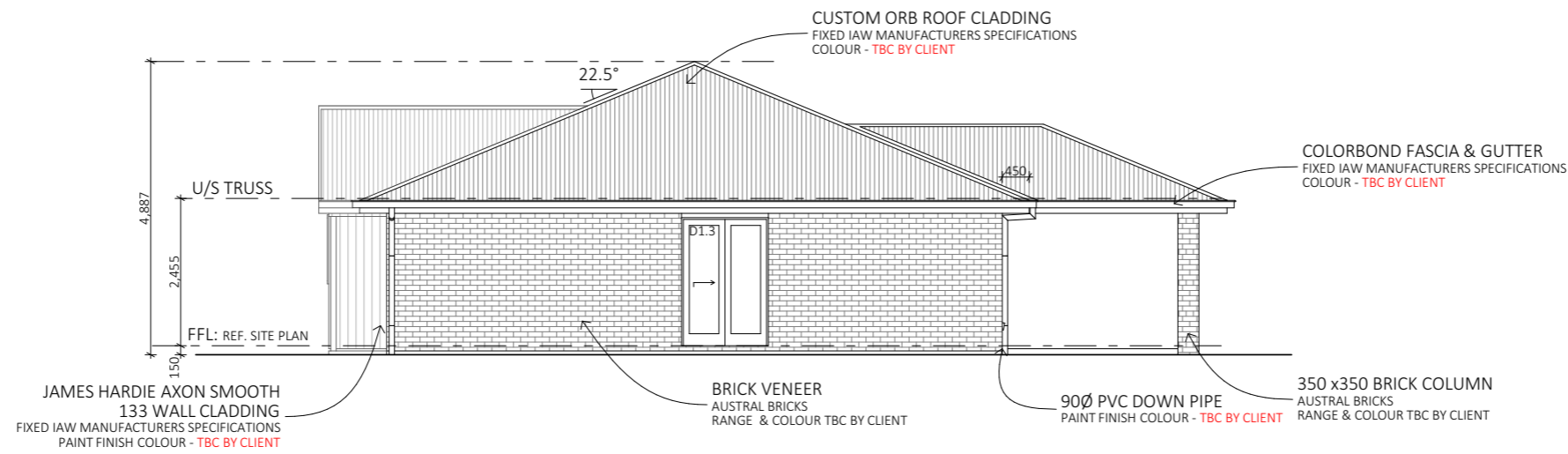
COPYRIGHT:
 This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT				
R2	06/07/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	15/24
			CHECKED	M.L.	SCALE (@A3)	1:250

Received
14.08.2023



ELEVATION A



ELEVATION B



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
HARLEY DEVELOPMENTS PTY LTD
SITE ADDRESS:
33 YOUL ROAD,
PERTH, 7300.

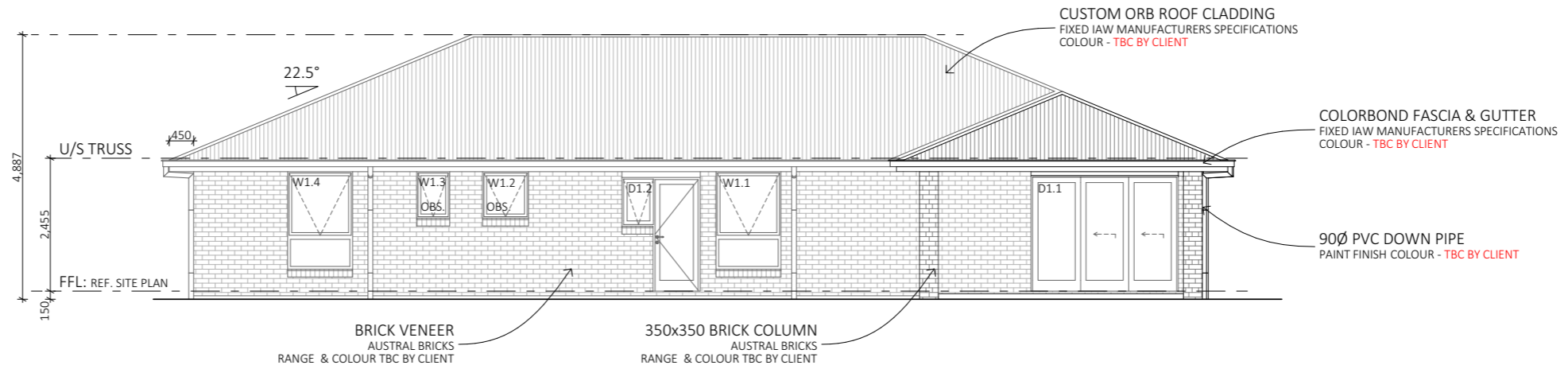
DRAWING
TYPE 1
ELEVATIONS

I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.
SIGNATURE: DATE:
SIGNATURE: DATE:

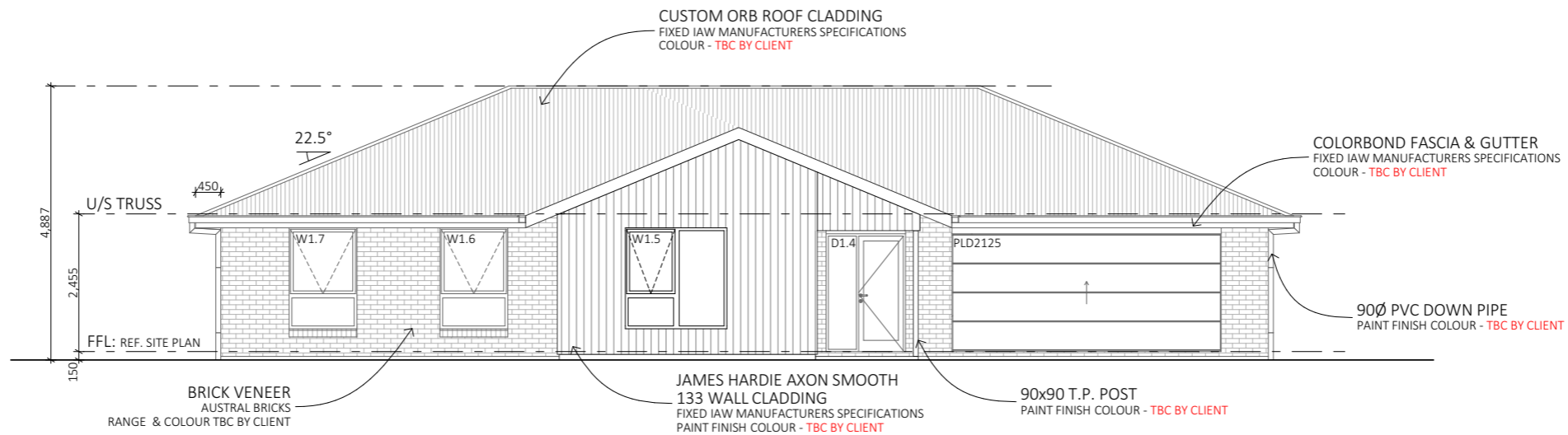
COPYRIGHT:
This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT	DRAWN	D.M.	DRAWING	16/24
R2	06/07/2023	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:100

Received
14.08.2023



ELEVATION C



ELEVATION D



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
HARLEY DEVELOPMENTS PTY LTD
SITE ADDRESS:
33 YOUL ROAD,
PERTH, 7300.

DRAWING
TYPE 1
ELEVATIONS

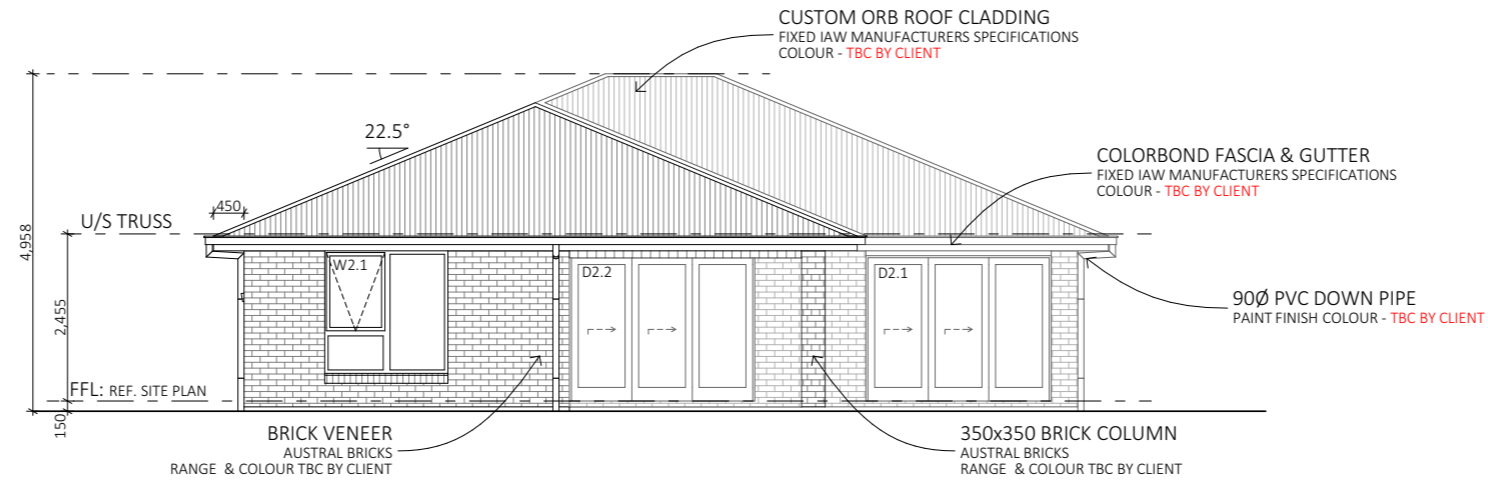
I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.
SIGNATURE: DATE:
SIGNATURE: DATE:

COPYRIGHT:
This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

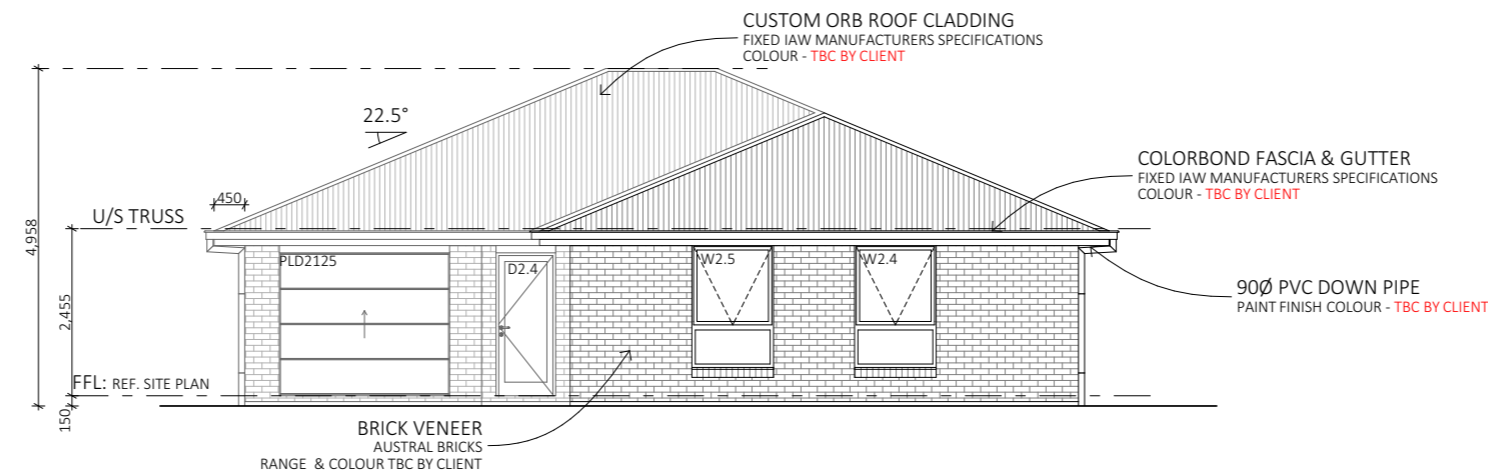
REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT				
R2	06/07/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	17/24
			CHECKED	M.L.	SCALE (@A3)	1:100

Received

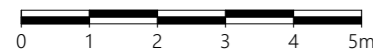
14.08.2023



ELEVATION A



ELEVATION B



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 HARLEY DEVELOPMENTS PTY LTD
 SITE ADDRESS:
 33 YOUL ROAD,
 PERTH, 7300.

DRAWING
 TYPE 2
 ELEVATIONS

I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.
 SIGNATURE: DATE:
 SIGNATURE: DATE:

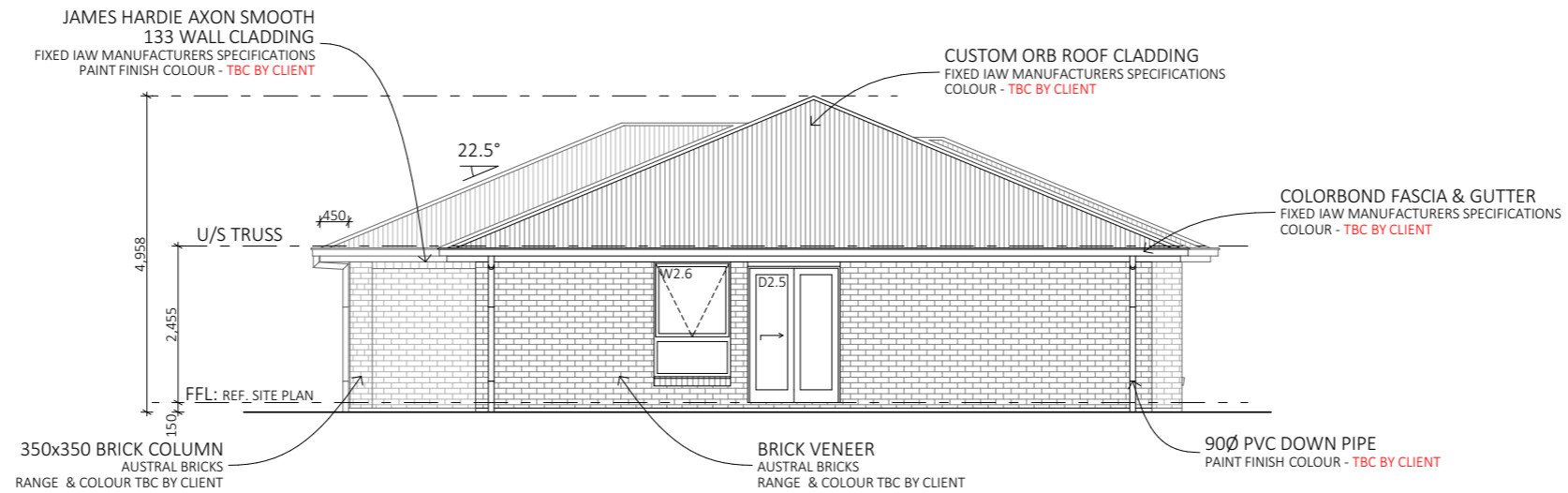
COPYRIGHT:
 This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT	DRAWN	D.M.	DRAWING	18/24
R2	06/07/2023	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:100

Received
14.08.2023



ELEVATION C



ELEVATION D



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
HARLEY DEVELOPMENTS PTY LTD
SITE ADDRESS:
33 YOUL ROAD,
PERTH, 7300.

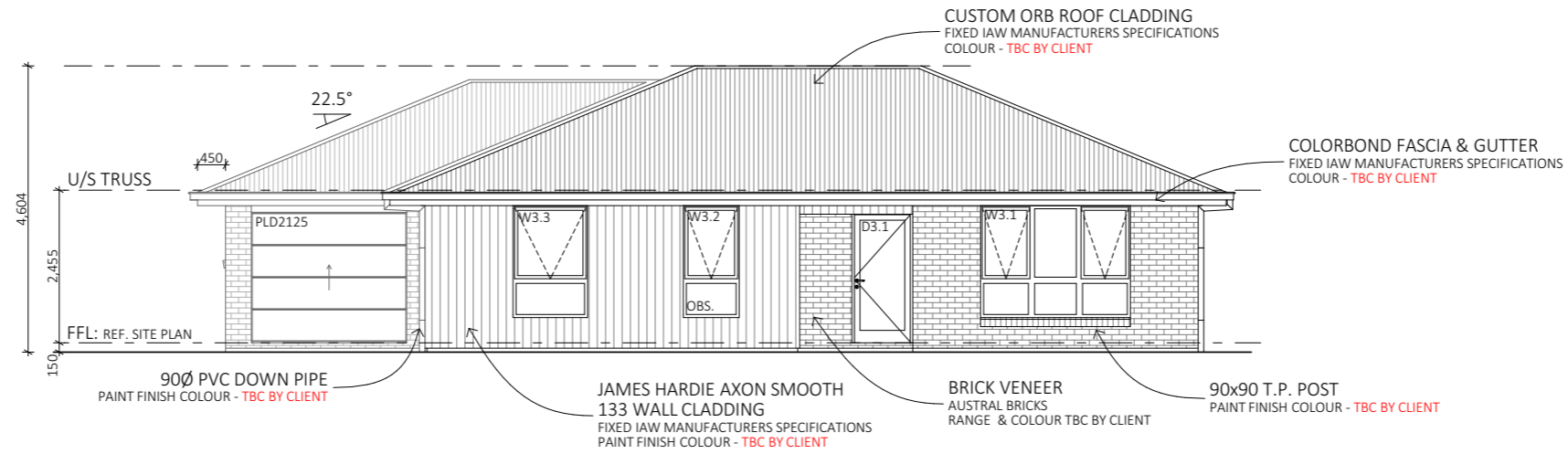
DRAWING
TYPE 2
ELEVATIONS

I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.
SIGNATURE: DATE:
SIGNATURE: DATE:

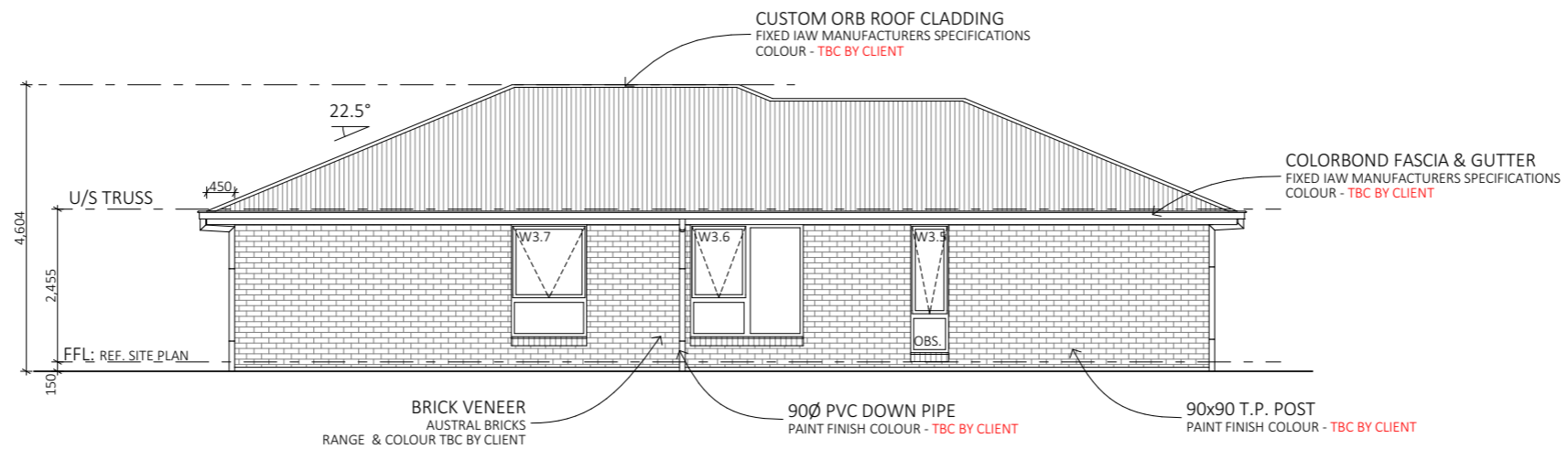
COPYRIGHT:
This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT	DRAWN	D.M.	DRAWING	19/24
R2	06/07/2023	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:100

Received
14.08.2023



ELEVATION A



ELEVATION B



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
HARLEY DEVELOPMENTS PTY LTD
SITE ADDRESS:
33 YOUL ROAD,
PERTH, 7300.

DRAWING
TYPE 3
ELEVATIONS

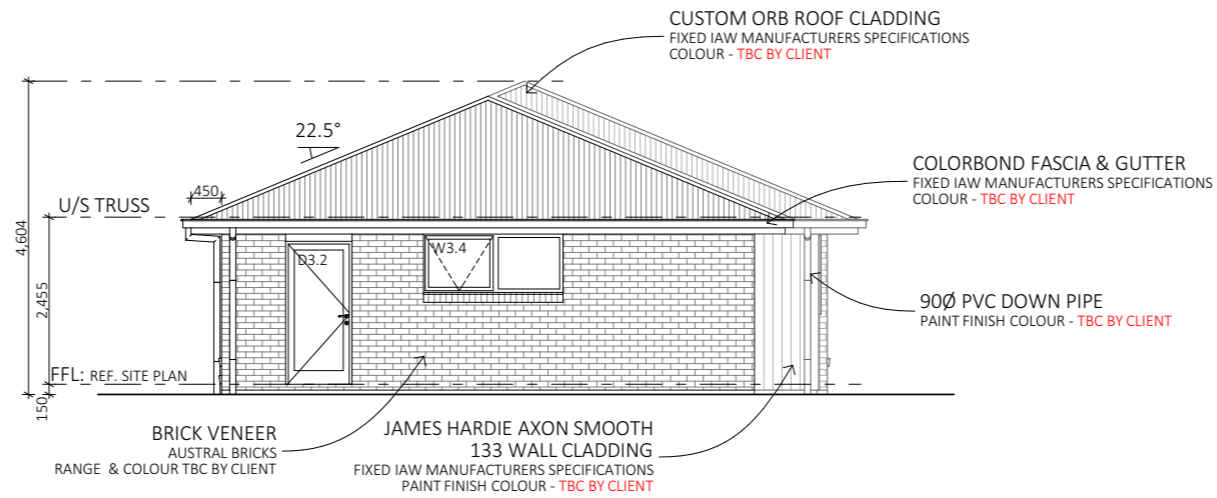
I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.
SIGNATURE: DATE:
SIGNATURE: DATE:

COPYRIGHT:
This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT	DRAWN	D.M.	DRAWING	20/24
R2	06/07/2023	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:100

Received

14.08.2023



ELEVATION C



ELEVATION D



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 HARLEY DEVELOPMENTS PTY LTD
 SITE ADDRESS:
 33 YOUL ROAD,
 PERTH, 7300.

DRAWING
 TYPE 3
 ELEVATIONS

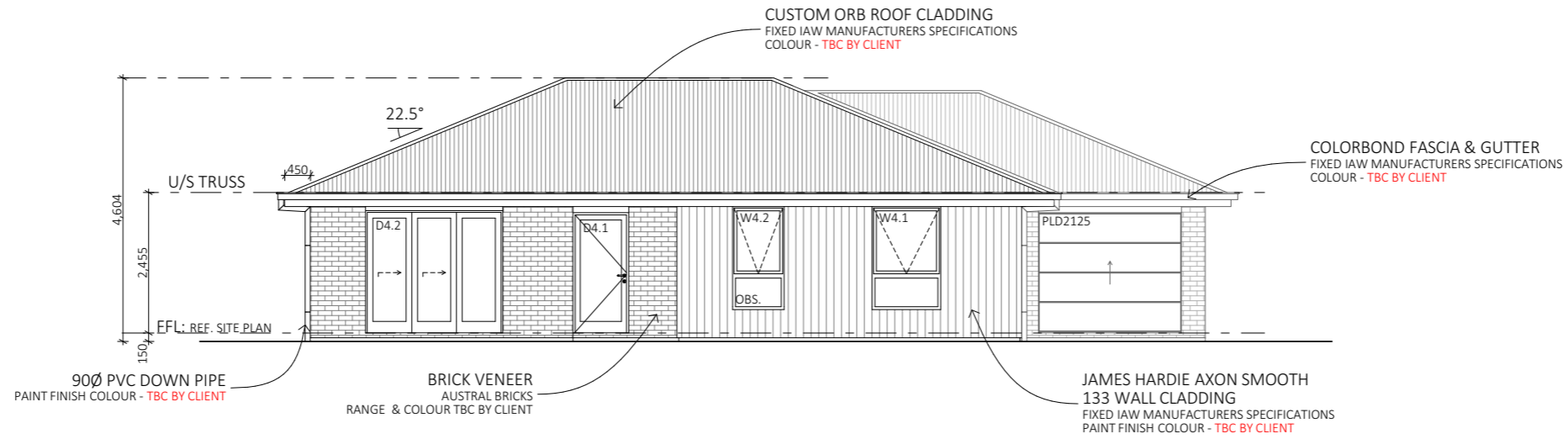
I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.
 SIGNATURE: DATE:
 SIGNATURE: DATE:

COPYRIGHT:
 This is the sole property of Design To
 Live, and may not be used in whole,
 or in part without written or formal
 consent from Design To Live. Legal
 action will be taken against any
 person/s infringing the copyright.

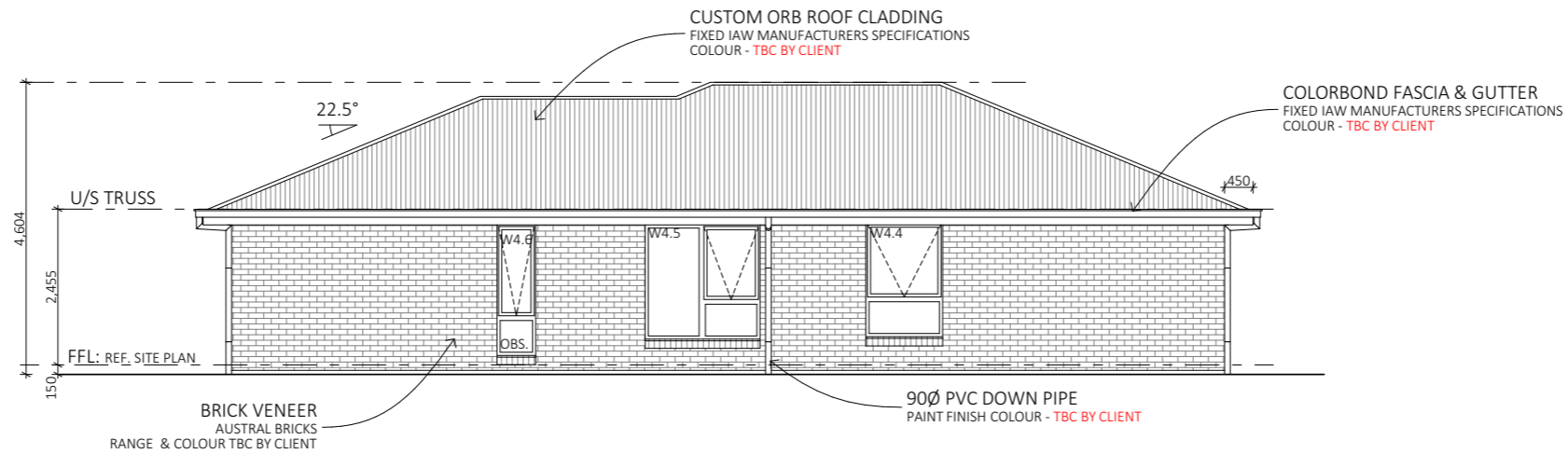
REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT	DRAWN	D.M.	DRAWING	21/24
R2	06/07/2023	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:100

Received

14.08.2023



ELEVATION A



ELEVATION B



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 HARLEY DEVELOPMENTS PTY LTD
 SITE ADDRESS:
 33 YOUL ROAD,
 PERTH, 7300.

DRAWING
 TYPE 4
 ELEVATIONS

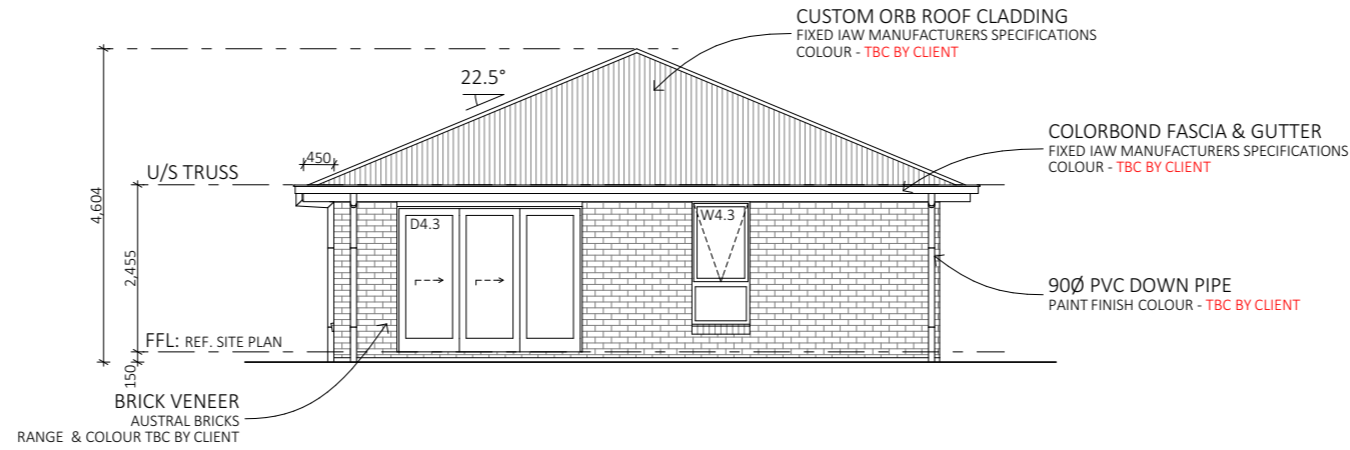
I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.
 SIGNATURE: DATE:
 SIGNATURE: DATE:

COPYRIGHT:
 This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

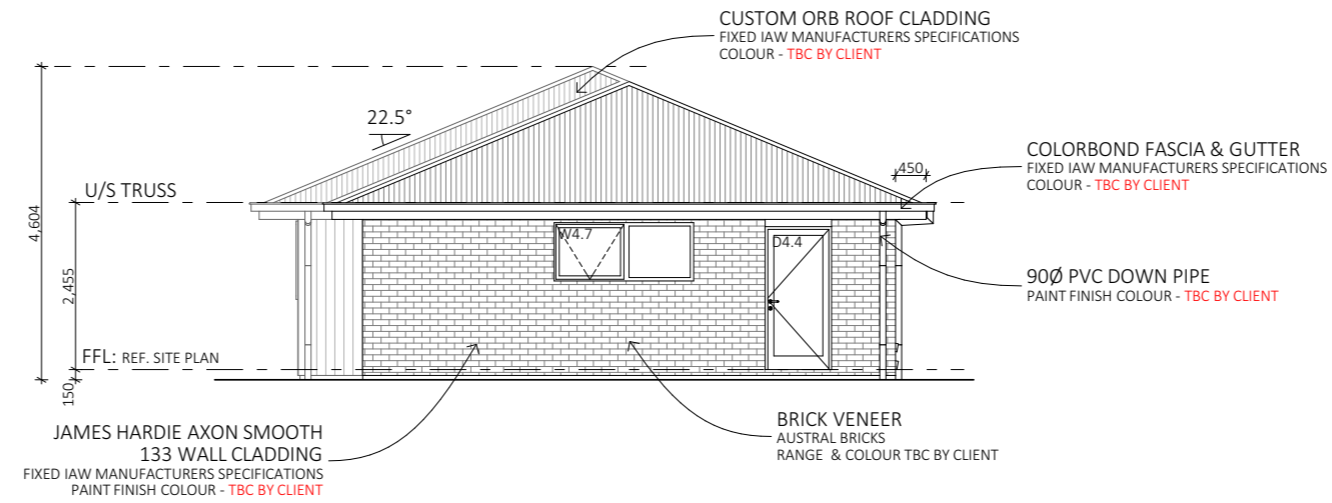
REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT	DRAWN	D.M.	DRAWING	22/24
R2	06/07/2023	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:100

Received

14.08.2023



ELEVATION C



ELEVATION D



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 HARLEY DEVELOPMENTS PTY LTD
 SITE ADDRESS:
 33 YOUL ROAD,
 PERTH, 7300.

DRAWING
 TYPE 4
 ELEVATIONS

I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.
 SIGNATURE: DATE:
 SIGNATURE: DATE:

COPYRIGHT:
 This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT	DRAWN	D.M.	DRAWING	23/24
R2	06/07/2023	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:100

Received

14.08.2023



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 HARLEY DEVELOPMENTS PTY LTD
 SITE ADDRESS:
 33 YOUL ROAD,
 PERTH, 7300.

DRAWING
 PERSPECTIVES

I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.
 SIGNATURE: _____ DATE: _____
 SIGNATURE: _____ DATE: _____

COPYRIGHT:
 This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	YLRD33
R1	06/09/2022	CONCEPT				
R2	06/07/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	24/24
			CHECKED	M.L.	SCALE (@A3)	NTS

Our ref: PLN-23-0131



27/07/2023

Denika McDonald -Hodges
202 Wellington St
LAUNCESTON 7250
By email: denika@designtolive.com.au

Dear Denika,

**Additional Information Required for Planning Application PLN-23-0131
Multiple Dwellings x 11 (1 Existing 10 New)(Perth SAP; Density, 2nd crossover) at 33 Youl Road, Perth**

Thank you for your application. The following additional information is required.

- The subject site is located within the Perth Specific Area Plan. NOR-S7.7.1 P1 is to be demonstrated in a written submission as the site area per dwelling is less than 400m². *Please note that as the density is sought to be varied, the application will regardless of whether any representation received, be decided by the Planning Authority at a Council meeting as per a Council direction.*
- A written submission is required to demonstrate compliance with Clause 8.4.2 Setbacks and building envelope for all dwelling P2, as the garage for Unit 1 is less than 5.5m from a primary frontage.
- Provide confirmation that each dwelling is provided with a minimum private open space of 60m² in accordance with Clause 8.4.3 Site coverage and private open space for all dwellings A1(b).
- Provide updated plans / written submission to demonstrate compliance with Clause 8.4.6 Privacy for all dwellings P3 due to the current driveway proximity to windows of habitable rooms.
- Provide details/ written submission to demonstrate compliance with Clause 8.4.7 Frontage fences for all dwellings P1 as the fence proposed at 1.8m in height and south of Unit 1 is <4.5m from a frontage.
- Provide an updated landscape plan to include bin storage area for the existing dwelling to ensure compliance with Clause 8.4.8 Waste storage for multiple dwellings.
- Provide a written submission to demonstrate compliance with Clause C2.6.3 Number of accesses for vehicles P1 as a second access is proposed to Youl Road.
- Provide updated plan / written submission to demonstrate compliance with Clause C2.6.5 Pedestrian access A1.1/P1 as the use requires more than 10 car parking spaces.
- Council's Works and Infrastructure Department have reviewed the proposal and require the following additional information:

- The plans state that there is to be a proposed stormwater extension, please provide a design plan and a stormwater report by a suitably qualified person, including levels, pipe sizes and calculations for the proposed extension.
- A section of the subject site near the proposed front unit (Unit 1) is subject to ponding. The Flood Prone Areas Code applies. Depths peak at 200mm in the 1% CC event in this area. The Department would not have any issue with proposed filling to match the surrounding surface levels, and or ensuring floor levels are say 50mm above this flood level (164.34 m AHD +0.05m). Amended Plans are required.

It appears that the roadside drainage may actually contribute to the ponding. The existing kerb appears to finish north of the property. It is recommended that as part of the stormwater main extension and driveway crossovers proposed, an extension to the kerb to the SW corner of the development, with a collection pit at the end point is provided on amended plans and will form part of the works to be undertaken by the developer.

In accordance with section 51(1AC) of the *Land Use Planning and Approvals Act 1993*, the following information is required to make a valid application under clause 6.1 of the *Tasmanian Planning Scheme – Northern Midlands*

- The proposal includes a second crossover to Youl Road and stormwater main extension within the road reservation. Youl Road is currently a Department of State Growth asset, and therefore in accordance with Section 52(1)(b) of the *Land Use Planning and Approvals Act 1993*, as works are proposed within the road reservation, consent is required to the making of the application from the Department.

This information is required under section 54 of the *Land Use Planning and Approvals Act 1993*. In accordance with section 54 (2) of the Act, the statutory period for determining the application will not recommence until the requested information has been satisfactorily supplied.

Please send any emails to planning@nmc.tas.gov.au including the reference **PLN-23-0131**.

If you have any questions, please contact me on 6397 7303, or e-mail planning@nmc.tas.gov.au

Yours sincerely



Rebecca Green
Planning Consultant

Our ref: PLN-23-0131



3/08/2023

Denika McDonald -Hodges
202 Wellington St
LAUNCESTON 7250
By email: denika@designtolive.com.au

Dear Denika,

Additional Information Required for Planning Application PLN-23-0131
Multiple Dwellings x 11 (1 Existing 10 New)(Perth SAP; Density, 2nd crossover) at 33 Youl Road, Perth

Thank you for your application and additional information received 1 August 2023. The following additional information is required.

- Provide updated plans / written submission to demonstrate compliance with Clause 8.4.6 Privacy for all dwellings P3 due to the current driveway proximity to windows of habitable rooms.

Not yet satisfied. Please note that habitable rooms include living rooms and therefore the windows particularly of the living rooms of Units 8, 9 and 10 have not been considered against this provision.

- Council's Works and Infrastructure Department have reviewed the proposal and require the following additional information:
 - The plans state that there is to be a proposed stormwater extension, please provide a design plan and a stormwater report by a suitably qualified person, including levels, pipe sizes and calculations for the proposed extension.
 - A section of the subject site near the proposed front unit (Unit 1) is subject to ponding. The Flood Prone Areas Code applies. Depths peak at 200mm in the 1% CC event in this area. The Department would not have any issue with proposed filling to match the surrounding surface levels, and or ensuring floor levels are say 50mm above this flood level (164.34 m AHD +0.05m). Amended Plans are required.

It appears that the roadside drainage may actually contribute to the ponding. The existing kerb appears to finish north of the property. It is recommended that as part of the stormwater main extension and driveway crossovers proposed, an extension to the kerb to the SW corner of the development, with a collection pit at the end point is provided on amended plans and will form part of the works to be undertaken by the developer.

Not yet satisfied.

In accordance with section 51(1AC) of the *Land Use Planning and Approvals Act 1993*, the following information is required to make a valid application under clause 6.1 of the *Tasmanian Planning Scheme – Northern Midlands*

- The proposal includes a second crossover to Youl Road and stormwater main extension within the road reservation. Youl Road is currently a Department of State Growth asset, and therefore in accordance with Section 52(1)(b) of the *Land Use Planning and Approvals Act 1993*, as works are proposed within the road reservation, consent is required to the making of the application from the Department.

Not yet satisfied.

This information is required under section 54 of the *Land Use Planning and Approvals Act 1993*. In accordance with section 54 (2) of the Act, the statutory period for determining the application will not recommence until the requested information has been satisfactorily supplied.

Please send any emails to planning@nmc.tas.gov.au including the reference **PLN-23-0131**.

If you have any questions, please contact me on 6397 7303, or e-mail planning@nmc.tas.gov.au

Yours sincerely

A handwritten signature in black ink that reads "Rebecca Green". The signature is written in a cursive style with a large initial 'R'.

Rebecca Green
Planning Consultant

Received
08/09/2023



Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

6ty Pty Ltd
ABN 27 014 609 900
Architectural
ASBP No. CC48741
Structural / Civil
ABP No. CC16331

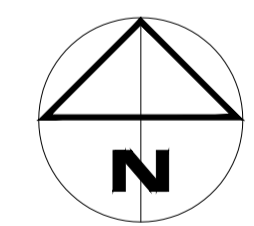
Tamar Suite 103
The Charles
287 Charles Street
Launceston Tasmania
P (03) 6332 3300



57 Best Street
Devonport Tasmania
P (03) 6424 7161

CONTROLLED DOCUMENT

ISSUE	DATE	ISSUED FOR	REV.
01	07.09.23	AIR PLANNING APPROVAL	



DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH: BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: UNIT DEVELOPMENT

AT: 33 YOUL ROAD, PERTH

FOR: HARLEY DEVELOPMENTS P/L

DRAWING: CIVIL WORKS
SITE PLAN OVERALL
NEW SW AND KERB WORKS

DESIGNED: CGB DRAWN: PAS CHECKED:

SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 23.229 DRAWING No. AP01 REV.

Our ref: PLN-23-0131

12/09/2023

Denika McDonald -Hodges
202 Wellington St
LAUNCESTON 7250
By email: denika@designtolive.com.au



Dear Denika,

Additional Information Required for Planning Application PLN-23-0131
Multiple Dwellings x 11 (1 Existing 10 New)(Perth SAP; Density, 2nd crossover) at 33 Youl Road, Perth

Thank you for your application and additional information received 8 September 2023. The following additional information is required.

- Council's Works and Infrastructure Department have reviewed the proposal and require the following additional information:

Provide calculations to demonstrate that the system has sufficient capacity to take the additional water. This information would suffice as a stormwater report on this application now. Also, Council would like some clarification on why the pipe changes direction rather than continuing along the same alignment and why the manhole is further inside the property and not on the boundary.

In accordance with section 51(1AC) of the *Land Use Planning and Approvals Act 1993*, the following information is required to make a valid application under clause 6.1 of the *Tasmanian Planning Scheme – Northern Midlands*

- The proposal includes a second crossover to Youl Road and stormwater main extension within the road reservation. Youl Road is currently a Department of State Growth asset, and therefore in accordance with Section 52(1)(b) of the *Land Use Planning and Approvals Act 1993*, as works are proposed within the road reservation, consent is required to the making of the application from the Department.

Not yet satisfied.

This information is required under section 54 of the *Land Use Planning and Approvals Act 1993*. In accordance with section 54 (2) of the Act, the statutory period for determining the application will not recommence until the requested information has been satisfactorily supplied.

Please send any emails to planning@nmc.tas.gov.au including the reference **PLN-23-0131**.

If you have any questions, please contact me on 6397 7303, or e-mail planning@nmc.tas.gov.au

Yours sincerely

A handwritten signature in black ink that reads "Rebecca Green". The signature is written in a cursive style with a large, stylized 'R' and 'G'.

Rebecca Green
Planning Consultant

Rosemary Jones

From: Thomas Cotton <tcotton@6ty.com.au>
Sent: Thursday, 28 September 2023 11:34 AM
To: NMC Planning
Subject: Email to Applicant - Additional Information Request PLN-23-0131 no. 3 Youl RD

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning Rebecca

We have done some modelling with drains to determine the existing stormwater flow vs the proposed site stormwater flow. We used a Horton/ILSAX model, using a soil type 3 and climate modifier of 1.163.

AEP	Existing L/s (3%)	Final L/s (76%)
1	82	122
2	62	103
5	41	76
10	22	65
20	3	55

Could you please pass this information onto the plumbing department for input into their system design

Any questions let me know

Cheers



Thomas Cotton
 Director | Building Services Engineer
 0407923929
Measured form and function

Tamar Suite 103, The Charles
 287 Charles Street, Launceston
 7250
 PO Box 63, Riverside 7250
 P 03 6332 3300
 E tcotton@6ty.com.au
 W 6ty.com.au
 ARCHITECTURE | SURVEYING
 | ENGINEERING | PLANNING

CONFIDENTIALITY NOTICE AND DISCLAIMER The information in this transmission may be confidential and/or protected by legal professional privilege and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, please immediately contact this office by telephone, fax or email, to inform us of the error and to enable arrangements to be made for the destruction of the transmission, or its return at our cost. No liability is accepted for any unauthorised use of the information contained in this transmission.



Our ref: PLN-23-0131



5/10/2023

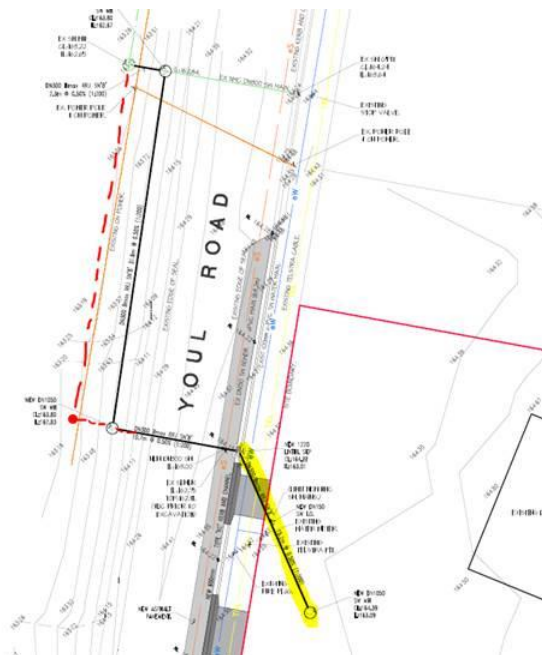
Denika McDonald -Hodges
202 Wellington St
LAUNCESTON 7250
By email: denika@designtolive.com.au

Dear Denika,

**Additional Information Required for Planning Application PLN-23-0131
Multiple Dwellings x 11 (1 Existing 10 New)(Perth SAP; Density, 2nd crossover) at 33 Youl Road, Perth**

Thank you for your application and additional information received 8 September 2023 and 28 September 2023. The following additional information is required.

- Council's Works and Infrastructure Department have reviewed the proposal and information received from Thomas Cotton on 28th September 2023 and require the following additional information:
1. The Department are generally satisfied with the proposed pipeline, however would like some information as to why the yellow highlighted pipe has been proposed. Could a service connection to the proposed side-entry pit suffice? Also, is it possible to avoid the dogleg and do something more like the red-dashed line below?



2. According to Councils modelling of the public stormwater system, including the greater catchment, that the proposed new main connects to has insufficient capacity in the 20% AEP (inclusive of climate change). Therefore, onsite detention will be required. Please provide a design plan and stormwater modelling report showing onsite detention for the proposed units in accordance with Council's onsite detention policy. Please note: the policy provides detention volumes based on detaining the 1 in 20-year event, assuming overflows to the street can occur. If overflows from the site will pass onto neighbouring private property, the 1 in 100-year event must be detained. The detention volumes provided in Table 1 of the policy are suitable where all runoff from the site is directed to a single detention volume. Where the 100-year storm is detained and/or disparate/separate detention volumes are proposed, calculations of the system need to be provided in accordance with the requirements of Australian Rainfall and Runoff 2019.

In accordance with section 51(1AC) of the *Land Use Planning and Approvals Act 1993*, the following information is required to make a valid application under clause 6.1 of the *Tasmanian Planning Scheme – Northern Midlands*

- The proposal includes a second crossover to Youl Road and stormwater main extension within the road reservation. Youl Road is currently a Department of State Growth asset, and therefore in accordance with Section 52(1)(b) of the *Land Use Planning and Approvals Act 1993*, as works are proposed within the road reservation, consent is required to the making of the application from the Department.

Not yet satisfied.

This information is required under section 54 of the *Land Use Planning and Approvals Act 1993*. In accordance with section 54 (2) of the Act, the statutory period for determining the application will not recommence until the requested information has been satisfactorily supplied.

Please send any emails to planning@nmc.tas.gov.au including the reference **PLN-23-0131**.

If you have any questions, please contact me on 6397 7303, or e-mail planning@nmc.tas.gov.au

Yours sincerely



Rebecca Green
Planning Consultant



Postal Address
 PO Box 63
 Riverside
 Tasmania 7250
 W 6ty.com.au
 E admin@6ty.com.au

6ty Pty Ltd
 ABN 27 014 609 900

Architectural
 ASBP No. CC48741
Structural / Civil
 ABP No. CC16331

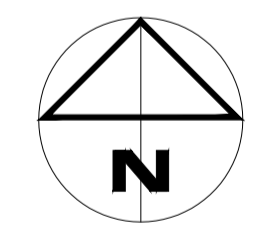
Tamar Suite 103
 The Charles
 287 Charles Street
 Launceston Tasmania
 P (03) 6332 3300

57 Best Street
 Devonport Tasmania
 P (03) 6424 7161

APPROVED COMPANY
 ISO 9001
 Quality
 Management Systems
 QMS

CONTROLLED DOCUMENT

ISSUE	DATE	ISSUED FOR	REV.
01	07.09.23	AIR PLANNING APPROVAL	
02	05.10.23	AIR PLANNING APPROVAL	A



DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH: BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: UNIT DEVELOPMENT

AT: 33 YOUL ROAD, PERTH

FOR: HARLEY DEVELOPMENTS P/L

DRAWING: CIVIL WORKS
 SITE PLAN OVERALL
 NEW SW AND KERB WORKS

DESIGNED: CGB DRAWN: PAS CHECKED:

SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 23.229 DRAWING No. AP01 REV. A

Rebecca Green

From: Peter Sluce
Sent: Friday, 13 October 2023 10:13 AM
To: Thomas Cotton
Subject: RE: Additional Information Request PLN-23-0131 33 33 Youl Road, Perth
Attachments: 23.229-AP01-A 23-10-05.pdf

Hi Tom,

Revised drawing attached defining the limit of new council SW mains at the IO and the draft alignment of the internal private SW mains DN300 @ 0.50%.

Regarding Cameron's questions on the proposed SW alignment in Youl Road, we have not gone parallel from the existing manhole in Youl Road, due to the existing overhead power lines and power pole.

Major concern being trenching at depth past the ground loaded side of the power pole, just to the south of the existing manhole and then having to trench and construct new sw mains below the overhead mains.

The limit of new NMC mains was always shown and noted as being at the IO just beyond the new SEP, pipework beyond that was always to be private, have changed drawing line weights to clarify.

As per your detention calcs final size of SW connection main can be confirmed at BA stage, connection was shown as DN300 at 0.50% to have capacity to service the rear of the property.

Believe Design to Live are arranging the DSG approval.

Regards
Peter



Peter Sluce

Civil Designer

0418144981

**Measured form and
function**

Tamar Suite 103, The Charles
287 Charles Street, Launceston
7250
PO Box 63, Riverside 7250
P 03 6332 3300
E psluc@6ty.com.au
W 6ty.com.au
ARCHITECTURE | SURVEYING |
ENGINEERING | PLANNING

CONFIDENTIALITY NOTICE AND DISCLAIMER The information in this transmission may be confidential and/or protected by legal professional privilege and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, please immediately contact this office by telephone, fax or email, to inform us of the error and to enable arrangements to be made for the destruction of the transmission, or its return at our cost. No liability is accepted for any unauthorised use of the information contained in this transmission.



From: Thomas Cotton <tcotton@6ty.com.au>
Sent: Friday, October 13, 2023 9:31 AM
To: Peter Sluce <PSluc@6ty.com.au>
Subject: FW: Additional Information Request PLN-23-0131 33 33 Youl Road, Perth

From: Thomas Cotton
Sent: Thursday, 12 October 2023 2:01 PM
To: NMC Planning
Cc: Cameron Oakley
Subject: Additional Information Request PLN-23-0131 33 33 Youl Road, Perth

Good Afternoon Rebecca

Please see below response to latest council RFI

Stormwater Detention Design

The stormwater detention system will be designed in accordance with the Northern Midlands Council On-Site Stormwater Detention Policy. The design will capture the roof water and paved surfaces and control the flow of up to a 1% AEP Storm ensure there are no overflows to neighbouring properties. The site is 4004m² and based on the guidelines we have a permissible flow of 35.151L/s . The impervious fraction is approx. 75% and the detention volume require is 17.2m². We will provide a stormwater report, outline calculation methods, detention volume, overflow paths and site outflow flow data as part of the building approval submission.

If you need any further information, please let me know

Cheers



**Thomas
Cotton**

Director | Building
Services Engineer

**Measured form
and function**

Tamar Suite 103, The
Charles
287 Charles Street,
Launceston 7250
PO Box 63, Riverside
7250
P 03 6332 3300
E tcotton@6ty.com.au
W 6ty.com.au
ARCHITECTURE |
SURVEYING |
ENGINEERING |
PLANNING

CONFIDENTIALITY NOTICE AND DISCLAIMER The information in this transmission may be confidential and/or protected by legal professional privilege and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised.

If you have received the transmission in error, please immediately contact this office by telephone, fax or email, to inform us of the error and to enable arrangements to be made for the destruction of the transmission, or its return at our cost. No liability is accepted for any unauthorised use of the information contained in this transmission.



Rosemary Jones

From: Siale, Vili <Vili.Siale@stategrowth.tas.gov.au>
Sent: Friday, 24 November 2023 11:22 AM
To: NMC Planning
Subject: RE: Referral to Department of State Growth of Planning Application PLN-23-0131 - 33 Youl Road, Perth TAS 7300

Our Reference: D23/290395

Dear Sylvia,
Thank you for your email.

Following a review of the related documents, the Department has no objections. Please note that we have omitted the need for TIA in a similar development within this vicinity and the same can be applied to this development, for consistency.

If you have any further queries regarding this matter, please let me know.

Regards,
Vili.

Vili Siale | [Traffic Engineering Liaison Officer](#)
Traffic Engineering | Network Performance
Infrastructure Tasmania | Department of State Growth
11A Goodman Court, INVERMAY TAS 7248 | GPO Box 536, Hobart TAS 7001
Ph. (03) 6777 1951 | Mb. 0439 101 614
www.stategrowth.tas.gov.au

Courage to make a difference through
TEAMWORK | INTEGRITY | RESPECT | EXCELLENCE

My current work pattern:

Monday	Tuesday	Wednesday	Thursday	Friday
Office	Office	Office	WFH	WFH

From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Friday, 24 November 2023 9:18 AM
To: Development <Development@stategrowth.tas.gov.au>
Subject: Referral to Department of State Growth of Planning Application PLN-23-0131 - 33 Youl Road, Perth TAS 7300

24/11/2023

Department of State Growth
via email to: Development@stategrowth.tas.gov.au

Referral to Department of State Growth of Planning Application PLN-23-0131 - 33 Youl Road, Perth (works within Youl Rd road reservation) TAS 7300

The following planning application has been received under the *Northern Midlands Interim Planning Scheme 2013*.

NMC ref no:	PLN-23-0131
Site:	33 Youl Road, Perth (works within Youl Rd road reservation) TAS 7300
Proposal:	Multiple Dwellings x 11 (1 Existing 10 New)(Perth SAP; Density, 2nd crossover)
Applicant:	
Use class:	Residential
Zone:	8.0 General Residential
Development status:	Discretionary
Notes:	The subject site is in a 50kph zone.

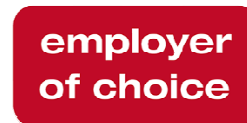
Attached is a copy of the application, plans/documentation relating to the proposal. It would be appreciated if you could return any comments, or notification that you do not wish to comment on the application, within fourteen (14) days of the date of this letter. If you have any queries, please telephone Council's Development Services Department on 6397 7301 or e-mail planning@nmc.tas.gov.au

Attachments: Application & supporting documentation as pdf

Sylvia Goldspink



| Northern Midlands Council
 Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
 T: (03) 6397 7303 | F: (03) 6397 7331
 E: | W: www.northernmidlands.tas.gov.au



Northern Midlands Council Confidentiality Notice and Disclaimer:

The information in this transmission, including attachments, may be confidential (and/or protected by legal professional privilege), and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, please advise this office by return email and delete all copies of the transmission, and any attachments, from your records. No liability is accepted for unauthorised use of the information contained in this transmission. Any content of this message and its attachments that does not relate to the official business of the Northern Midlands Council must be taken not to have been sent or endorsed by it or its officers unless expressly stated to the contrary. No warranty is made that the email or attachment(s) are free from computer viruses or other defects.

CONFIDENTIALITY NOTICE AND DISCLAIMER

The information in this transmission may be confidential and/or protected by legal professional privilege, and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, please immediately contact this office by telephone, fax or email, to inform us of the error and to enable arrangements to be made for the destruction of the transmission, or its return at our cost. No liability is accepted for any unauthorised use of the information contained in this transmission.

From: Council Referrals <Council.Referrals@tasnetworks.com.au>
Sent: Thursday, 14 December 2023 4:39 PM
To: NMC Planning
Subject: RE: TasNetworks_Referral PLN23-0131 33 Youl Rd Perth - CN23-266243

Hi,

Thank you for your email on 24/11/2023 referring the abovementioned development.

Based on the information provided, the development is not likely to adversely affect TasNetworks' operations.

As with any multiple dwellings of this magnitude, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to this development. To understand what these requirements may entail, it is recommended you advise the proponent to contact TasNetworks on 1300 137 008 or submit an application via our website connections portal <https://connections.tasnetworks.com.au/Identity/Account/Login> at their earliest convenience.

Kind Regards,

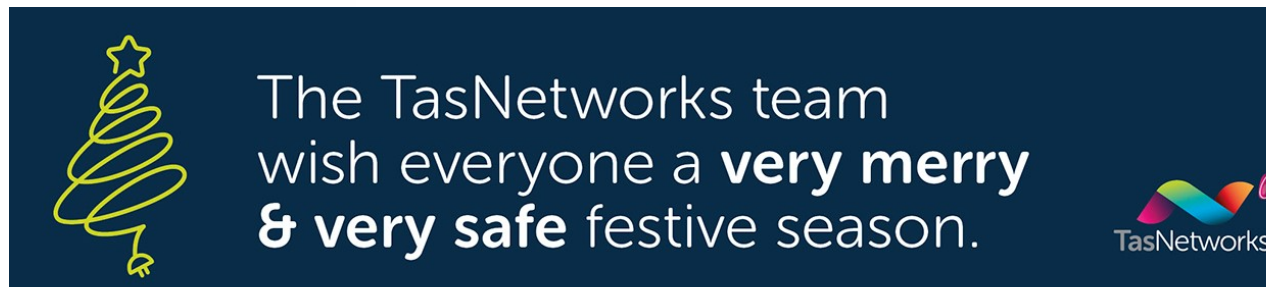
Belinda Lehner

Customer Relationship Specialist

Negotiated Connection Applications Team

PH: 03 6324 7645 | Email: belinda.lehner@tasnetworks.com.au

Work Hours: Mon/Tue/Thu 8:30 -4:30; Wed & Fri 8:30-3pm.



In the true spirit of giving, TasNetworks has donated \$10,000 to the Multicultural Women's Council of Tasmania to support their work with migrant women. This funding will be used to provide a culturally diverse Christmas function for migrant families, allowing them to celebrate with their neighbours and experience the hospitality and

From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Friday, November 24, 2023 9:23 AM
To: Council Referrals <Council.Referrals@tasnetworks.com.au>
Subject: TasNetworks_Referral PLN23-0131 33 Youl Rd Perth - CN23-266243

Good Morning



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-23-0131	Council notice date	27/07/2023
TasWater details			
TasWater Reference No.	TWDA 2023/01005-NMC	Date of response	17/08/2023
TasWater Contact	Al Cole	Phone No.	0439605108
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	33 YOUL RD, PERTH	Property ID (PID)	6744270
Description of development	Multiple Dwellings x 11 (1 ex, 10 new)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Design to Live	Location Plan	R2	06/07/2023
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.			
Advice: The proposed water and sewer connections do not meet relevant standards and must be amended prior to applying for a Certificate for Certifiable Work (Building and/or Plumbing).			
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.			
3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
DEVELOPER CHARGES			
4. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$12, 650.40 to TasWater for water infrastructure for 7.2 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.			
5. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$15,813.00 to TasWater for sewerage infrastructure for 9.0 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.			



DEVELOPMENT ASSESSMENT FEES

6. The applicant or landowner as the case may be, must pay a development assessment fee of \$389.86, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Developer Charges

For information on Developer Charges please visit the following webpage - <https://www.taswater.com.au/building-and-development/developer-charges>

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

From: bayturn@bigpond.net.au
Sent: Friday, 8 December 2023 1:49 PM
To: NMC Planning
Subject: Objections to proposed high density development at 33 Youl Road, Perth
Attachments: [IMG_0275.jpg](#); [IMG_1908.jpg](#); [IMG_0265.jpg](#); [IMG_0263.jpg](#); [IMG_0267.jpg](#)

Follow Up Flag: Follow up
Flag Status: Completed

Attention : The General Manager

**OBJECTIONS TO THE PROPOSED HIGH DENSITY DEVELOPMENT APPLICATION – 33
YOUL ROAD PERTH**

1. Believe there are currently too many low and high density residences in a very small area.

Triangle section of land situated at the northern end of Perth bounded by Main Road on the eastern side and Youl Road on the western side – 23 dwellings (houses and units)

24 Main Road - 5 units

15 Little Mulgrave Street – 15 units

10 Phillip Street – 6 units

12 Phillip Street – Existing house and 2 units

9-11 Phillip Street – 8 units

13 Phillip Street – existing dwelling and 4 units

34 Youl Road – 4 units (Approved)

36 Youl Road – existing dwelling and a 4 lot sub-division (Approved)

31 Youl Road – 2 units

33 Youl Road – existing dwelling and 10 proposed units

TOTAL OF 87 DWELLINGS IF 33 YOUL ROAD APPROVED

2. It is noted that with this development the roof rainwater will be collected with the wastewater from inside the dwellings and removed via the stormwater drain but not rainwater from the pervious surfaces. This water will continue to be dispersed directly

onto the street or into neighbouring properties. We have grave concerns regarding the amount of pervious surfaces that have already been eroded by construction of dwellings, crossovers, driveways and paths which is compounded by continued warnings of extreme weather events attributed to global warming that the water will flood the properties bordering (and even beyond) the proposed development. We are still talking about the lack of stormwater drains and the problems associated with the flooding as you can see in the attached letter from 2002 and we have a lot more dwellings since then. The attached photos are of the latest storm event flooding at 43 Youl Road.

3. The number of mature trees and shrubs that are being removed to allow these developments to occur is criminal. If this is to continue for future developments, then the council should levy a fee of say \$100 per tree removed so that council can replant trees within other areas of the municipality to ensure continued benefits of their cooling and carbon capture so that the residents are not left to pick up the bill if the council wants to prevent towns becoming barren landscapes.
4. As the owner of 35 Youl Road, the following objections impact me. The 1.5m distance between the rear of each of the 4 units and the existing fence would have an impact on me and the owners of the 4 units. I have garden all along the fence line and have concerns that if I am working in that area, I would be uncomfortable to overhear conversations from inside the residences especially in warmer weather when doors and windows are open.
5. I understand that it is a requirement by council that developers provide the infrastructure for the development namely, footpath, kerb, and channel. My concern is that when it rains the footpath water will be designed to run into the kerb and channel. The new kerb and channel will be connected to the existing kerb and channel linked to Phillip Street but will stop at the southern boundary of 33 Youl Road and there does not appear to be any stormwater drain at the end of the kerb and channel. It would appear all the water will just flow over the entrance to my driveway and continue to flow down to the southern part of my property and even other properties. In the past when we have had heavy rainstorms flooding to my property has occurred on several occasions over the last 38 years.
6. Development standards – 10.3.1 Residential density for multiple dwellings – MULTIPLE DWELLINGS MUST HAVE A SITE AREA PER DWELLING NOT LESS THAN 400m². I acknowledge that there is also a caveat in the performance criteria that allows council discretion to over-ride the 400m² rule. Unit 1 is the only unit that complies with the multiple dwelling rule being 403.71m² while the remainder of the units vary from 319m² to as low as 194.68m². This development has been submitted as Strata development therefore all dwellings are classed as separate dwellings. The only way I can get the 364m² area as mentioned in the cover letter attached the development application from Design to Live is by dividing the total area of the block which is 4047m² by 11 dwellings. As under strata title these dwellings will be classed and separate dwellings the site requirements are not met.
7. The Design to Live cover letter also states that the Private Open Space per unit is 60m² but on the plans it is shown as 24m². Is this another situation where all the unbuilt on area is divided by 11 to obtain the 60m².

8. Removal of existing shed. As the original dwelling was constructed in 1980, I have a concern regarding possible asbestos in the shed. If the development is approved, I would like to think that if asbestos is on site that the council would advise me of when the demolition will commence.
9. The proposed stormwater detention system is for 35.15 litres per/s. Is this calculation based on past data or does it take into account predicted future extreme weather events?
10. The Finished Floor Level of the units to the U/S Truss is 2.455m plus the required 150mm from the ground for the slab totalling 2.605m which means that the dwelling excluding the roof is .805m above the 1.8m fence. There will be approximately .500m of window visible above the fence height which could possibly impact on my privacy. If the development is approved maybe one of the conditions is that the developer increase the height of the fence to 2.100m to preserve the privacy of myself and the owners.
11. As 6 out of the 10 proposed units are 3 bedroom, they could be occupied by families with 2 or more children. Unfortunately, the council are not able to prevent this so I have concerns for the noise level that could impact the surrounding residents many of whom are classed as elderly..
12. As this development is designed as a Strata development and as all units are considered as separate from each other, there is a possibility of worst-case scenario of 2 dogs and 2 cats per unit. The idea of that many cats using surrounding properties as their toilet facilities is worrying as there is very little area except the small garden beds in this development for them to use.. I know that the cats are supposed to be kept indoors but that is not policed due to the number of cats that currently appear daily on my property. Also, usually when you have dogs if one barks, they all seem to join in.
13. The other concerns I have are during the preparation and construction phase. These include -

Removal of trees – Many of the trees on 33 Youl Road have been planted very close to the fence and some of the larger trees have branches that extend metres into my property. I am very concerned about the potential damage that may occur to both the fence and my plants also to the soil if large roots are removed.

Dust created with the earthworks. The soil on these blocks is very sandy topsoil and combined with the wind that the area receives I am concerned of the impact on my ability to go about normal outdoor activities during this period.

Tradies parking their 4WD utes on both the road and nature strip outside the development site which will prevent me from seeing the traffic coming from the north and safely exiting my property. Also parking on my nature strip which will prevent me from mowing and also prevent me from using the nature strip to access my driveway to mow the grass in front of my house.



Mail: 202 Wellington St,
South Launceston 7249
A.B.N: 71 615 812 747
Phone: 6344 7319
Email: info@designtolive.com.au

12/12/2023

RE: Response to representations received to planning application PLN23 – 0131.

1. As pointed out by the representor there are several unit developments close to the proposal (within 100m), which means that the proposal does fit in with the character of the area. The state planning scheme allows us to consider the density of a development by dividing the total land area by the number of dwellings on site, less the access strip when the site is an internal lot. When applying this formula, the acceptable solution of 325m² per dwelling has been satisfied with the density of the proposal being 364m² per dwelling.

This proposal is subject to the NOR-S7.0 Perth Specific Area Plan which includes an acceptable solution for the density of multiple dwellings to be over 400m², while the acceptable solution has not been met the performance criteria can successfully be addressed.

NOR-S7.7 P1 – It has been demonstrated by suitably qualified professionals that the development will not exceed the capacity of infrastructures services.

- A) 2 other unit development within 100m of the site have a density compatible with the proposal.
 - 16 Phillip Street = 376m² / Dwelling
 - 14 Phillip Street = 297m² / Dwelling

As P1 a) is satisfied, P1 B) does not need to be addressed.

2. The proposed dwellings with capture rainwater from their roofs and the non-permeable surfaces will collect rainwater that will be directed in to pits and an OSD system which has designed by a hydraulic engineer. This will result in the site controlling any storm water better post construction that it would in its current state.
3. The proposed site is not in a scenic protection or priority vegetation zone allowing the shrubs and trees to be removed as part of the development. While I can appreciate the concern of the clearing of this site, it is also worth considering the benefit of higher density development that supresses suburban sprawl, which is responsible for significantly more vegetation removal.
4. The 1.5m setback from side boundaries meets the acceptable solution in the planning scheme. Being able to hear your neighbours when outside is part of living in suburbia.

5. The proposed gutter and curb will be detailed and constructed in a way that will not generate an adverse impact to adjoining property owners.
6. As discussed in dot point 1.
7. There are 2 different types of private open space that needs to be satisfied under the scheme, the 24m² needs to be at least 4m wide and in one area, while the 60m² can be any space that is not used for vehicular parking or circulation that is associated with the dwelling, both acceptable solutions have been met.
8. If the shed is found to contain asbestos, it will need to be removed by a licensed professional that would be highly trained to be able to remove the asbestos without leaving traces of it or generating any risk whatsoever to the property owners or adjoining property owners.
9. The OSD system is yet to be finalised, however they are generally required to be designed in a manner that the site will perform better post development than predevelopment.
10. The proposal meets the acceptable solution for privacy and overlooking and the finished floor levels are within 1m of the natural ground level, so this does not need to be considered from a planning perspective. However, if it would result in this representation being withdrawn, I am sure my client would be willing to increase the height of the fence where it adjoins the representor to 2.1m high.
11. It is correct that the demographic of the occupants can not be controlled, nor should it be.
12. While this is not a planning matter, it is common for Strata Developments to have more restrictions in their bylaws regarding what pets are allowed to be kept at a property, when compared to a stand alone dwelling.
13. The removal of trees that extend over boundaries are a civil and not a planning matter. When required dust can be suppressed by being watered down to not create a nuisance. There is enough room off and on site for safe legal parking during the construction of the proposal.

Regards



Mitch Lloyd – DTL Managing Director.

Received

28.11.2023

PLANNING APPLICATION Proposal

Description of proposal: 2 lot subdivision - Lot 1 to contain existing dwelling, lot 2 to be vacant
and for the outbuildings to be demolished

.....
.....
.....
.....
(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: 38 Hobhouse Street, Longford

and including 32 Hobhouse St Longford (sewer connection)

CT no: 215062/5

Estimated cost of project 147010/3

\$ NA

(include cost of landscaping, car parks etc for commercial/industrial uses)

Are there any existing buildings on this property? Yes / No

If yes – main building is used as Dwelling.....

If variation to Planning Scheme provisions requested, justification to be provided:

.....
.....
.....
.....
(attach additional sheets if necessary)

Is any signage required?
(if yes, provide details)



WOOLCOTT SURVEYS



EAST COAST
SURVEYING
CONSULTING SURVEYORS
& LAND PLANNERS

PLANNING REPORT

Application for subdivision (2 lots)

38 Hobhouse Street LONGFORD

October 2023

Job Number: L230903

Prepared by: Michelle Schleiger (michelle@woolcottsurveys.com.au)
Town Planner

Reviewed by: James Stewart (james@woolcottsurveys.com.au)
Senior Planner

Rev. no	Description	Date
1	Draft	19 October 2023
2	Final	25 October 2023
3		
4		

© Woolcott Surveys Pty Ltd

ABN 63 159 760 479

All rights reserved pursuant to the Copyright Act 1968

No material may be copied or reproduced without prior authorisation

Launceston | St Helens | Hobart

woolcottsurveys.com.au

Contents

1. Introduction.....	1
2. Subject site and proposal.....	1
2.1 Site details.....	1
2.2 Proposal.....	2
2.3 Images.....	2
3. Planning context.....	3
3.1 Zoning and overlays.....	3
4. Planning Scheme Zone Assessment.....	4
4.1 Zone assessment.....	4
4.2 Code Assessment.....	12
Conclusion.....	12
Annexure 1 – Certificate of Title Plan and Folio Text.....	13
Annexure 2 – Subdivision proposal plan.....	13

1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Subdivision of the land to 2 lots

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Woolcott Surveys

2. Subject site and proposal

2.1 Site details

Address	38 Hobhouse Street, Longford TAS 7301
Property ID	6732333
Title	215062/5
Land area	1031m ² estimated
Planning Authority	Northern Midlands Council
Planning Scheme	Tasmanian Planning Scheme – Northern Midlands
Covenants or Agreements	None
Application status	Discretionary application
Existing Access	Single access from Hobhouse Street – Council sealed road
Zone	General Residential
General Overlay	Longford Specific Area Plan
Overlays	Airport obstacle limitation area
Existing development	Existing single dwelling with outbuildings
Existing services and infrastructure	
Water	Reticulated main - TasWater
Sewer	Reticulated main - TasWater

Stormwater	Mains connection
------------	------------------

2.2 Proposal

The proposal is to undertake a subdivision to create 2 lots from the single parcel.

Lot 1 will contain the existing dwelling. Proposed Lot 2 will be a vacant lot. The outbuilding (garage) to the rear of the dwelling will be demolished. Please see the proposal plans at Annexure 2 for details.

# Lot	Area m ²	Frontage	Proposed development
1	511	17.32m	Existing residence to be retained Garage to be demolished
2	511	4m	Vacant lot (Garage to be demolished, secondary shelter and shed retained as existing development)

The development includes reticulated water, sewer and stormwater to be maintained for the existing dwelling from proposed Lot 1. The proposed Lot 2 will have all reticulated service connections made.

The existing access will be widened and a right of way applied to allow vehicle access to each lot.

2.3 Images



Figure 1 – Aerial view of the subject site (Source: LISTMap)

3. Planning context

3.1 Zoning and overlays

The site is zoned General Residential under the Scheme.



Figure 2 Zoning of the subject site and surrounding area (Source: LISTMap)

The subject site is affected by the Airport obstacle limitation area (hatching).

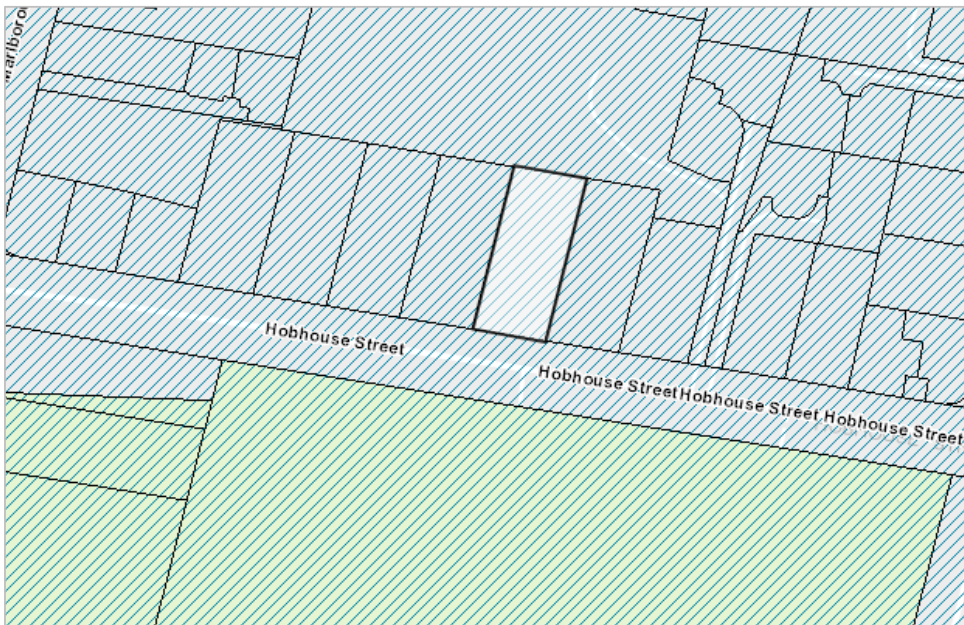


Figure 3 - Overlays affecting the subject site (Source: LISTMap).

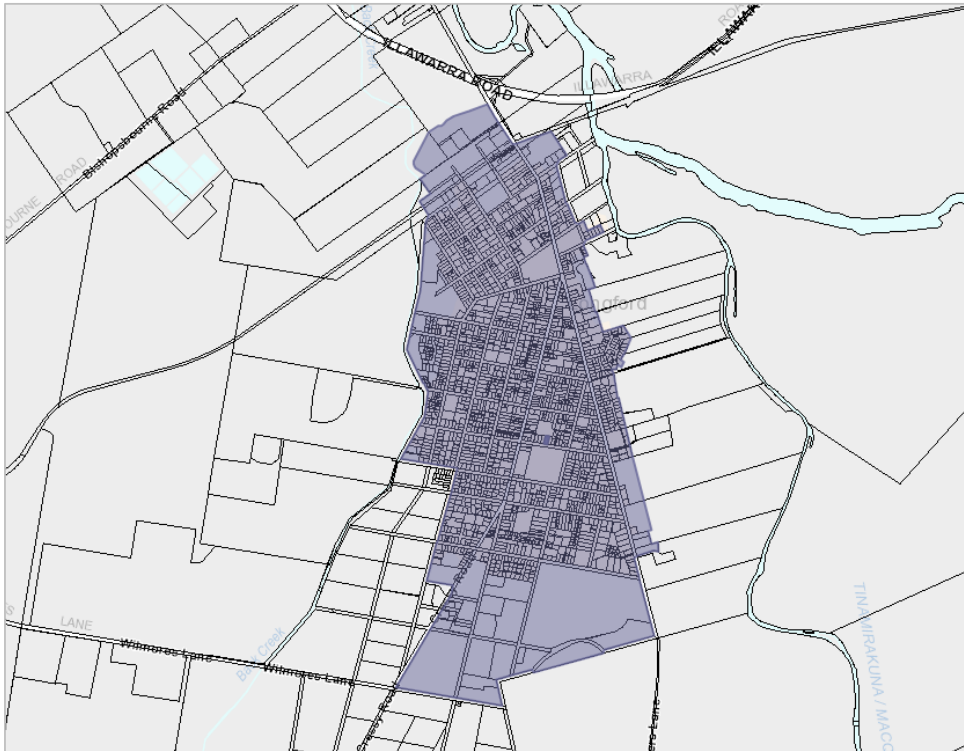


Figure 4 Area affected by the Longford Specific Area Plan (Source: LISTMap)

4. Planning Scheme Zone Assessment

4.1 Zone assessment

7.10 Development not Required to be Categorised into a Use Class

7.10.1 An application for development that is not required to be categorised into one of the Use Classes under subclause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under subclause 7.3.1, may be approved at the discretion of the planning authority.

6.2.6 Notwithstanding subclause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.

Response

The proposed subdivision does not need to be categorised into a use class. The subdivision is consistent with the purpose of the zone.

NOR-S6.0 Longford Specific Area Plan

NOR-S6.8 Development Standards for Subdivision

NOR-S6.8.2 Lot design – urban

This clause is in addition to General Residential Zone – clause 8.6.1 Lot design.

Objective	
<p>That each lot:</p> <ul style="list-style-type: none"> a) has an area and dimensions appropriate for the use and development; b) is provided with appropriate access to a road; c) contains areas which are suitable for development appropriate to the purpose of the zone and specific area plan, located to avoid natural hazards; and d) is oriented to provide solar access for future dwellings. 	
Acceptable Solutions	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> a) have an area of not less than 600m² and: <ul style="list-style-type: none"> i. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and ii. existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; or b) be required for public use by the Crown, a council or a State authority; or c) be required for the provisions of Utilities; or d) (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1 Each lot, or a lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> a) the relevant requirements for development of buildings on the lots; b) the intended location of buildings on the lots; c) the topography of the site; d) the presence of any natural hazards; e) adequate provision of private open space; f) the pattern of development existing on established properties within the area; and g) must be no more than 15% smaller than the minimum applicable lot size required by clause NOR-S6.8.2 A1 (a).

Response

- P1 The performance criteria are addressed. The lots are sufficient in size and dimension to allow residential use, as evidenced by the existing dwelling being contained to the lot with area for vehicle access and private open space.
- a. the existing dwelling will be contained to proposed Lot 1. Proposed Lot 2 will be a vacant lot, with the same land area. The lot can contain a standard 10m x 15m area with appropriate setbacks; this is demonstrated on plan to show the relevant requirements can be met, alongside servicing for the lot.
 - b. Proposed Lot 2 is likely to have a building central to the lot with car access and parking in line with the access.

- c. the site is flat and even
- d. there are no known natural hazards on the site.
- e. the site (Lot 2) provides approximately 400m² building space which is commensurate to the basic provision of the General Residential Zone, as such, normal residential development can be accommodated.
- f. There is evidence in the surrounding area of internal lots having been developed over longer residential lots on a large grid arrangement. The internal lots, as infill development, make efficient use of land that is superfluous to residential needs and utilises existing land from previous development patterns effectively.
- g. The lot size meets the minimum requirement of 510m².

NOR-S6.8.4 Internal lots

This clause is an addition to General Residential Zone– clause 8.6.1 Lot design.

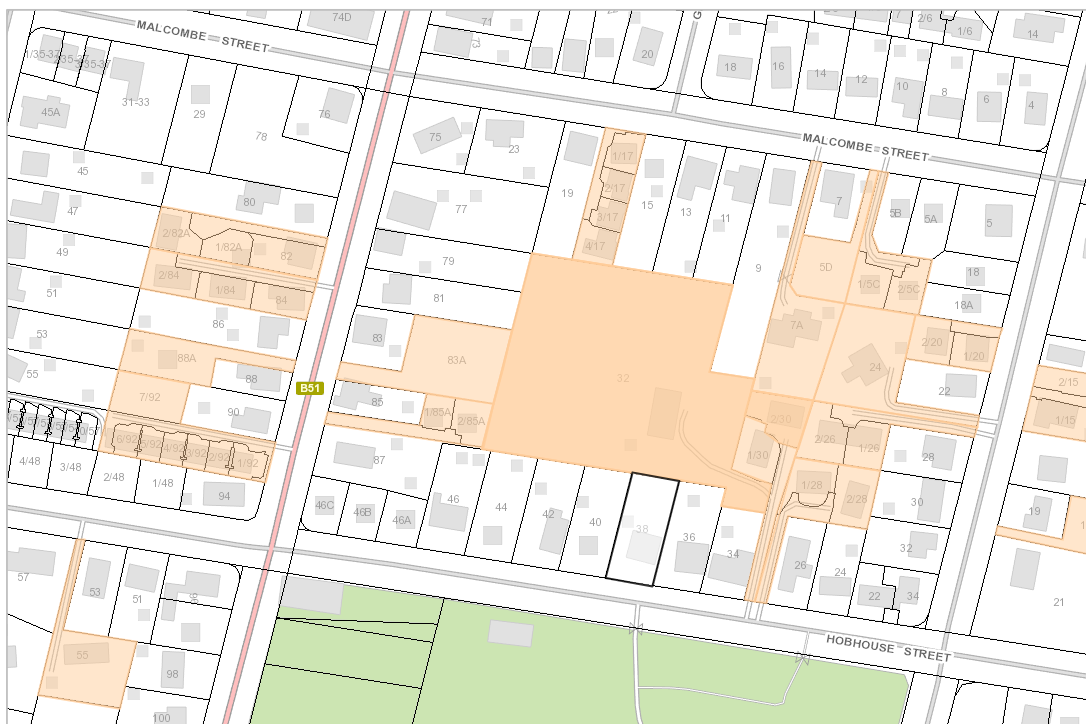
Objective	
<p>That subdivision layout of land outside the precinct masterplans in Figures NOR-S6.2.2 and NOR-S6.2.3:</p> <ul style="list-style-type: none"> a) minimises internal lots; b) is consistent with existing patterns of residential development in the surrounding area; and c) retains the rural township character. 	
Acceptable Solutions	Performance Criteria
<p>A1 No Acceptable Solution.</p>	<p>P1 Each internal lot, or an internal lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> a) consistency with existing patterns of residential development of the surrounding area; b) the lot gaining access from a road existing prior to the planning scheme coming into effect; c) site constraints making an internal lot configuration the only reasonable option to efficiently use the land; d) the lot contributing to the more efficient use of residential land and infrastructure; e) the amenity of adjacent lots not being unreasonably affected by subsequent development and use; f) the lot having access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m; g) passing bays being provided at appropriate distances to service the likely future use of the lot; h) the access strip being adjacent to or combined with no more than three other internal lot access strips provided that it is otherwise not appropriate to provide

	<p>access via a public road;</p> <ul style="list-style-type: none"> i) the lot addressing and providing for passive surveillance of public open space and public rights of way if it fronts such public spaces; j) the relevant requirements for development of buildings on the lots; k) the intended location of buildings on the lots; l) the topography of the site; m) the presence of any natural hazards; n) adequate provision of private open space; and o) the pattern of development existing on established properties in the area.
--	--

Response

P1 The performance criteria are addressed. One internal lot is proposed.

- a. The surrounding area exhibits several internal lots, as evidenced by the following illustration. Some of the lots highlighted are strata lots, not subdivision titles, however, the result still contributes to the pattern of development.



- b. The proposed internal lot is from an existing road at the effective date.
- c. the existing dwelling on the site make an internal lot the only viable way to efficiently use the land.
- d. The proposal represents effective use of existing infrastructure with all services and transport networks existing.

- e. the north/south (approximate) orientation of the subject site means that overshadowing potential is minimal and appropriate setbacks can be met, dependent on future design and development of the lot.
- f. The access is 4m.
- g. the right of way across the titles and access allows for passing at the access point.
- h. The access strip is for one additional lot.
- i. the proposed internal lot does not adjoin public space.
- j. The lot can provide for residential development according to the zone.
- k. the intended location is subject to the future development of the lot and associated applications.
- l. The site is flat and even.
- m. The site is without landform hazards.
- n. Private open space can be provided on the lot, dependant on future development applications.
- o. The pattern of existing development in the area is discussed at (a).

NOR-S6.8.5 Roads

No roads are proposed.

8.0 General Residential Zone

8.1 Zone Purpose

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - a) primarily serves the local community; and
 - b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

Response

The proposed does not present a conflict to the purpose of the zone.

8.6 Development Standards for Subdivision

8.6.1 Lot design

Objective

That each lot:

- a) has an area and dimensions appropriate for use and development in the zone;
- b) is provided with appropriate access to a road;

<ul style="list-style-type: none"> c) contains areas which are suitable for development appropriate to the zone purpose, d) located to avoid natural hazards; and e) is orientated to provide solar access for future dwellings. 	
Acceptable Solutions	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> a) have an area of not less than 450m² and: <ul style="list-style-type: none"> i. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and ii. existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; b) be required for public use by the Crown, a council or a State authority; c) be required for the provision of Utilities; or d) (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> a) the relevant requirements for development of buildings on the lots; b) the intended location of buildings on the lots; c) the topography of the site; d) the presence of any natural hazards; e) adequate provision of private open space; and f) the pattern of development existing on established properties in the area.

Response

A1 The acceptable solution is achieved.

<p>A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.</p>	<p>P2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> a) the width of frontage proposed, if any; b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; c) the topography of the site; d) the functionality and useability of the frontage; e) the ability to manoeuvre vehicles on the site; and f) the pattern of development existing on established properties in the area, <p>and is not less than 3.6m wide.</p>
---	---

Response

P2 The performance criteria are addressed.

The frontage for proposed Lot 1 is compliant.

- a. The frontage for proposed Lot 2 is 4m.

- b. The two lots in the proposal plan will have shared access.
- c. The site has no topographical challenges in relation to access.
- d. The frontage allows appropriate access between the two lots with the right of way applied to allow passing at strategic locations.
- e. Each lot has sufficient area to manoeuvre appropriately.
- f. The pattern of development in the area is addressed at NOR-S6.8.2

<p>A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P3 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> a) the topography of the site; b) the distance between the lot or building area and the carriageway; c) the nature of the road and the traffic; d) the anticipated nature of vehicles likely to access the site; and e) the ability for emergency services to access the site.
--	--

Response

A3 The acceptable solution is achieved.

<p>A4 Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.</p>	<p>P4 Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:</p> <ul style="list-style-type: none"> a) the size, shape and orientation of the lots; b) the topography of the site; c) the extent of overshadowing from adjoining properties; d) any development on the site; e) the location of roads and access to lots; and f) the existing pattern of subdivision in the area.
---	--

Response

A4 Not applicable.

8.6.3 Services

Objective	
That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.</p>	<p>P1 A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to:</p>

	<ul style="list-style-type: none"> a) flow rates; b) the quality of potable water; c) any existing or proposed infrastructure to provide the water service and its location; d) the topography of the site; and e) any advice from a regulated entity.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	P2 No Performance Criterion.
A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	<p>P3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"> a) the size of the lot; b) topography of the site; c) soil conditions; d) any existing buildings on the site; e) any area of the site covered by impervious surfaces; and f) any watercourse on the land.

Response

- A1 The acceptable solution is achieved. Each lot will have connection to reticulated water supply.
- A2 The acceptable solution is achieved. Each lot will have connection to reticulated sewer system.
- A3 The acceptable solution is achieved. Each lot will have connection to a reticulated stormwater system.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

Response

A1 The acceptable solution is achieved. The garage will necessarily be demolished, but both Lot 1 and Lot 2 can accommodate 2 car parking spaces each.

C2.6 Development Standards for Buildings and Works

No further development is proposed under this application.

C3.0 Road and Railway Assets Code

C3.5 Use Standards

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

Response

A1.4 The acceptable solution is achieved. The increase to traffic levels will be within the acceptable range according to Table C3.1. The anticipated increase will be 7.4 vehicle movements per day, as according to the RMS Guide to Traffic Generating Developments (Roads and Maritime Services NSW, 2013).

C16.0 Safeguarding of airports code

C16.4 Use or Development Exempt from this Code

C16.4.1 The following use or development is exempt from this code:

- a. development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

Response

The application is exempt from the code.

Conclusion

The proposed development is for subdivision (2 lots) with Lot 1 to contain the existing dwelling and for the removal of existing sheds and garages. Proposed Lot 2 will be a vacant lot suitable for residential development. The development will include all reticulated services (water, sewer, stormwater) to each dwelling. The lots, and existing building are modest in size allowing small scale development with low

maintenance needs that contributes to the provision of a variety of housing choices across the demographic.

Access will be made by widening the vehicle crossing to access strip, with a right of way allowing passing at the front end of the lot.

The proposal is appropriate to the zone and approval for the subdivision and development is sought from Council.

Annexure 1 – Certificate of Title Plan and Folio Text

Annexure 2 – Subdivision proposal plan



Land Surveying | Town Planning | Project Management
w woolcottsurveys.com.au e office@woolcottsurveys.com.au

Launceston
Head office
10 Goodman Court
Invermay 7250
p (03) 6332 3760

St Helens
East Coast office
48 Cecilia Street
St Helens 7216
p (03) 6376 1972

Hobart
South office
Rear studio, 132 Davey Street
Hobart 7000
p (03) 6227 7968



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



R.P. 512

2578 94

ANNEXURE TO CERTIFICATE OF TITLE VOL. FOL.

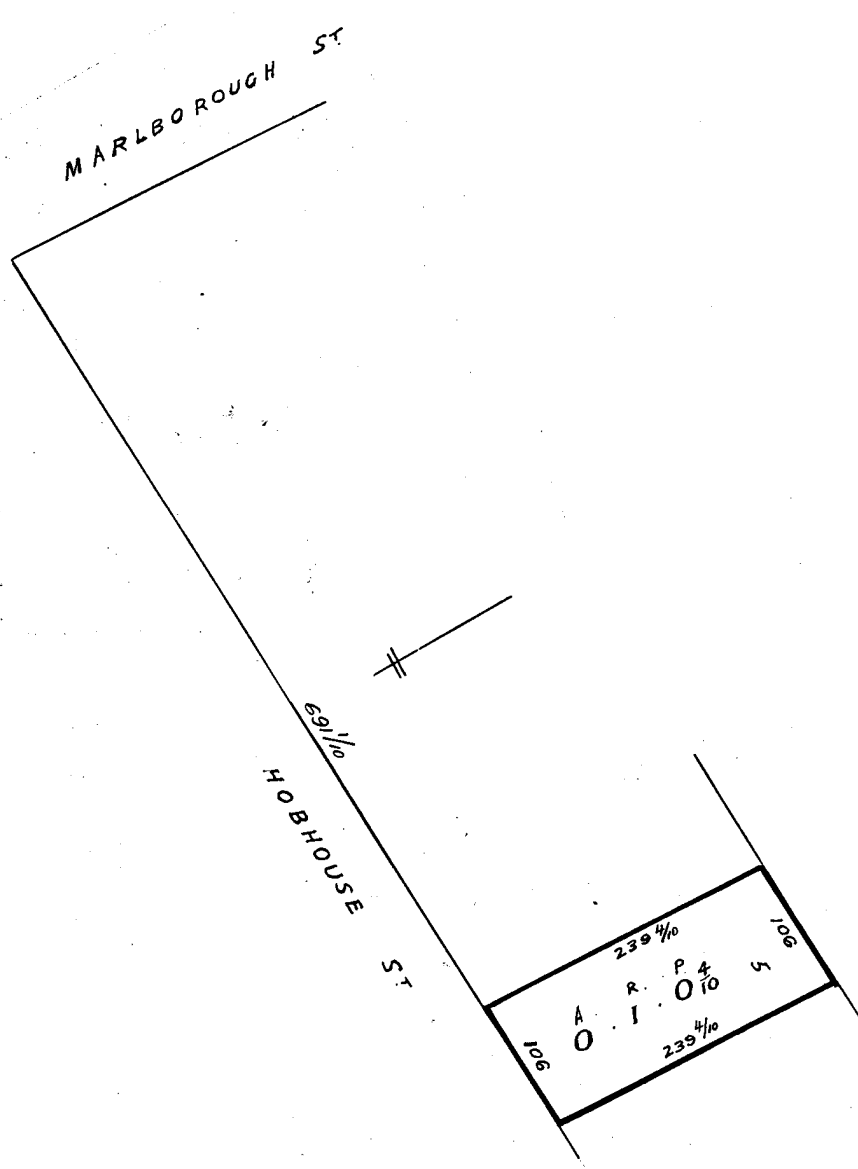
M. Hutchinson
Recorder of Titles



REGISTERED NUMBER

215062

Lot 5 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.





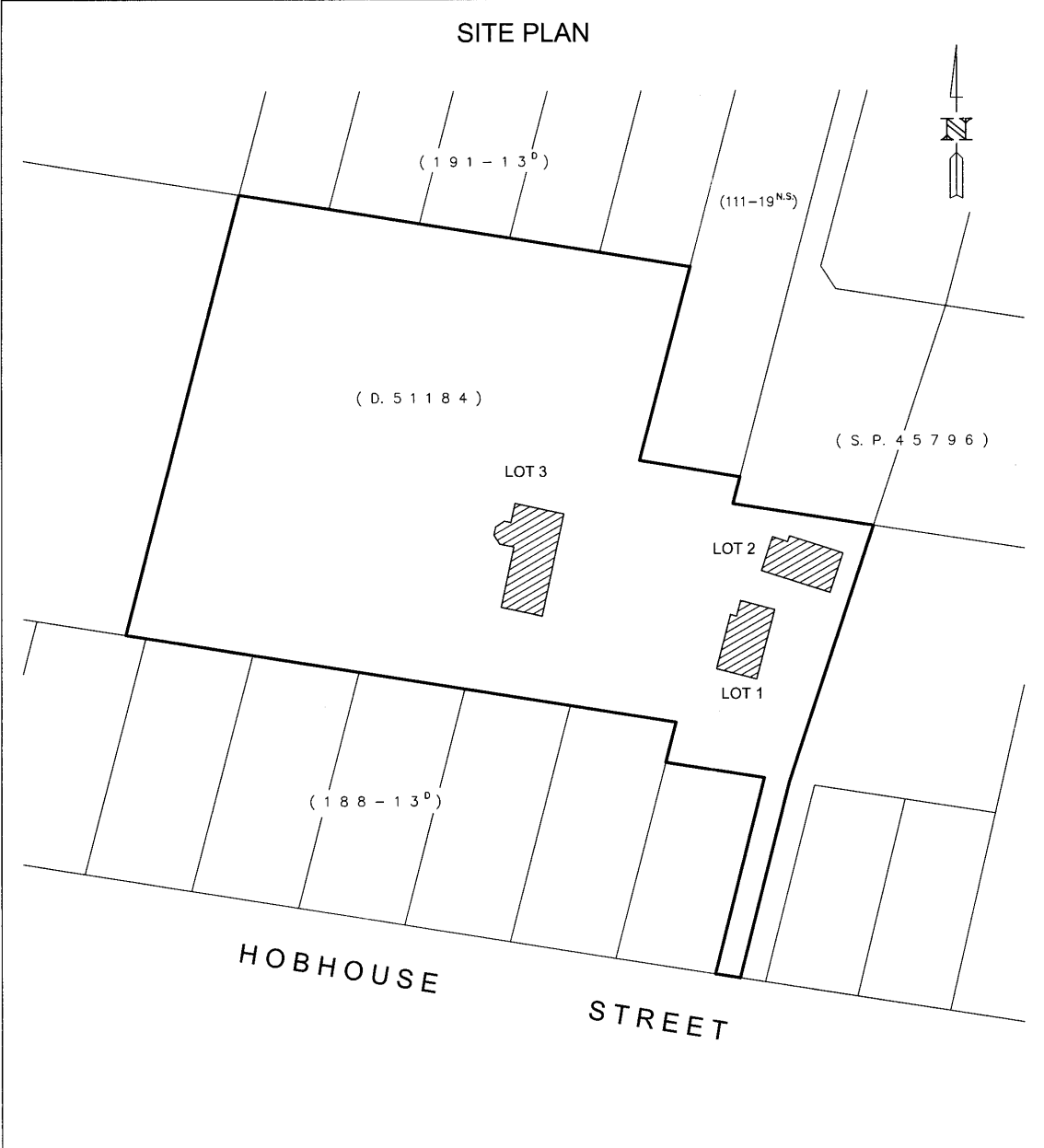
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



CITY/TOWN LONGFORD		STRATA PLAN		REGISTERED NUMBER 147010	
SUBURB/LOCALITY					
FOLIO REFERENCE C.T.51184-1		SHEET 1 OF 3 SHEETS		STRATA TITLES ACT 1998	
SITE COMPRISES THE WHOLE OF				REGISTERED 15 MAY 2006	
LOT 1 ON PLAN No D.51184		NAME OF STRATA SCHEME		<i>Alice Kawa</i> Recorder of Titles	
		30-32 HOBHOUSE STREET, LONGFORD.			
MAPSHEET MUNICIPAL CODE No 123	LAST UPI No FBI16	SCALE 1:750	LENGTHS IN METRES		



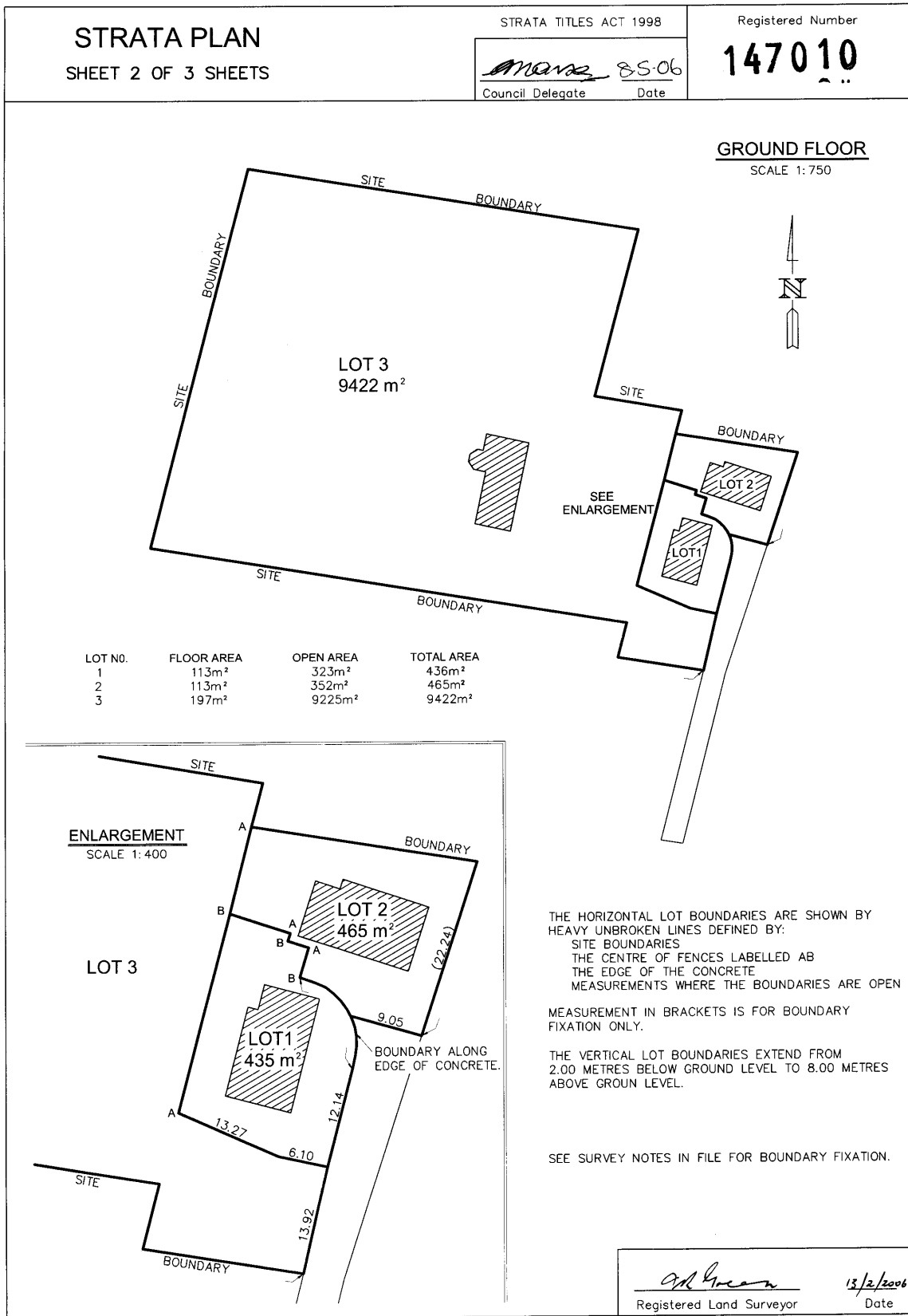
NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1 (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1	<i>Manava</i> 8.5.06 Council Delegate Date	<i>W. J. ...</i> 13/2/2006 Registered Land Surveyor Date
	LODGED BY DOUGLAS & COLLINS WILL EDWARDS LAWYERS	

STAGED/COMMUNITY DEVELOPMENT SCHEME No (IF APPLICABLE)

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980



<p style="text-align: center; margin: 0;">STRATA PLAN</p> <p style="text-align: center; margin: 0;">SHEET 3 OF 3 SHEETS</p>	<p>STRATA TITLES ACT 1998</p>	<p style="text-align: right; font-size: small;">Registered Number</p> <h2 style="text-align: center; margin: 0;">147010</h2>
--	-------------------------------	--

<p>NAME OF BODY CORPORATE:</p>	<p>STRATA CORPORATION No. 14-7010, 30-32 HOBHOUSE STREET, LONGFORD.</p>
<p>ADDRESS FOR THE SERVICE OF NOTICES:</p>	<p>30-32 HOBHOUSE STREET, LONGFORD. 7301</p>

SURVEYORS CERTIFICATE

I IAN ROBERT GREEN of LONGFORD
a surveyor registered under the Surveyors Act 2002 certify that
the building or buildings erected on the site and drawn on sheet 1 of
this plan are within the site boundaries of the folio stated on sheet 1
and any encroachment beyond those boundaries is properly authorised
according to law

Registered Land Surveyor

13/2/2006
Date

05.505
Ref No

COUNCIL CERTIFICATE

I certify that the NORTHERN MIDLANDS Council has:

(a) approved the lots shown in this plan and
(b) issued this certificate of approval in accordance
with section 31 of the Strata Titles Act 1998

Council Delegate

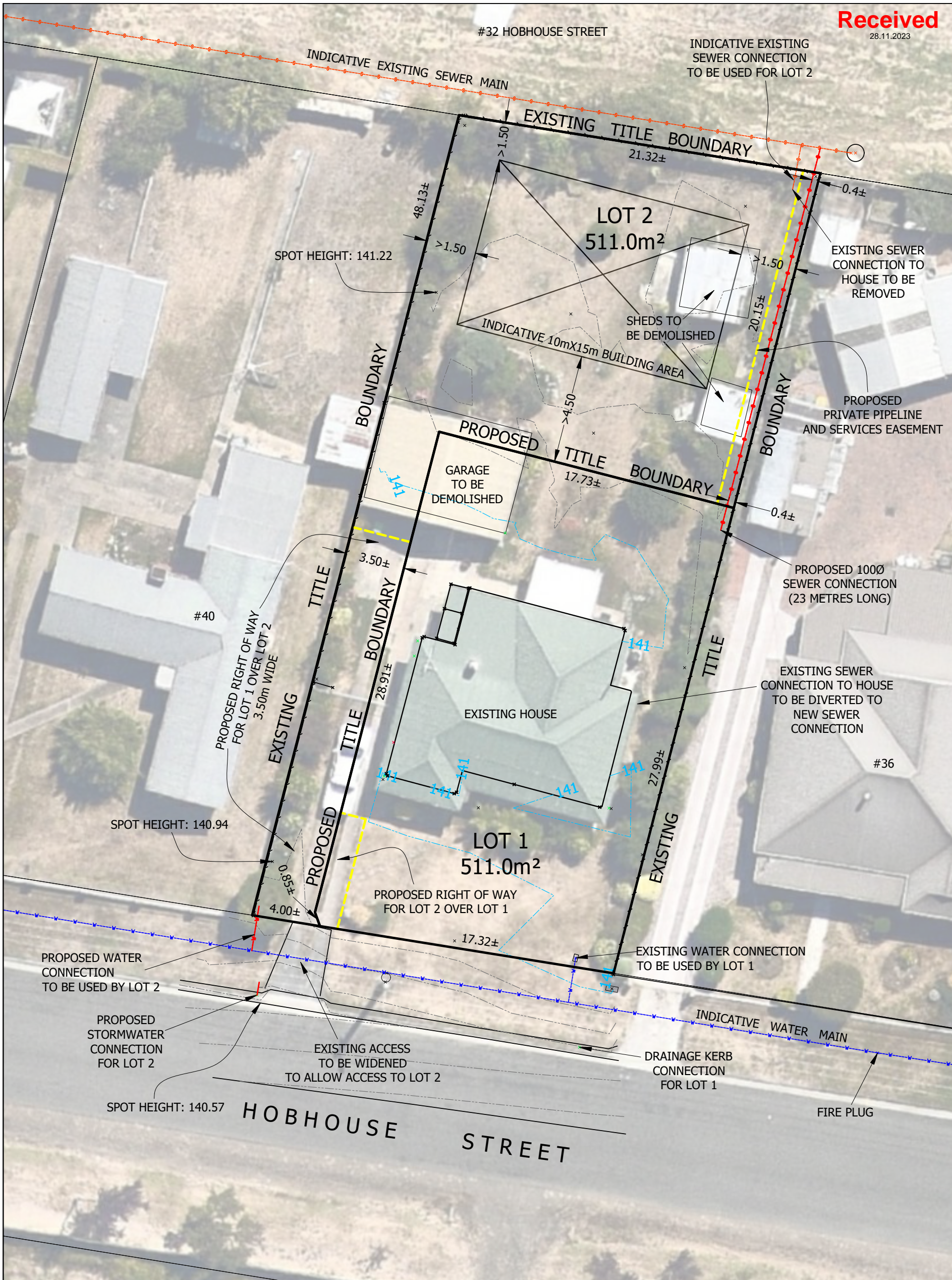
8.5.06
Date

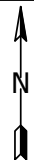

P06-059-
Ref No

GENERAL UNIT ENTITLEMENTS

LOT	UNIT ENTITLEMENT
1	1
2	1
3	1
TOTAL	3

Received
28.11.2023



Notes: - CONTOUR INTERVAL IS 0.1m INDEX IS 0.5m - BOUNDARIES ARE COMPILED FROM SP.45796, SP.158709, AND 188/13D; AND ARE APPROXIMATE AND SUBJECT TO SURVEY.	PROPOSED SUBDIVISION 2 LOTS 38 HOBHOUSE STREET, LONGFORD 7301 C.T. 215062/5		 WOOLCOTT SURVEYS	10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: office@woolcottsurveys.com.au		Job Number: L230903 X-REF: L220324	
				Drawn EGB	File name L230903_PropPlan_250923.dwg	Date 25/09/23	Scale 1:200@A3



Request for Additional Information

For Planning Authority Notice

Council Planning Permit No.	PLN23-0215	Application date	31/10/2023
TasWater details			
TasWater Reference No.	TWDA 2023/01507-NMC	Date of response	09/11/2023
TasWater Contact	Timothy Carr	Phone No.	0419 306 130
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	38 HOBHOUSE ST, LONGFORD	Property ID (PID)	6732333
Description of development	Subdivision -2 lot(1 contain existing dwelling, 2 vacant) & demolishe outbuildings	Stage No.	
Additional information required			
<p>Additional information is required to process your request. To enable assessment to continue please submit the following:</p> <ol style="list-style-type: none"> Please provide a concept servicing plan for sewer service which shows the following: <ol style="list-style-type: none"> Indicative location of sewer main extensions required to service the development, lot 1. Advice; A DN100mm sewer connection can be installed to service lot 1, if the length is under 25mts and item c.ii below can be achieved. Indicative location of proposed TasWater easement in accordance with the relevant TasWater supplement (outline the minimum widths). The required location and size of property sewer connection accurately dimensioned relative to the existing/proposed boundaries noting that: <ol style="list-style-type: none"> One sewer property service connection must be provided to each lot. The sewer property service connection for lot 1 must be sized appropriately and must be located at the low point of the lot just inside the property boundary. Redundant connections must be shown to be cut and sealed. It is noted that the proposed development will require works to be carried out on land that does not currently form part of the application (relevant land). In accordance with section 52 (1)(a) of the Land Use Planning and Approvals Act 1993 where the land is not owned or administered by the Crown or Council, a declaration that the applicant has notified the owner of that land of the intention to make the application for planning approval must be included in that application. Therefore, please provide a copy of the above-mentioned declaration as well as copies of the full Certificate(s) of Title (Folio Plan, Folio Text, Schedule of Easements and Council Certificate Page, note that sometimes a Schedule or Council Certificate Page may not be available – so omit where not available) for the relevant adjoining land, 32 HOBHOUSE ST, LONGFORD (C.T.147010/3). Alternatively, please provide confirmation that the infrastructure works that are to be carried out on the relevant land are exempt from requiring approval under the planning scheme and the reasons for it. Please note that any planning approval that is obtained does not authorise construction of any infrastructure works on the relevant land, and where the infrastructure is to be transferred to TasWater an easement will be required for the protection of that infrastructure. 			
Advice			



Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- A permit is required to work within TasWater’s easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

To view our assets, all you need to do is follow these steps:

- 1) Open up webpage - <http://maps.thelist.tas.gov.au/listmap/app/list/map>
- 2) Click ‘Layers’
- 3) Click ‘Add Layer’
- 4) Scroll down to ‘Infrastructure and Utilities’ in the Manage Layers window, then add the appropriate layers.
- 5) Search for property
- 6) Click on the asset to reveal its properties

TASWATER CONTACT DETAILS

Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		



Submission to Planning Authority Notice

Council Planning Permit No.	PLN23-0215	Council notice date	31/10/2023
TasWater details			
TasWater Reference No.	TWDA 2023/01507-NMC	Date of response	06/12/2023
TasWater Contact	Timothy Carr	Phone No.	0419 306 130
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	38 HOBHOUSE ST, LONGFORD	Property ID (PID)	6732333
Description of development	Subdivision -2 lot(1 contain existing dwelling, 2 vacant) & demolishe outbuildings		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Woolcott Surveys	Proposed Subdivision – 1/1	-	25/09/2023
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater’s satisfaction and be in accordance with any other conditions in this permit.			
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer’s cost.			
<i>Advice: The new sewer connection under 25 metres will be a TasWater asset and constructed by a TasWater accredited contractor from the TasWater panel members list.</i>			
3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
FINAL PLANS, EASEMENTS & ENDORSEMENTS			
4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.			
<i>Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.</i>			
5. Pipeline easements, to TasWater’s satisfaction, must be created over the proposed new TasWater infrastructure and be in accordance with TasWater’s standard pipeline easement requirements.			
6. In the event that the property sewer connection for affected lots cannot control the lot for a gravity connection, the Plan of Subdivision Council Endorsement Page for those affected lots is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, that TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater’s			



sewerage system.

Advice: See WSA 02—2014-3.1 MRWA Version 2 section 5.6.5.3 Calculating the level of the connection point

DEVELOPER CHARGES

- 7. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling \$3,514.00 to TasWater for water and sewerage infrastructure for 1.0 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

DEVELOPMENT ASSESSMENT FEES

- 8. The applicant or landowner as the case may be, must pay a development assessment fee of \$234.64 and a Consent to Register a Legal Document fee of \$248.30 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Developer Charges

For information on Developer Charges please visit the following webpage - <https://www.taswater.com.au/building-and-development/developer-charges>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater’s easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater’s Submission to Planning Authority Notice.

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



NORTHERN
MIDLANDS
COUNCIL

13 Smith Street / PO Box 156
Longford Tas 7301

PLANNING APPLICATION

Phone: 6397 7303
E-mail: planning@nmc.tas.gov.au

PLANNING APPLICATION Proposal

Description of proposal: PROPOSED MULTIPLE DWELLINGS X 5
.....
.....
.....
.....
.....
.....

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: 7 BEDFORD STREET,CAMPBELL TOWN
.....

CT no:

Estimated cost of project \$750,000
..... *(include cost of landscaping, car parks etc for commercial/industrial uses)*

Are there any existing buildings on this property? Yes / No
If yes – main building is used as

If variation to Planning Scheme provisions requested, justification to be provided:
.....
.....
.....
.....
.....
.....

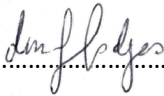
(attach additional sheets if necessary)

Is any signage required? N/A
.....
(if yes, provide details)

PLANNING APPLICATION

Applicant / owner details

Applicant: DESIGN TO LIVE

Signature of Applicant:  Date: 18/10/2023

Applicant's Details:

Postal address: 202 WELLINGTON STREET, LAUNCESTON, TASMANIA

Phone: 63447319 Mobile:

E-mail: DENIKA @ DESIGNTOLIVE.COM.AU

I agree to receive communication regarding this application via email (please tick)

Name of Owner/s of subject site: JID CONSTRUCTIONS PTY LTD

(as per certificate of title)

(If the subject site is Crown land, owned by the Council or administered by the Council or the Crown, the application must be signed by either the responsible Minister of the Crown (or the Minister's delegate) or by the General Manager of the Council, and must be accompanied by written permission of that Minister or general manger to the making of the application.)

If the proposal involves works to an existing access or a new access the application must be signed by either the responsible Minister of the Crown (or the Minister's delegate) or by the General Manager of the Council and must be accompanied by the written permission of that Minister or general manager to the making of the application.

Owner's postal address:

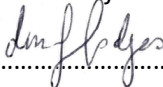
Owner's email address: sam@lestas.com.au

As the owner of the land, I consent to the application being submitted,

Signed: Date:

OR

As the applicant, I declare that I have notified the owner of the application

Signed:  Date: 18/10/2023

Right of Way:

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Name of Owner/s of ROW:

ROW Owner's Postal Address:

As the applicant, I have notified the owner of the ROW of the application

Signed: Date:
(attach extra page if required)

Office use only:

Paid \$..... Date: Receipt No: (Code 01)

Ref: P1...../ Discretionary / Permitted / No Permit Required

Attachments:

- Site plan (A4 or A3) showing:**
 - new buildings, works and alterations
 - north point, relative site and floor levels
 - lot boundaries, contours, road frontages, rights of way, easements and any services over the land
 - location of any existing buildings or structures on the land or adjoining lots
 - existing natural features such as trees, watercourses etc
 - items to be demolished, areas to be cut and filled
 - vehicle access points to roads and provisions for car parking & manoeuvring
 - provision of open space, including gradients, dimensions, access and adjoining open spaces
 - provisions for drainage
 - a completed environmental supplement for commercial or industrial developments

- Adequate information to fully explain proposal, its intent, compatibility with environs & justification for any variation of Scheme provisions**

- Locality plan showing:**
 - nearby streets
 - nearby buildings & features

- Landscape plans & elevations (A4 or A3) showing:**
 - existing vegetation
 - proposed plantings
 - trees to be removed or land clearing and measures to prevent site soil erosion / pollution

- Proposal plans/drawings (A4 or A3) showing:**
 - floor plan (inc area in m²)
 - building elevations (inc heights of building)
 - external materials and proposed colour scheme
 - type and colour and construction materials on all external surfaces
 - details of external lighting including the location, direction and strengths of external lights and proposed baffle devices
 - details of signage required

- Consent of the property owner;**

- Copy of title plan & easements** (available from Service Tas)

- Other reports** (eg engineering)

- Fees**
Application fees are based on estimates provided by the applicant when the planning application is made – an adjustment may be levied when a project cost is provided at building application stage.

Applications may be emailed to Planning@nmc.tas.gov.au, and application fees may be paid over the phone to Council's receptionist.

PRIVACY STATEMENT

The Northern Midlands Council abides by the *Personal Information Protection Act 2004* and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the *Personal Information Protection Act, 2004* and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the *Building Act 2016*. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Northern Midlands Council on (03) 6397 7303. Please contact the Council's Privacy Officer on (03) 6397 7303 if you have any other enquires concerning Council's privacy procedures.




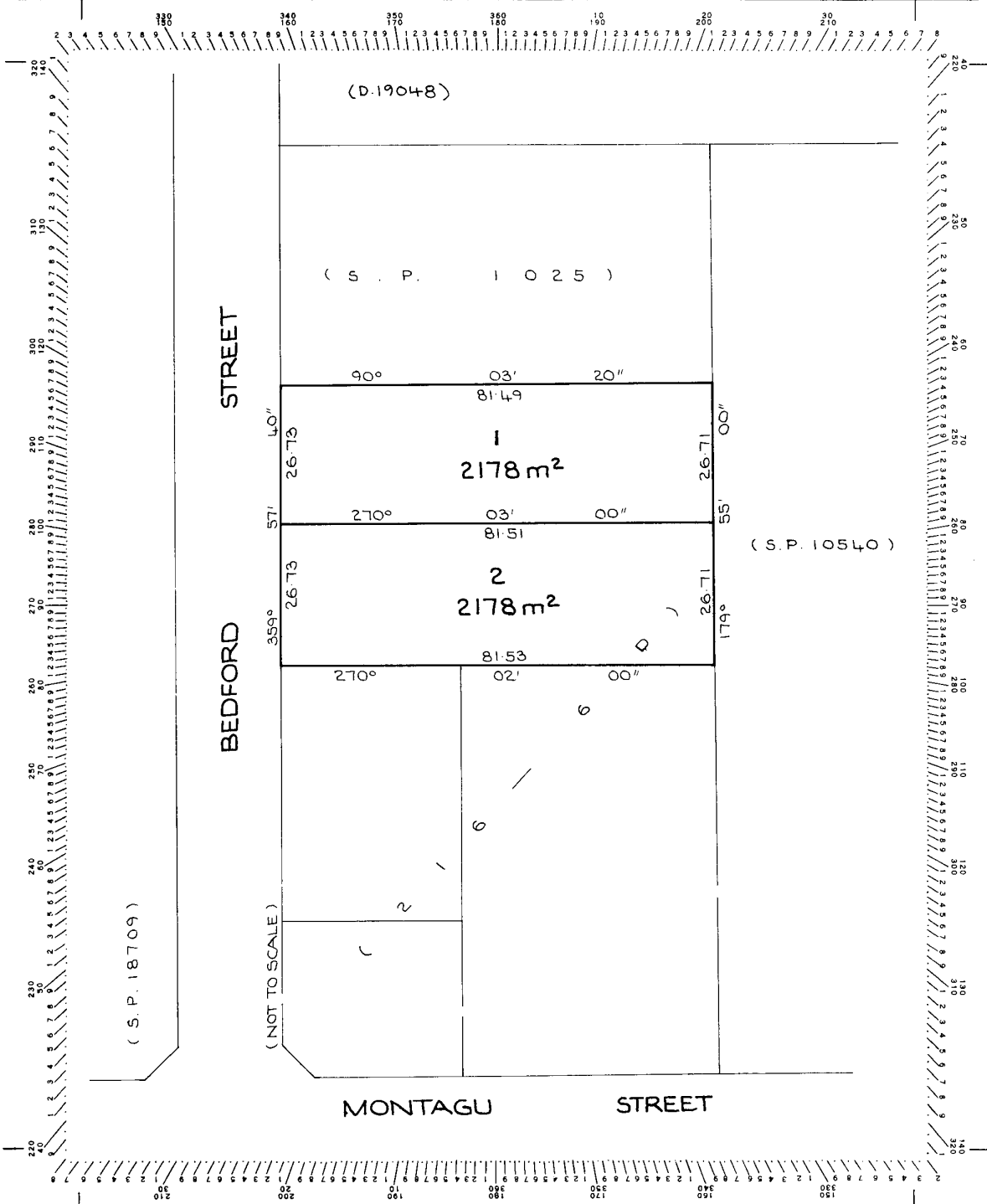
FOLIO PLAN
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



(3020) 62/49

Owner: MAXWELL JOHN HILLS	PLAN OF SURVEY by Surveyor R. V. TAIT OF COHEN AND of land situated in the ASSOCIATES PTY. LTD. TOWN OF CAMPBELL TOWN SECTION AF SCALE 1: 750 MEASUREMENTS IN METRES	Registered Number:
Title Reference: C.T. VOL 2219 FOL 27.		SP51969 Approved Effective from: 23 DEC 1991  Recorder of Titles
Grantee: PART OF LOT 5, 3A 3R 33P TIMOTHY DONOVAN - PUR.		





PROPOSED MULTIPLE DWELLINGS
7 BEDFORD STREET
CAMPBELL TOWN, 7210.

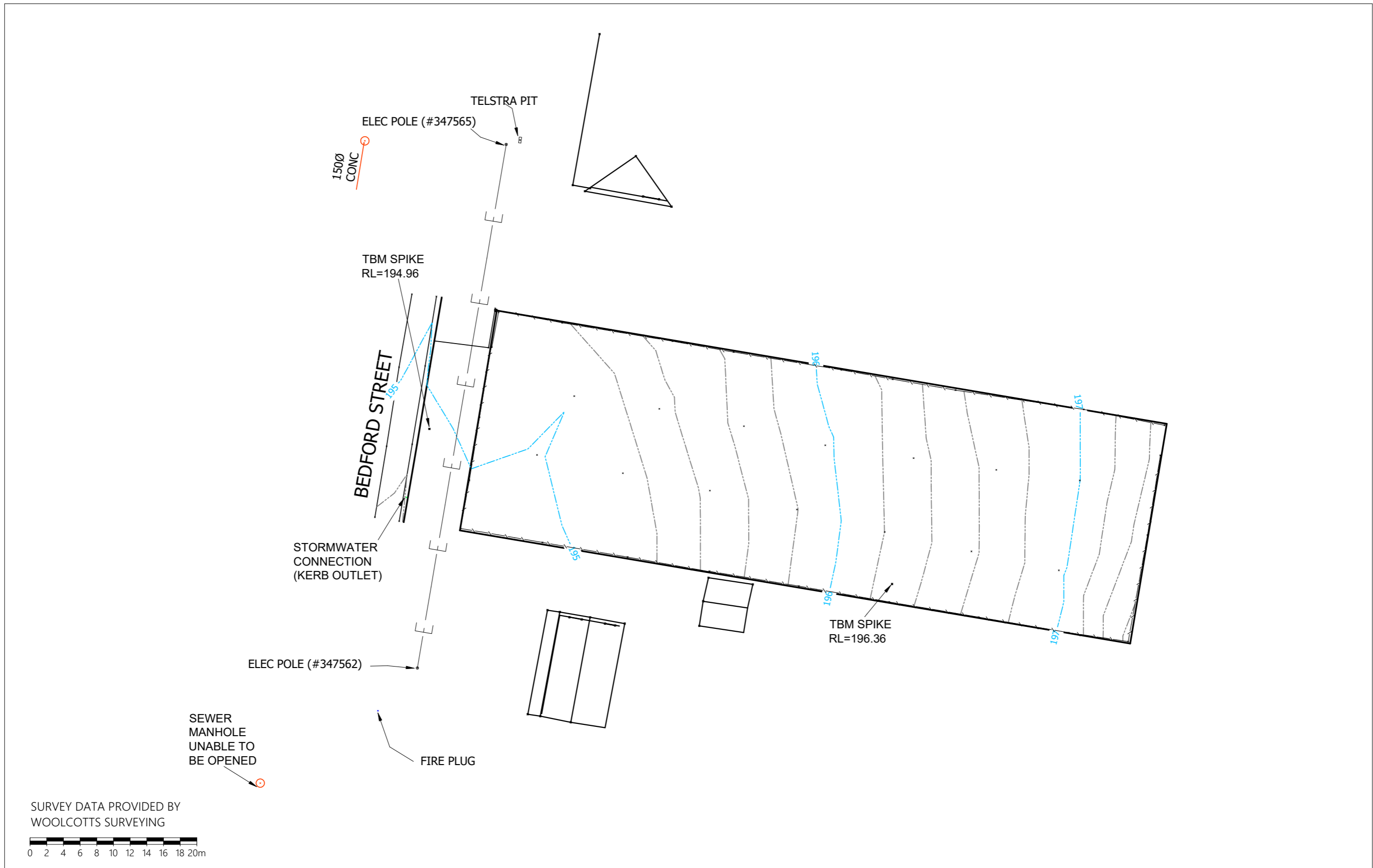


DRAWING #	DRAWING
BDFD01 -1	COVER PAGE
BDFD01 -2	SITE SURVEY PLAN
BDFD01 -3	SITE PLAN
BDFD01 -4	STRATA PLAN
BDFD01 -5	LANDSCAPE PLAN
BDFD01 -6	PARKING AND TURNING
BDFD01 -7	GROUND FLOOR PLAN
BDFD01 -8	EXTERNAL SERVICES
BDFD01 -9	ROOF PLAN
BDFD01 -10	ELECTRICAL PLAN
BDFD01 -11	ELEVATIONS
BDFD01 -12	ELEVATIONS
BDFD01 -13	SECTION
BDFD01 -14	NOTES/ WINDOW SCHEDULE
BDFD01 -15	PERSPECTIVES
BDFD01 -16	CONSTRUCTION NOTES 1
BDFD01 -17	CONSTRUCTION NOTES 2

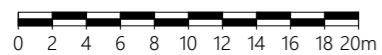
COUNCIL	ZONE	ENERGY STAR RATING	TBC
NORTHERN MIDLANDS (m ²)	GENERAL RESIDENTIAL	BAL RATING	12.5
UNIT 1 54.00	LAND TITLE REFERENCE 51969/1	DESIGN WIND CLASS	TBC
UNIT 2 54.00	PROPERTY ID 9251336	SOIL CLASSIFICATION	TBC
UNIT 3 54.00	LOT SIZE (M ²) 2178	CLIMATE ZONE	7
UNIT 4 54.00	PLANNING OVERLAY CAMPBELLTOWN SPECIFIC AREA PLAN	ALPINE AREA	N/A
UNIT 5 54.00	SITE HAZARDS BUSHFIRE PRONE AREA	CORROSION ENVIRONMENT	N/A

ATTACHMENTS

ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: JID CONSTRUCTIONS PTY LTD	DRAWING COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.		COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	BDFR01
	SITE ADDRESS: 7 BEDFORD STREET, CAMPBELL TOWN, 7210.		SIGNATURE:	DATE:		R1	27/03/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	1/17
			SIGNATURE:	DATE:		R2	18/10/2023	FOR REVIEW	CHECKED	M.L.	SCALE (@A3)	NTS



SURVEY DATA PROVIDED BY
WOOLCOTTS SURVEYING



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

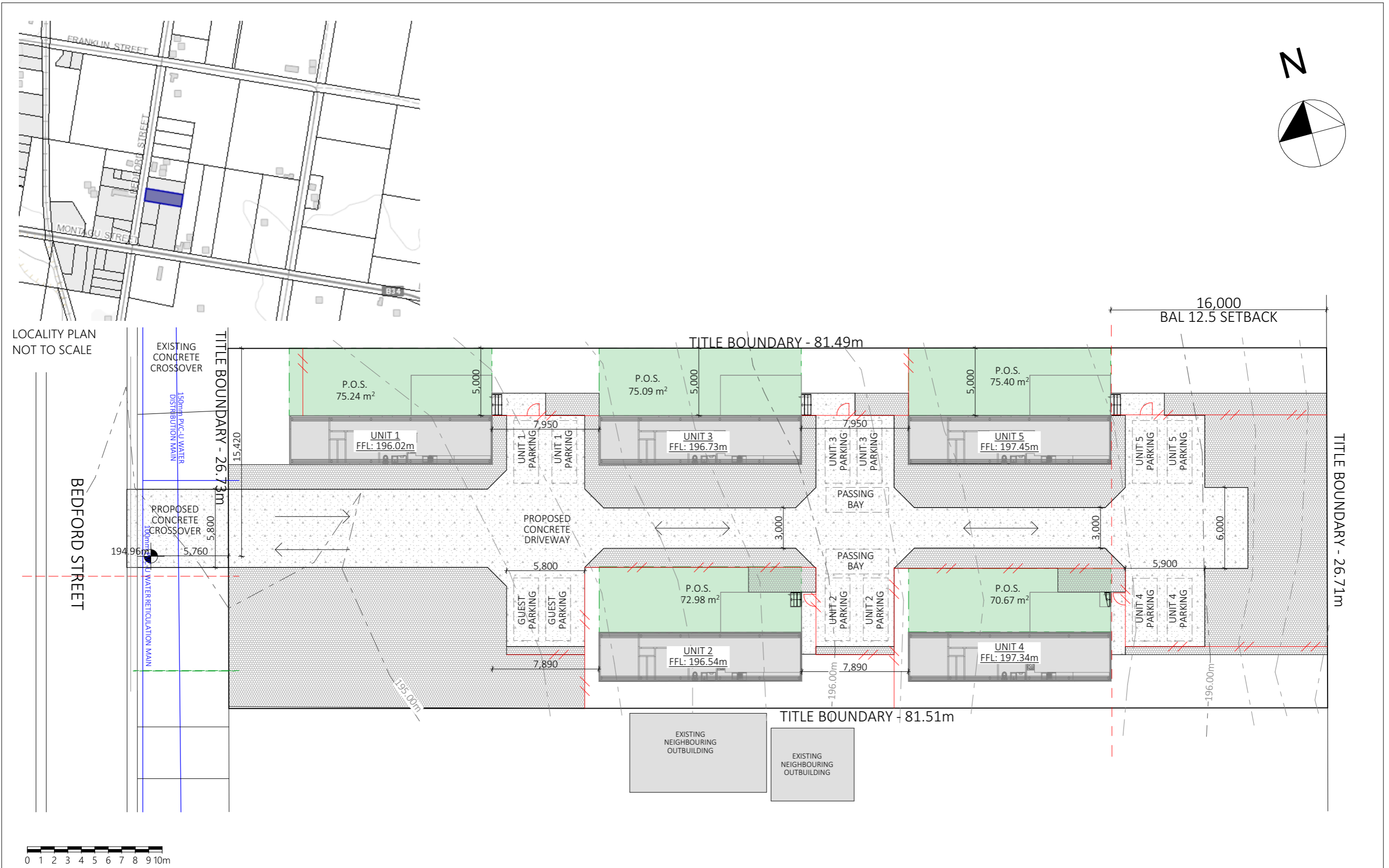
CLIENT/S:
JID CONSTRUCTIONS PTY LTD
SITE ADDRESS:
7 BEDFORD STREET,
CAMPBELL TOWN, 7210.


DRAWING
SITE SURVEY
PLAN

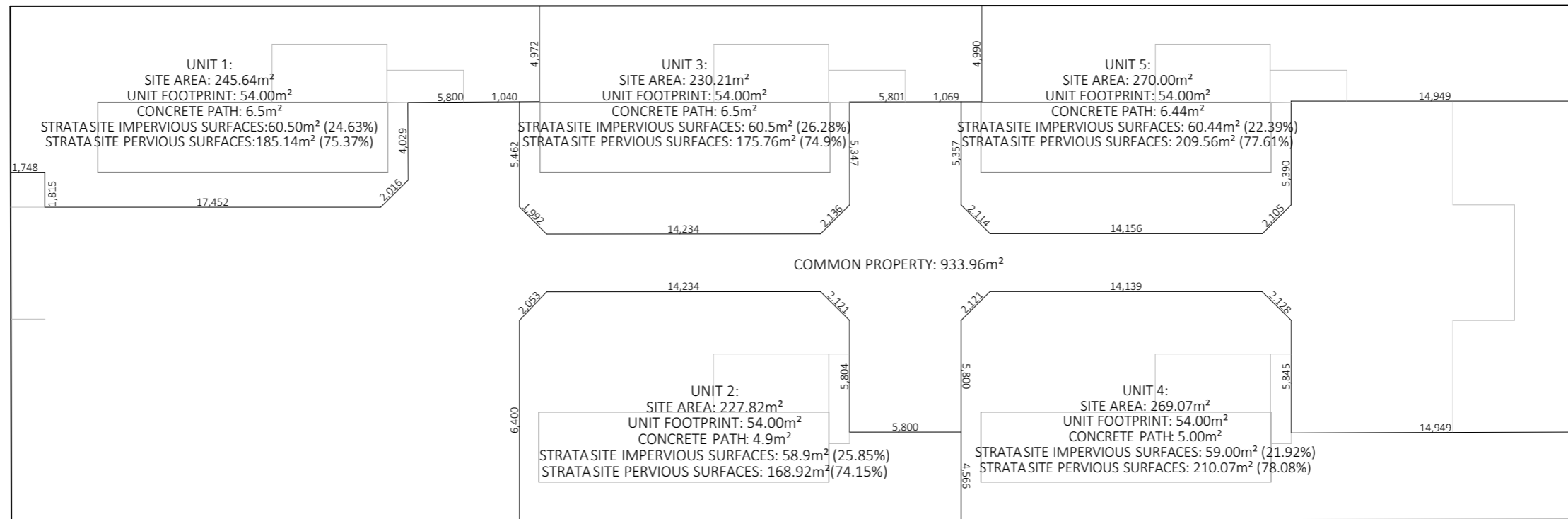
I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.
SIGNATURE: DATE:
SIGNATURE: DATE:

COPYRIGHT:
This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	BDFR01
R1	27/03/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	2/17
R2	18/10/2023	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:400



 <p>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au</p>	<p>CLIENT/S: JID CONSTRUCTIONS PTY LTD</p>	<p>DRAWING SITE PLAN</p>	<p>I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.</p>	<p>COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.</p>	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	BDFR01
							DRAWN	D.M.	DRAWING	3/17	
							CHECKED	M.L.	SCALE (@A3)	1:250	
	<p>SITE ADDRESS: 7 BEDFORD STREET, CAMPBELL TOWN, 7210.</p>		<p>SIGNATURE: _____ DATE: _____</p> <p>SIGNATURE: _____ DATE: _____</p>								



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 JID CONSTRUCTIONS PTY LTD

SITE ADDRESS:
 7 BEDFORD STREET,
 CAMPBELL TOWN, 7210.

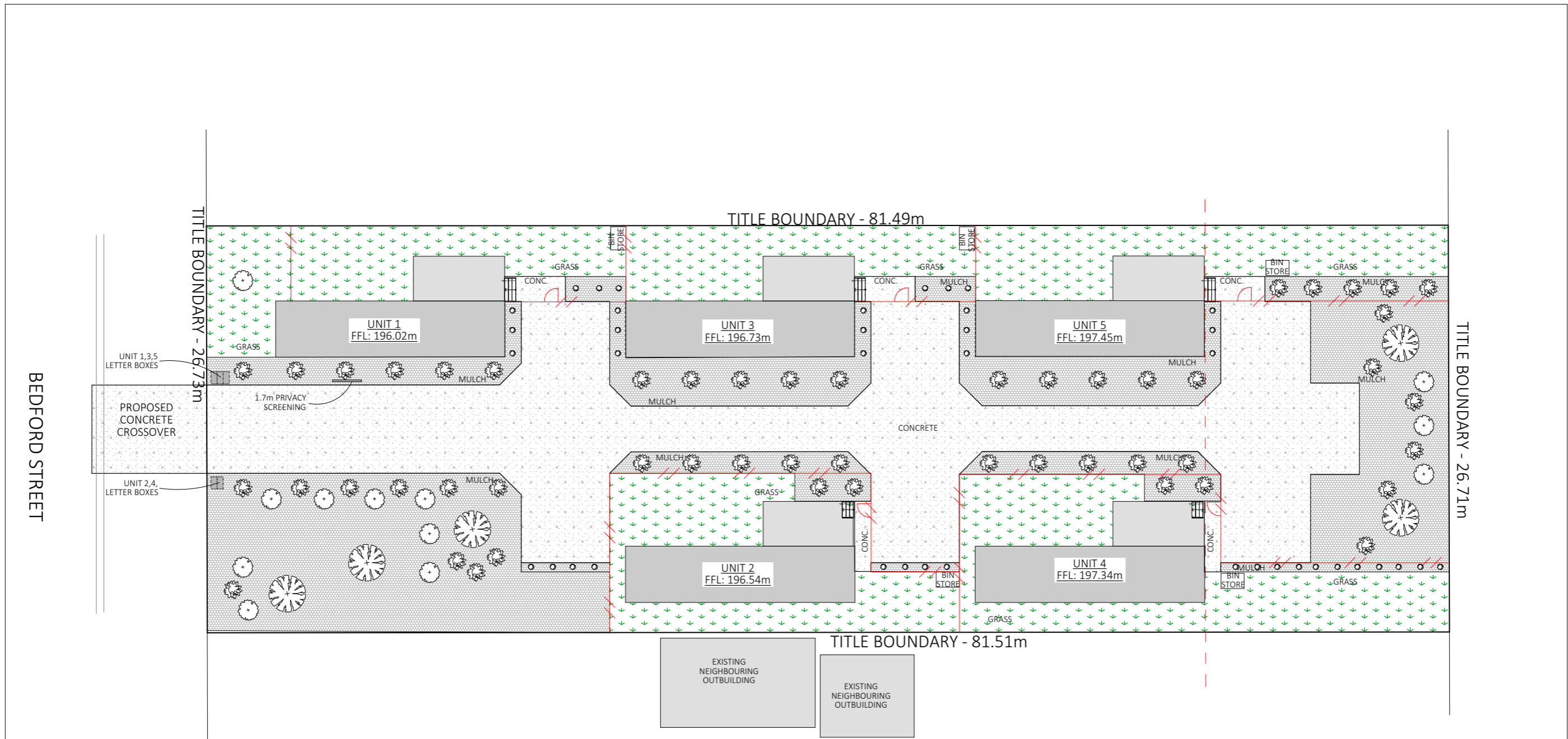
**DRAWING
 STRATA PLAN**

I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.

SIGNATURE: DATE:
 SIGNATURE: DATE:

COPYRIGHT:
 This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	BDFR01
R1	27/03/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	4/17
R2	18/10/2023	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:250



KEY	
	WESTRINGIA MUNDI MAX MATURE HEIGHT 05m
	LITTLE JOHN 'MELALEUCA CALLISTEMON' MAX MATURE HEIGHT 1m
	NARROW-LEAFED WATTLE 'ACACIA MUCRONATA' MAX MATURE HEIGHT 2-5m
	PRICKLY BOX 'BURSARIA SPINOSA' MAX MATURE HEIGHT 4m



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 JID CONSTRUCTIONS PTY LTD

SITE ADDRESS:
 7 BEDFORD STREET,
 CAMPBELL TOWN, 7210.

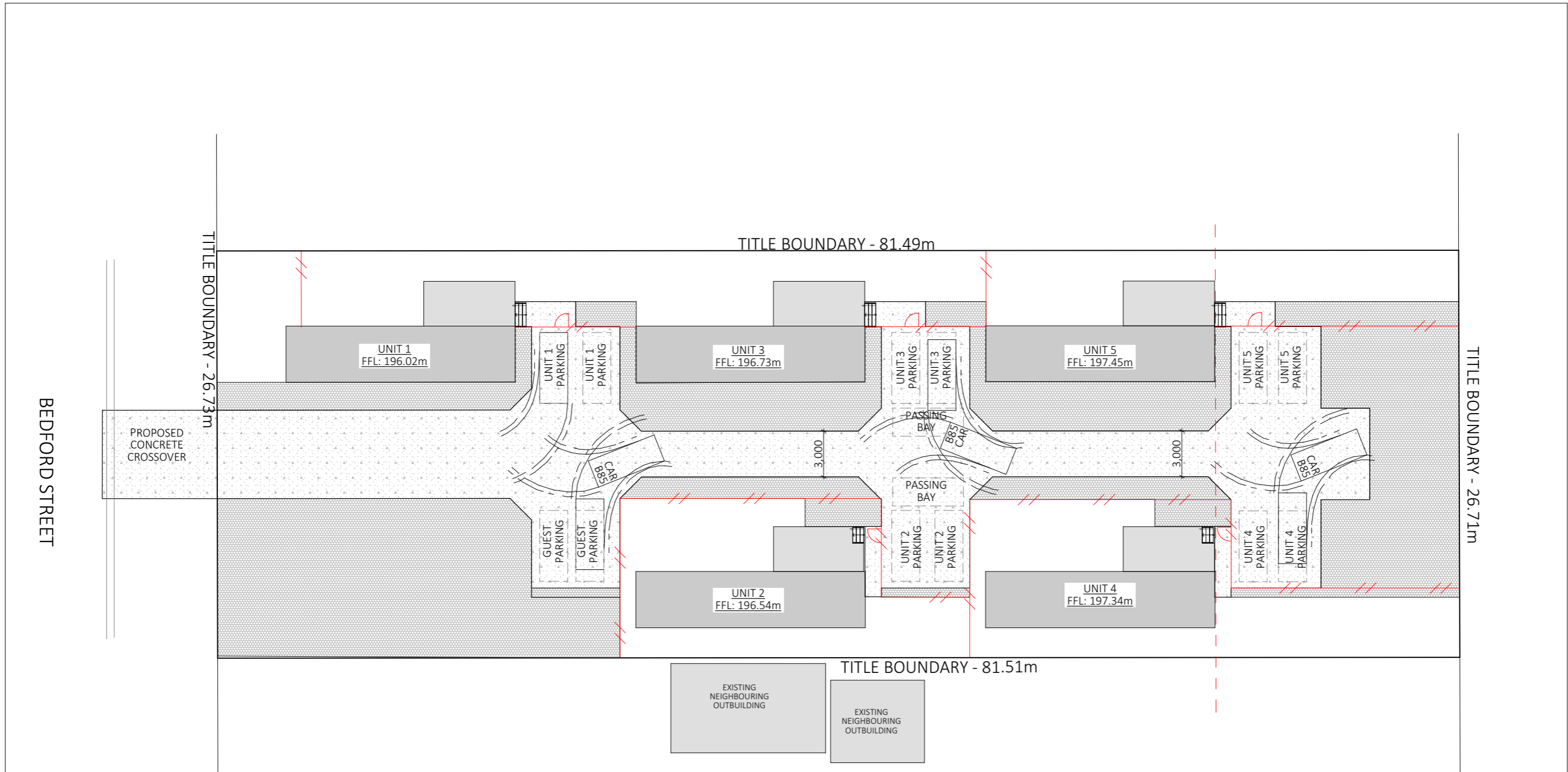
DRAWING
 LANDSCAPE
 PLAN

I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.

SIGNATURE: DATE:
 SIGNATURE: DATE:

COPYRIGHT:
 This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	BDFR01
R1	27/03/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	5/17
R2	18/10/2023	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:250



- UNIT 1: 2 x PARKING SPACES (FORWARD ENTRY/EXIT)
- UNIT 2: 2 x PARKING SPACES (FORWARD ENTRY/EXIT)
- UNIT 3: 2 x PARKING SPACES (FORWARD ENTRY/EXIT)
- UNIT 4: 2 x PARKING SPACES (FORWARD ENTRY/EXIT)
- UNIT 5: 2 x PARKING SPACES (FORWARD ENTRY/EXIT)
- GUESTS: 2 x PARKING SPACES (FORWARD ENTRY/EXIT)



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 JID CONSTRUCTIONS PTY LTD
 SITE ADDRESS:
 7 BEDFORD STREET,
 CAMPBELL TOWN, 7210.

DRAWING
 PARKING AND
 TURNING

I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.
 SIGNATURE: DATE:
 SIGNATURE: DATE:

COPYRIGHT:
 This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	BDFR01
R1	27/03/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	6/17
R2	18/10/2023	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	1:250

WALL SCHEDULE:

WT1 90 x 38 ROLLED FORM GALV. METAL
REFER TO INTERNAL WALL LINING SCHEDULE.

REFER TO ELEVATIONS FOR EXTERNAL CLADDING SPECIFICATIONS

Notes:

GENERAL
REFER TO ELEVATIONS FOR EXTERNAL LININGS.
ALL DIMENSIONS SHOWN TO BE CONFIRMED ON SITE.
ALL ALUMINIUM FRAMES TO BE POWDER-COATED FINISH - COLOUR: MONUMENT.
ALL THRESHOLD PLATES TO BE COUNTERSUNK.

PAINT:
PAINT FINISH TO ALL WALL & CEILING LININGS

INSULATION REQUIREMENTS:
INSULATION TO BE INSTALLED IN ALL WALLS & CEILINGS.
INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

WALLS: R2.5 BULK INSULATION + BREATHABLE MEMBRANE
CEILING: R5.0 BULK INSULATION
FLOORS: R1.8 POLY FOAM BOARD

WALL LININGS:
INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
10mm PLASTERBOARD LINING TO ALL WALLS.
10mm MOISTURE RESISTANT PLASTERBOARD OR SUITABLE EQUIVALENT TO BE INSTALLED IN ALL WET AREAS.

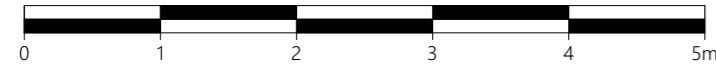
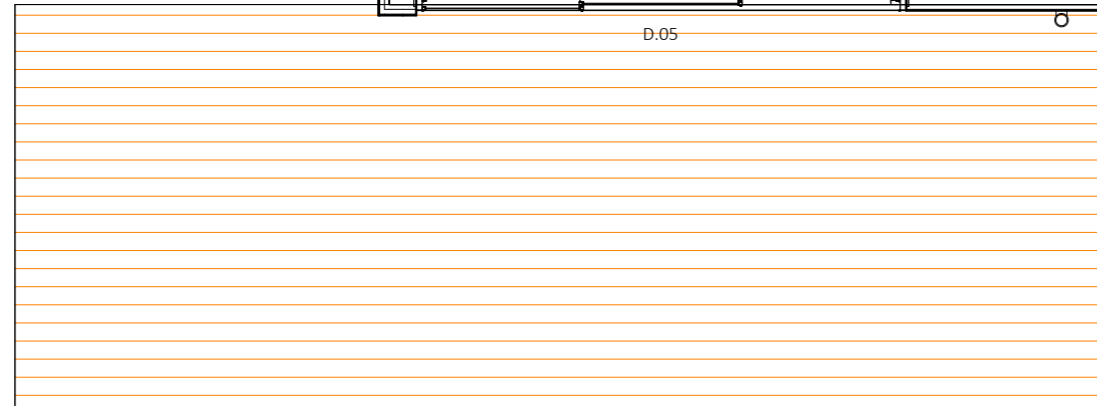
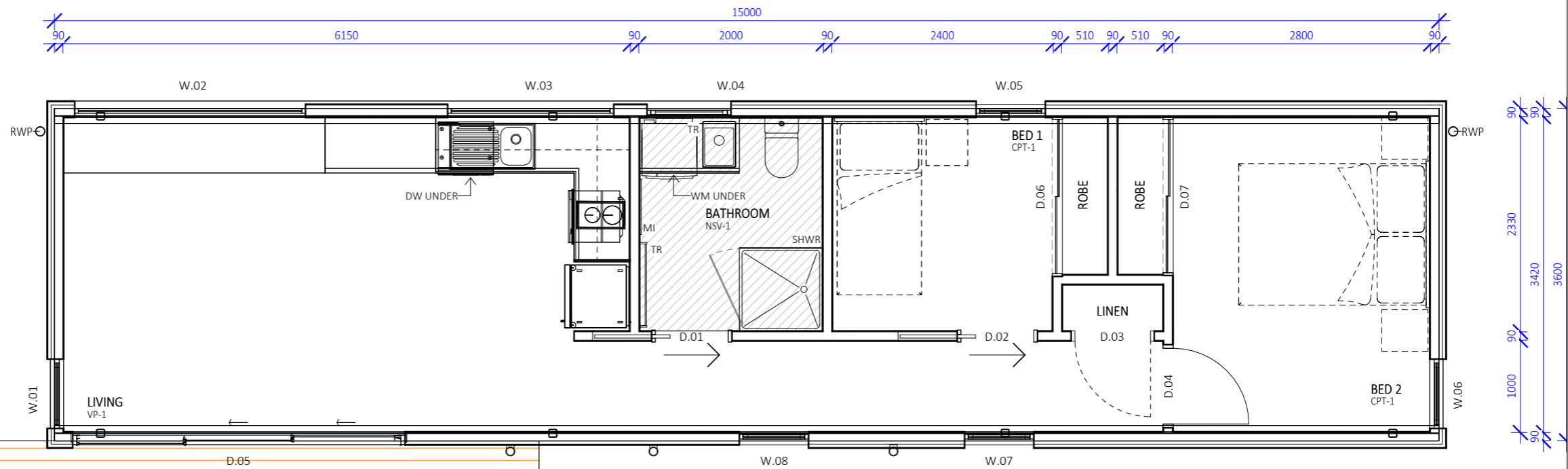
HARDWARE:
CROSS REFERENCE DOOR & WINDOW SCHEDULE WITH DOOR FURNITURE SCHEDULE BY OTHERS.
ALL DOOR HANDLE HARDWARE TO BE MOUNTED TO 1000H UP TO CENTERLINE.

CEILING LININGS:
REFER TO REFLECTED CEILING PLAN FOR ALL CEILING TYPES & SPECIFICATIONS.

FLOOR FINISHES:
VP-1: VINYL PLANK INSTALLED ON UNDERLAY - AS SPECIFIED
NSV-1: NON SLIP VINYL TYPE 1 - AS SPECIFIED
CPT-1: CARPET TYPE 1 INSTALLED ON UNDERLAY - AS SPECIFIED

JOINERY:
REFER TO SUBCONTRACTOR FOR SPECIFICATIONS.

FIXTURES & FITTINGS:
AS SPECIFIED.



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
JID CONSTRUCTIONS PTY LTD
SITE ADDRESS:
7 BEDFORD STREET,
CAMPBELL TOWN, 7210.

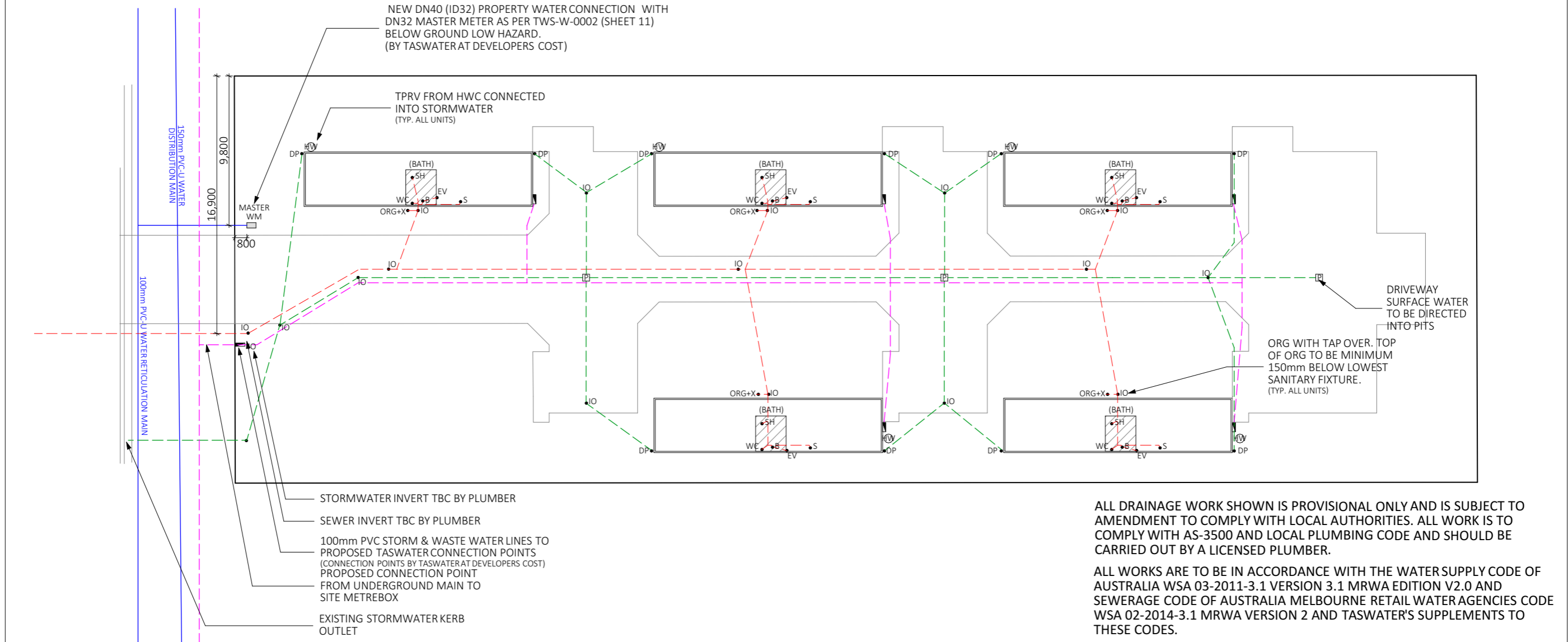
**DRAWING
GROUND FLOOR
PLAN**

I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.
SIGNATURE: **DATE:**
SIGNATURE: **DATE:**

COPYRIGHT:
This is the sole property of Tas City Building
Portable Homes, and may not be used in
whole, or in part without written or formal
consent from Tas City Building Portable
Homes. Legal action will be taken against
any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	BDFR01
R1	27/03/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	7/17
			CHECKED	M.L.	SCALE (@A3)	1:50

- LEGEND**
- B - BASIN
 - Ba - BATH
 - S - SINK (65Ø)
 - T - LAUNDRY TUB (65Ø)
 - SH - SHOWER
 - WC - WATER CLOSET
 - FW - FLOOR WASTE
 - EV - VENT (THROUGH TO ROOF)
 - FWG - FLOOR WASTE GULLY
 - IO - INSPECTION OPENING
 - ORG - O/FLOW RELIEF GULLY
 - RE - RODDING EYE
 - HW - HOT WATER CYLINDER
 - X - EXTERNAL TAP
 - P - DRAINAGE PIT (450 x 450mm)
 - DP - DOWNPIPE (90 Ø)
 - ▨ - WET AREAS
 - - - - STORMWATER LINE (100mm PVC)
 - - - - SEWER LINE (100mm PVC)
 - - - - WATER LINE
 - - - - ELECTRICAL LINE
- INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.
- PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.
- SERVICES**
THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.
- THERMAL INSULATION FOR HEATED WATER PIPING MUST:
A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1
- HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:
1. INTERNAL PIPING
a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
i) WITHIN AN UNVENTILATED WALL SPACE
ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS: OR
iii) BETWEEN CEILING INSULATION AND A CEILING MUST HAVE A MINIMUM R-VALUE OF 0.2
2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE
a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM, MUST HAVE A MINIMUM R-VALUE OF 0.45
- 3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE**
a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6
- PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.



<p>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au</p>	<p>CLIENT/S: JID CONSTRUCTIONS PTY LTD</p>	<p>DRAWING EXTERNAL SERVICES</p>	<p>I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.</p>		<p>COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.</p>	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	BDFR01
	<p>SITE ADDRESS: 7 BEDFORD STREET, CAMPBELL TOWN, 7210.</p>		SIGNATURE:	DATE:		R1	27/03/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	8/17
			SIGNATURE:	DATE:		R2	18/10/2023	FOR REVIEW				

ROOF PLAN SCHEDULE:

ALL ROOF SHEETING, GUTTERING, DOWNPIPES & CAPPINGS / FLASHINGS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

ROOF TYPE: (RT- 1)
 LYSAGHT® TRIMDEK® 0.48BMT.
 REFER TO ROOF PLAN FOR ROOF PITCH

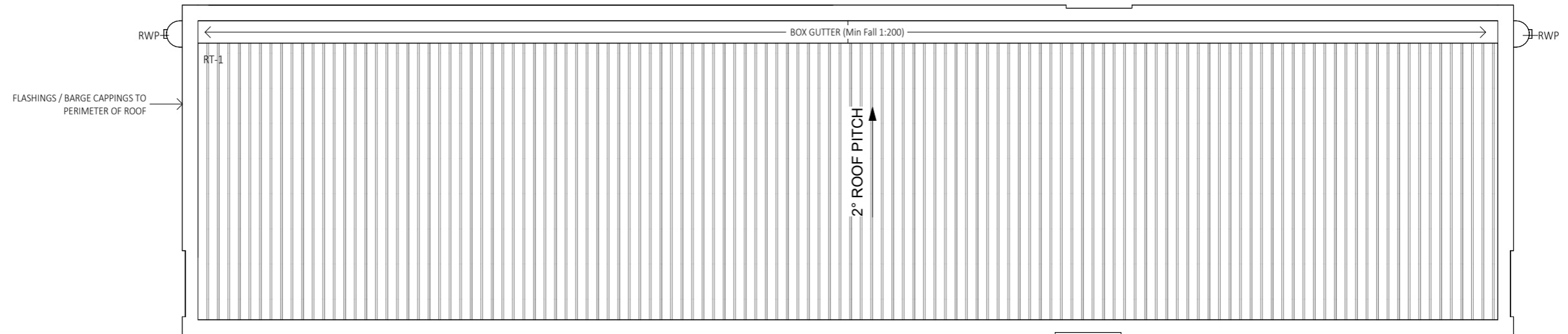
ROOF COLOUR:
 COLOURBOND® FINISH. COLOUR: MONUMENT.

GUTTER TYPE:
 FOLDED STAINLESS STEEL BOX GUTTER
 MINIMUM DIMENSION 300W X 100D

GUTTER COLOUR:
 STAINLESS STEEL

RWP TYPE:
 MIN. 90mm uPVC DOWNPIPES.

FLASHINGS / CAPPINGS:
 FLASHINGS & CAPPINGS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
 COLOUR: TO MATCH ROOF



CLIENT/S:
 JID CONSTRUCTIONS PTY LTD

SITE ADDRESS:
 7 BEDFORD STREET,
 CAMPBELL TOWN, 7210.

DRAWING
ROOF PLAN

I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

SIGNATURE: DATE:

SIGNATURE: DATE:

COPYRIGHT:
 This is the sole property of Tas City Building Portable Homes, and may not be used in whole, or in part without written or formal consent from Tas City Building Portable Homes. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	BDFR01
R1	27/03/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	9/17
			CHECKED	M.L.	SCALE (@A3)	1:50

REFLECTED CEILING SCHEDULE

- CF-1: 10mm PLASTERBOARD CEILING LINING. INSTALLED ON 16mm DIRECT FIX BATTEN SYSTEM TO MANUFACTURER'S SPECIFICATION. PAINT FINISH
- CH 2700 FINISHED CEILING LEVEL (mm)
- NOTE: ALL LOCATIONS OF SWITCHES & LIGHT FIXTURES TO BE CONFIRMED ON SITE WITH CLIENT.**
- MULTIPLE LIGHT SWITCH
- SINGLE LIGHT SWITCH (2w = 2 WAY SWITCH)
- S.A. SMOKE ALARMS MUST BE HARDWIRED WITH BATTERY BACKUP TO COMPLY WITH PART 3.7.2 OF THE NCC 2019. ALL SMOKE ALARMS MUST BE INTERCONNECTED & LOCATED ON THE CEILINGS.
- DL RECESSED LED DOWNLIGHT (11w)
- IXL TASTIC COMBINATION LIGHT. FAN, HEAT & LIGHT UNIT (3 LAMP) 2x 275W HEAT LAMPS (NOT INCL. IN CALC). 1x 6W LED CENTRE LIGHT.
- R2.5 ACOUSTIC SOUND INSULATION IN WALLS (SHOWN DASHED)
- WIRING

Notes:

ALL FANS (INCLUDING KITCHEN RANGEHOOD) VENTED TO OUTSIDE VIA EAVES AND FITTED WITH BACKDRAUGHT DAMPERS / SHUTTERS.

CORNICE:
ALL CEILING CORNICES TO BE SQUARE SET

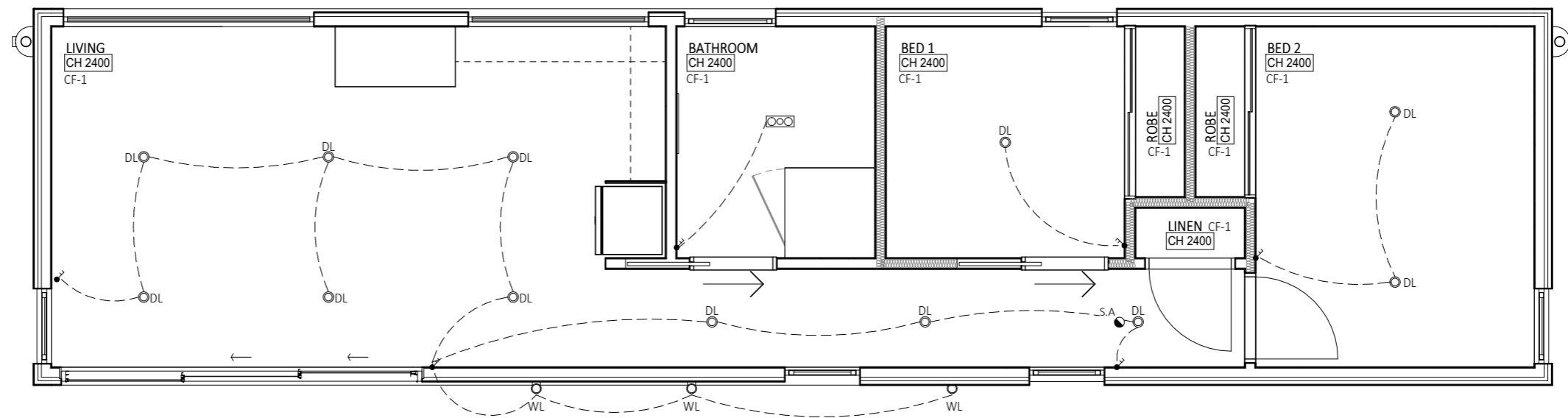
DIMMER SWITCHES TO BE INSTALLED ON LIGHTS IN BEDROOMS & LIVING.

R5.0 CEILING INSULATION TO ALL CEILINGS

LIGHTING EFFICIENCY TABLE:

ALLOWANCE = 5w Per m2

Floor area = 103m2
Lighting wattage total = 221w
Lighting wattage per m2 = 2.15w/m2



DESIGN TO LIVE

ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
JID CONSTRUCTIONS PTY LTD

SITE ADDRESS:
7 BEDFORD STREET,
CAMPBELL TOWN, 7210.

DRAWING ELECTRICAL PLAN

I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

COPYRIGHT:
This is the sole property of Tas City Building Portable Homes, and may not be used in whole, or in part without written or formal consent from Tas City Building Portable Homes. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	BDFR01
R1	27/03/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	10/17
			CHECKED	M.L.	SCALE (@A3)	1:50

ELEVATION SCHEDULE:

GENERAL
ALL DIMENSIONS SHOWN TO BE CONFIRMED ON SITE.

ALL ALUMINIUM FRAMES TO BE POWDER-COATED FINISH - COLOUR: MONUMENT.

ALL THRESHOLD PLATES TO BE COUNTERSUNK.

CLADDING TYPE (C1):

JAMES HARDIE™ AXON™ CLADDING
TYPE: 133mm SMOOTH TEXTURE.
INSTALLED TO MANUFACTURER'S SPECIFICATION ON 35mm TIMBER BATTENS.
FINISH: DULUX® WEATHERSEILD® GLOSS.
COLOUR: 'COLORBOND® MONUMENT®'

CLADDING TYPE (C2):

JAMES HARDIE™ EASYLAP™ PANEL.
TYPE: 8.5mm SMOOTH TEXTURE
INSTALLED TO MANUFACTURER'S SPECIFICATION ON PLASTIC STRIPS OR 12mm EXPANDED POLYSTYRENE STRIPS. (REFER TO THERMAL BREAK NOTE).
FINISH: DULUX® WEATHERSEILD® GLOSS.
COLOUR: 'COLORBOND® NIGHT SKY®'

CLADDING TYPE (C3):

JAMES HARDIE™ AXON™ CLADDING
TYPE: 133mm GRAINED TEXTURE.
INSTALLED TO MANUFACTURER'S SPECIFICATION ON PLASTIC STRIPS OR 12mm EXPANDED POLYSTYRENE STRIPS. (REFER TO THERMAL BREAK NOTE).
FINISH: PAINT - INTERGRAIN® ULTRA DECK TIMBER STAIN.
COLOUR: LIGHT OAK.

WINDOWS / DOORS:

ALL ALUMINIUM FRAMES TO BE POWDER-COATED FINISH - COLOUR: MONUMENT.

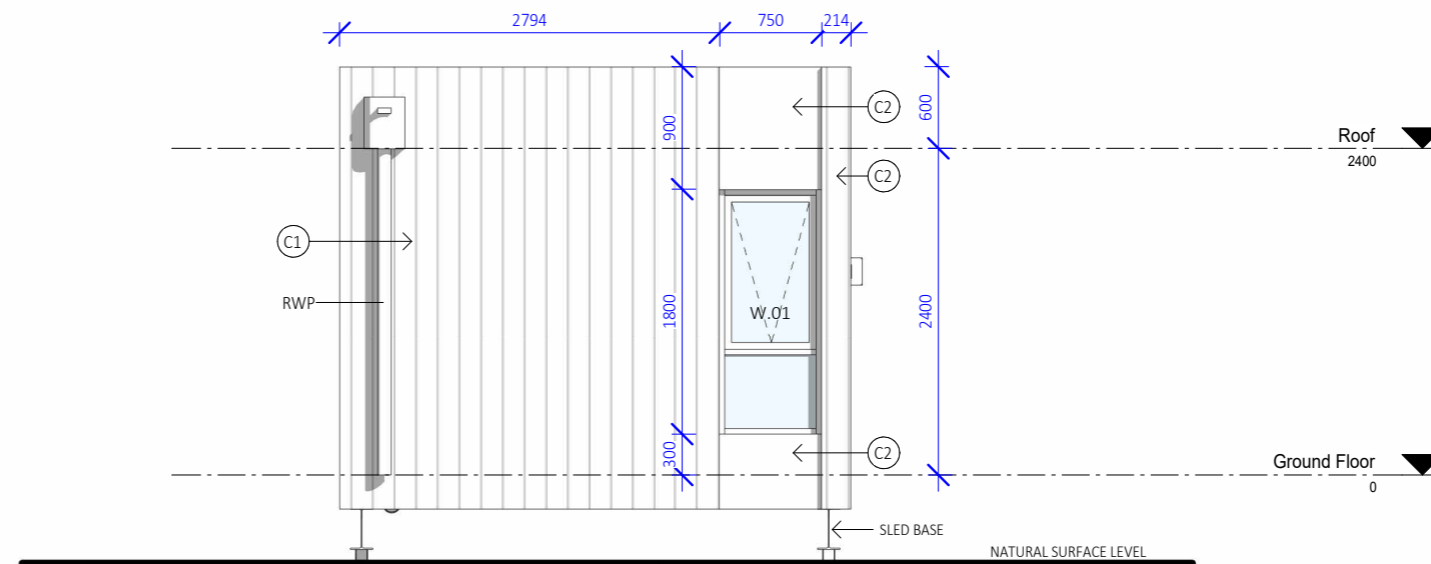
ALL EXTERNAL DOORS TO BE WEATHER STRIPPED.

ALL FLASHINGS & FIXINGS TO MANUFACTURER'S SPECIFICATIONS.

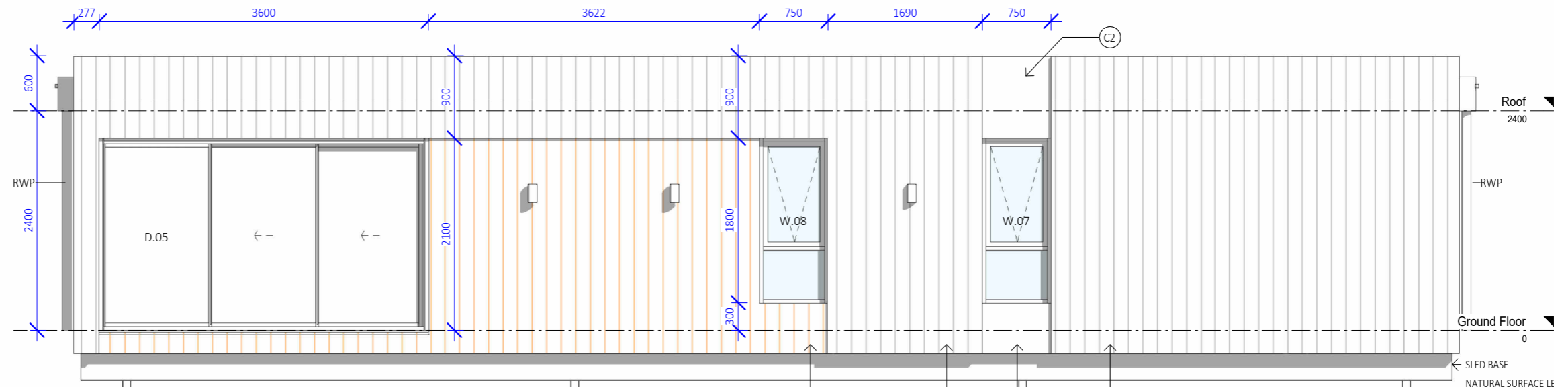
ALL GLASS TO CONFORM TO NCC VOL 2, PART 3.6. & AS1288. INSTALLATION OF GLAZING TO BE IN ACCORDANCE WITH AS2047.

THERMAL BREAK

A WALL THAT HAS LIGHTWEIGHT EXTERNAL CLADDING SUCH AS WEATHERBOARDS, FIBRE-CEMENT OR METAL SHEETING FIXED TO THE METAL FRAME; AND DOES NOT HAVE A WALL LINING OR HAS A WALL LINING THAT IS FIXED DIRECTLY TO THE METAL FRAME MUST HAVE A THERMAL BREAK, CONSISTING OF A MATERIAL WITH AN A-VALUE OF NOT LESS THAN 0.2, INSTALLED BETWEEN THE EXTERNAL CLADDING AND THE METAL FRAME. A THERMAL BREAK MAY BE PROVIDED BY MATERIALS SUCH AS TIMBER BATTENS, PLASTIC STRIPS OR POLYSTYRENE INSULATION SHEETING. THE MATERIAL USED AS A THERMAL BREAK MUST SEPARATE THE METAL FRAME FROM THE CLADDING AND ACHIEVE THE SPECIFIED A-VALUE. EXPANDED POLYSTYRENE STRIPS OF NOT LESS THAN 12 MM THICKNESS AND TIMBER OF NOT LESS THAN 20 MM THICKNESS ARE DEEMED TO ACHIEVE AN A-VALUE OF NOT LESS THAN 0.2. THE A-VALUE OF THE THERMAL BREAK IS NOT INCLUDED WHEN CALCULATING THE TOTAL R-VALUE OF THE WALL, IF THE THERMAL BREAK IS ONLY APPLIED TO THE METAL FRAME.



1 ELEVATION 1
1 : 50



2 ELEVATION 2
1 : 50



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
JID CONSTRUCTIONS PTY LTD

SITE ADDRESS:
7 BEDFORD STREET,
CAMPBELL TOWN, 7210.

DRAWING
ELEVATIONS

I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.

SIGNATURE: DATE:
SIGNATURE: DATE:

COPYRIGHT:
This is the sole property of Tas City Building Portable Homes, and may not be used in whole, or in part without written or formal consent from Tas City Building Portable Homes. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	BDFR01
R1	27/03/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	11/17
			CHECKED	M.L.	SCALE (@A3)	1:50

ELEVATION SCHEDULE

GENERAL
ALL DIMENSIONS SHOWN TO BE CONFIRMED ON SITE.

ALL ALUMINIUM FRAMES TO BE POWDER-COATED FINISH - COLOUR: MONUMENT.

ALL THRESHOLD PLATES TO BE COUNTERSUNK.

CLADDING TYPE (C1):
JAMES HARDIE™ AXON™ CLADDING
TYPE: 133mm SMOOTH TEXTURE.
INSTALLED TO MANUFACTURER'S SPECIFICATION ON 35mm TIMBER BATTENS.
FINISH: DULUX® WEATHERSEILD® GLOSS.
COLOUR: 'COLORBOND® MONUMENT®'

CLADDING TYPE (C2):
JAMES HARDIE™ EASYLAP™ PANEL.
TYPE: 8.5mm SMOOTH TEXTURE
INSTALLED TO MANUFACTURER'S SPECIFICATION ON PLASTIC STRIPS OR 12mm EXPANDED POLYSTYRENE STRIPS. (REFER TO THERMAL BREAK NOTE).
FINISH: DULUX® WEATHERSEILD® GLOSS.
COLOUR: 'COLORBOND® NIGHT SKY®'

CLADDING TYPE (C3):
JAMES HARDIE™ AXON™ CLADDING
TYPE: 133mm GRAINED TEXTURE.
INSTALLED TO MANUFACTURER'S SPECIFICATION ON PLASTIC STRIPS OR 12mm EXPANDED POLYSTYRENE STRIPS. (REFER TO THERMAL BREAK NOTE).
FINISH: PAINT - INTERGRAIN® ULTRA DECK TIMBER STAIN.
COLOUR: LIGHT OAK.

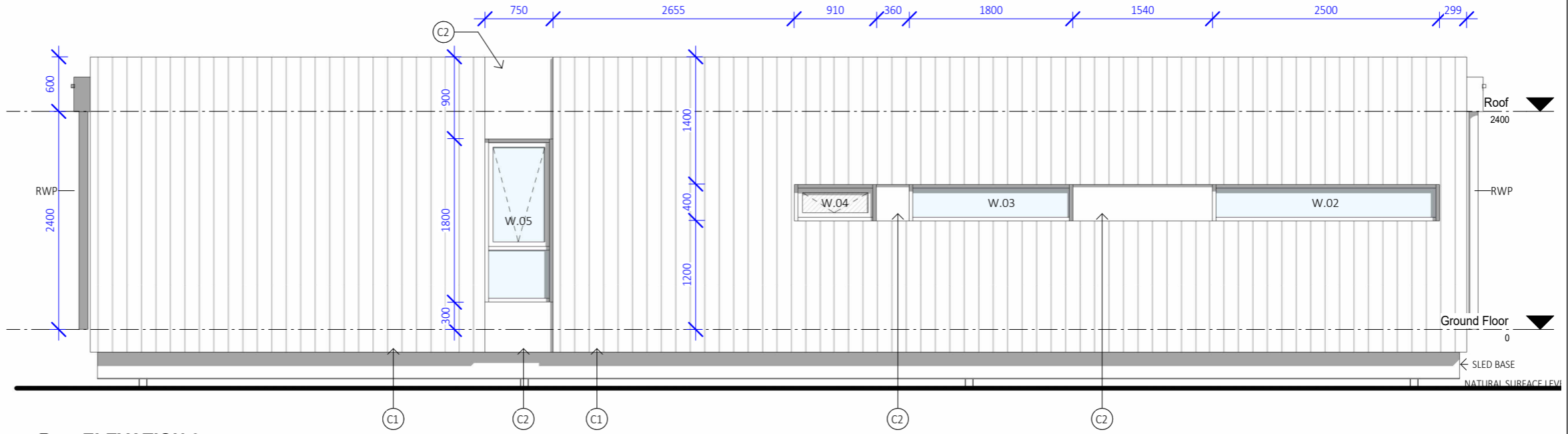
WINDOWS / DOORS:
ALL ALUMINIUM FRAMES TO BE POWDER-COATED FINISH - COLOUR: MONUMENT.

ALL EXTERNAL DOORS TO BE WEATHER STRIPPED.

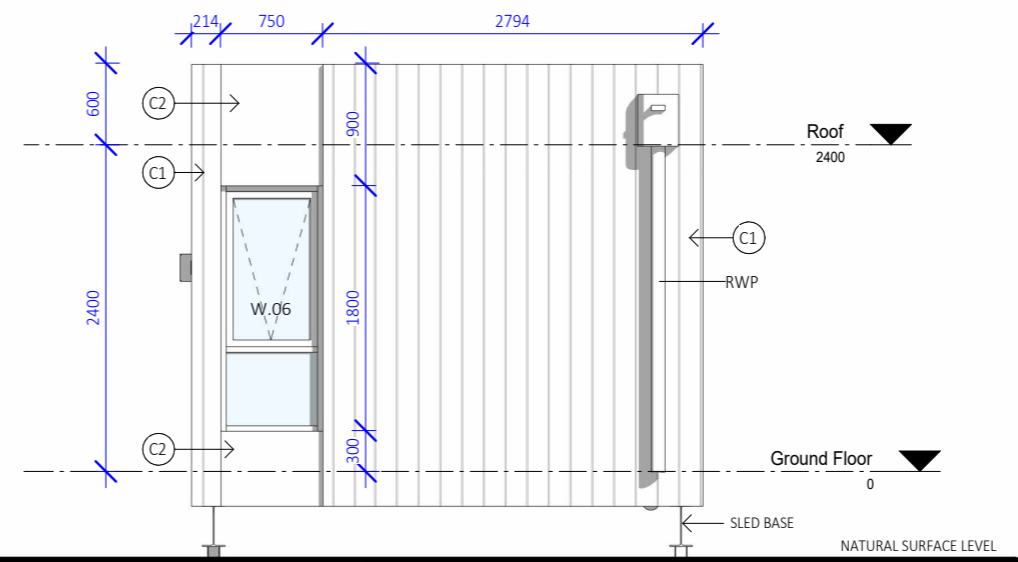
ALL FLASHINGS & FIXINGS TO MANUFACTURER'S SPECIFICATIONS.

ALL GLASS TO CONFORM TO NCC VOL 2, PART 3.6. & AS1288. INSTALLATION OF GLAZING TO BE IN ACCORDANCE WITH AS2047.

THERMAL BREAK
A WALL THAT HAS LIGHTWEIGHT EXTERNAL CLADDING SUCH AS WEATHERBOARDS, FIBRE-CEMENT OR METAL SHEETING FIXED TO THE METAL FRAME; AND DOES NOT HAVE A WALL LINING OR HAS A WALL LINING THAT IS FIXED DIRECTLY TO THE METAL FRAME MUST HAVE A THERMAL BREAK, CONSISTING OF A MATERIAL WITH AN A-VALUE OF NOT LESS THAN 0.2, INSTALLED BETWEEN THE EXTERNAL CLADDING AND THE METAL FRAME. A THERMAL BREAK MAY BE PROVIDED BY MATERIALS SUCH AS TIMBER BATTENS, PLASTIC STRIPS OR POLYSTYRENE INSULATION SHEETING. THE MATERIAL USED AS A THERMAL BREAK MUST SEPARATE THE METAL FRAME FROM THE CLADDING AND ACHIEVE THE SPECIFIED A-VALUE. EXPANDED POLYSTYRENE STRIPS OF NOT LESS THAN 12 MM THICKNESS AND TIMBER OF NOT LESS THAN 20 MM THICKNESS ARE DEEMED TO ACHIEVE AN A-VALUE OF NOT LESS THAN 0.2. THE A-VALUE OF THE THERMAL BREAK IS NOT INCLUDED WHEN CALCULATING THE TOTAL R-VALUE OF THE WALL, IF THE THERMAL BREAK IS ONLY APPLIED TO THE METAL FRAME.



1 ELEVATION 3
1 : 50



2 ELEVATION 4
1 : 50



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
JID CONSTRUCTIONS PTY LTD

SITE ADDRESS:
7 BEDFORD STREET,
CAMPBELL TOWN, 7210.

DRAWING ELEVATIONS

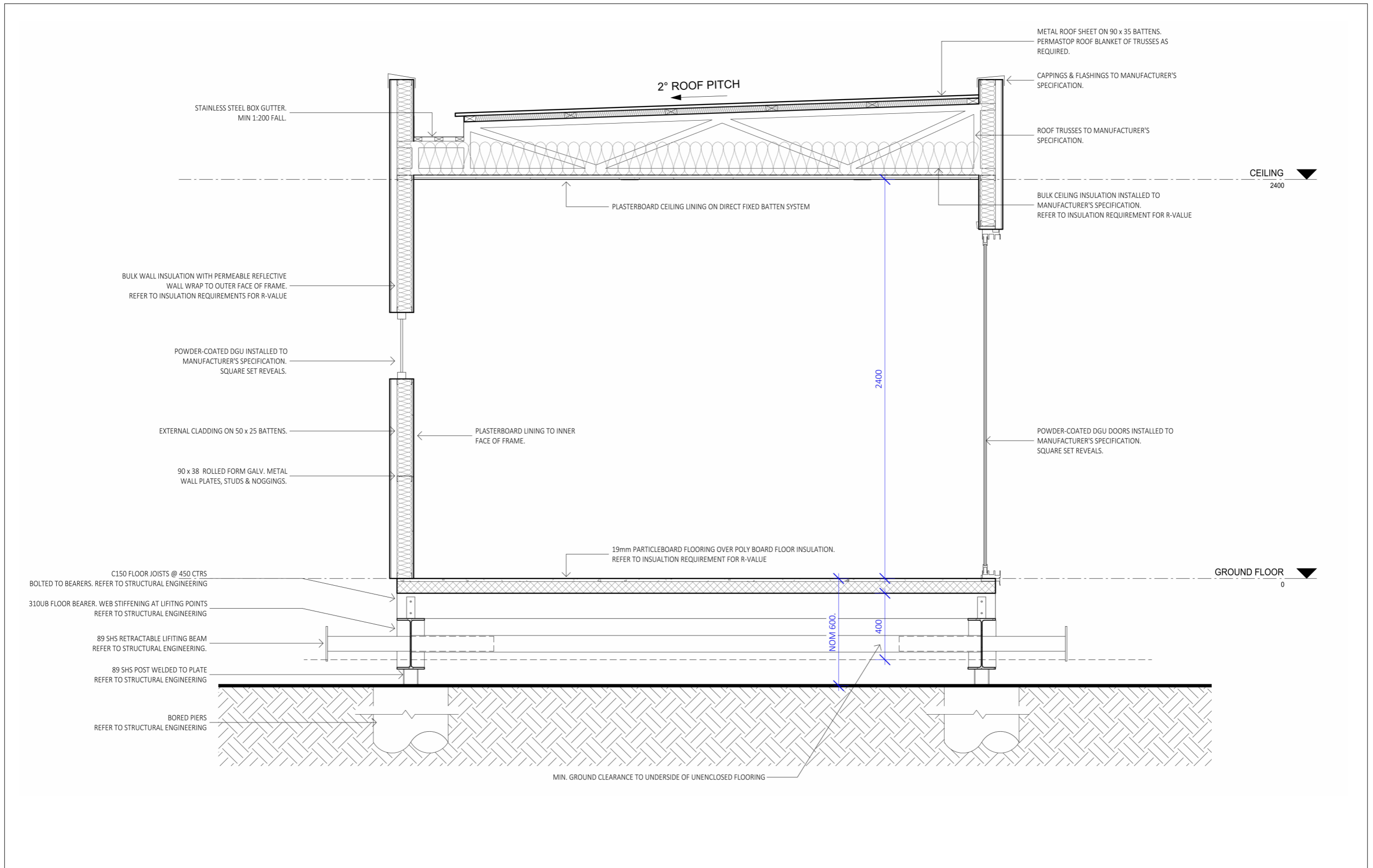
I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

COPYRIGHT:
This is the sole property of Tas City Building Portable Homes, and may not be used in whole, or in part without written or formal consent from Tas City Building Portable Homes. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	BDFR01
R1	27/03/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	12/17
			CHECKED	M.L.	SCALE (@A3)	1:50




 <p>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au</p>	<p>CLIENT/S: JID CONSTRUCTIONS PTY LTD</p>	<p>DRAWING SECTION</p>	<p>I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.</p>		<p>COPYRIGHT: This is the sole property of Tas City Building Portable Homes, and may not be used in whole, or in part without written or formal consent from Tas City Building Portable Homes. Legal action will be taken against any person/s infringing the copyright.</p>	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	BDFR01
	<p>SITE ADDRESS: 7 BEDFORD STREET, CAMPBELL TOWN, 7210.</p>		SIGNATURE:	DATE:		R1	27/03/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	13/17
			SIGNATURE:	DATE:					CHECKED	M.L.	SCALE (@A3)	1:20

Table 3.8.1.1 Waterproofing and water resistance requirements for building elements in wet areas

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
Shower area (enclosed and unenclosed)					
With hob	Waterproof floor in shower area (including any hob or step-down)	(a) Waterproof all walls in shower area to a height the greater of— (i) not less than 150 mm above floor substrate; or (ii) not less than 25 mm above maximum retained water level and	Waterproof wall junctions within shower area.	Waterproof wall / floor junctions within shower area.	Waterproof penetrations in shower area.
With step-down		(b) Water resistant walls in shower area to not less than 1800 mm above finished floor level of the			
Without hob or step-down					
Vessels or area where the fixture is installed					
With preformed shower base	N/A	Water resistant walls in shower area to not less than 1800 mm above finished floor level of the show.	Waterproof wall junctions within shower area.	Waterproof wall / floor junctions within shower area.	Waterproof penetrations in shower area.
Area outside shower area					
For concrete and compressed fibre-cement sheet flooring	Water resistant floor of the room.	N/A	N/A	Waterproof wall / floor junctions	N/A
For timber floors including particleboard, plywood and other timber based flooring materials	Waterproof floor of the room				
Areas adjacent to baths and spas					
For concrete and compressed fibre-cement sheet flooring	Water resistant floor of the room.	(a) Water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall. (b) Water resistant all exposed surfaces below vessel lip.	Water resistant junctions within 150 mm above a vessel for the extent of the vessel.	Water resistant wall / floor junctions for the extent of the vessel.	Waterproof tap and spout penetrations where they occur in horizontal surfaces.
For timber floors including particleboard, plywood and other timber based flooring materials	Waterproof floor of the room.	(a) Water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall. (b) Water resistant all exposed surfaces below vessel lip.	Water resistant junctions within 150 mm above a vessel for the extent of the vessel.	Water resistant wall / floor junctions for the extent of the vessel.	Waterproof tap and spout penetrations where they occur in horizontal surfaces.
Inserted baths and spas	(a) Waterproof shelf area, incorporating waterstop under the bath lip. (b) No requirement under bath.	(a) Waterproof to not less than 150 mm above the lip of the bath or spa, and (b) No requirement under bath.	(a) Waterproof junctions within 150 mm above bath or spa; and (b) No	N/A	Waterproof tap and spout penetrations where they occur in horizontal surfaces.
Vessels or area where the fixture is installed					
Laundries and WCs	Water resistant floor of the room	N/A	N/A	Water resistant wall / floor junctions.	N/A
Other areas					
Walls adjoining other vessels (e.g. sink, basin or laundry tub)	N/A	Water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall.	Waterproof wall junctions where a vessel is fixed to a wall.	N/A	Waterproof tap and spout penetrations where they occur in surfaces required to be waterproof or water resistant.

Door Schedule

Mark	Rough Opening (HxW)	Leaf Size (HxW)	Operation	Comments
01	2100 x 870		CAVITY SLIDER	
02	2100 x 870		CAVITY SLIDER	
03	2100 x 900	2040 x 820	HINGED	
04	2100 x 900	2040 x 820	HINGED	
05	2100 x 3600		DSTACK	DGU, POWDER-COATED ALUMINIUM
06	2100 x 1100		SLIDING ROBE	
07	2100 x 1100		SLIDING ROBE	

Window Schedule

Mark	Height x Width	Operation	Comments
01	1800 x 750	Fix / Awn	DGU, POWDER-COATED ALUMINIUM, SQUARE SET
02	400 x 2500	Fix	DGU, POWDER-COATED ALUMINIUM, SQUARE SET
03	400 x 1800	Fix	DGU, POWDER-COATED ALUMINIUM, SQUARE SET
04	400 x 910	Awn	DGU, POWDER-COATED ALUMINIUM, FROSTED GLASS, SQUARE SET
05	1800 x 750	Fix / Awn	DGU, POWDER-COATED ALUMINIUM, SQUARE SET
06	1800 x 750	Fix / Awn	DGU, POWDER-COATED ALUMINIUM, SQUARE SET
07	1800 x 750	Fix / Awn	DGU, POWDER-COATED ALUMINIUM, SQUARE SET
08	1800 x 750	Fix / Awn	DGU, POWDER-COATED ALUMINIUM, SQUARE SET



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 JID CONSTRUCTIONS PTY LTD
 SITE ADDRESS:
 7 BEDFORD STREET,
 CAMPBELL TOWN, 7210.

DRAWING
 NOTES/
 WINDOW
 SCHEDULE

I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.

SIGNATURE: DATE:
 SIGNATURE: DATE:

COPYRIGHT:
 This is the sole property of Tas City Building
 Portable Homes, and may not be used in
 whole, or in part without written or formal
 consent from Tas City Building Portable
 Homes. Legal action will be taken against
 any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	BDFR01
R1	27/03/2023	FOR REVIEW				
			DRAWN	D.M.	DRAWING	14/17
			CHECKED	M.L.	SCALE (@A3)	



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 JID CONSTRUCTIONS PTY LTD

SITE ADDRESS:
 7 BEDFORD STREET,
 CAMPBELL TOWN, 7210.

DRAWING
 PERSPECTIVES

I/WE APPROVE THESE DRAWING TO BE
 CORRECT PER CONTRACT.

SIGNATURE:

DATE:

SIGNATURE:

DATE:

COPYRIGHT:
 This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	BDFR01
R1	27/03/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	15/17
R2	18/10/2023	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	NTS

6 - STAR ENERGY EFFICIENCY RATING
BUILDING FABRIC
 GENERALLY IAW NCC 3.12.1
 BUILDING FABRIC INSULATION TO BE FITTED TO FORM A CONTINUOUS BARRIER TO ROOF/CEILING, WALLS AND FLOORS EXCEPT AROUND SERVICES/FITTINGS (SEE BELOW - BUILDING SEALING).
 REFLECTIVE BUILDING MEMBRANE WITH MIN. 0.2 R VALUE, INSTALLED TO FORM 20MM AIRSPACE BETWEEN REFLECTIVE FACE AND EXTERNAL LINING/CLADDING, FITTED CLOSELY UP TO PENETRATIONS/ OPENINGS, ADEQUATELY SUPPORTED AND JOINTS TO BE LAPPED MIN. 150MM.
 ANY SARKING MUST HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5.

ENERGY EFFICIENCY
 GENERALLY IAW NCC VOL 2. PART 3.12
 CLIMATE ZONE 7 APPLICABLE TO TASMANIA (EXCLUDING ALPINE AREAS)

EXTERNAL DOORS AND WINDOWS
 GENERALLY GLAZING TO BE IAW AS 1288 & NCC VOL 2. PART 3.6
 INSTALLATION OF GLAZING TO BE IAW AS2047
 REFER TO WINDOW SCHEDULE FOR SIZES AND TYPES.
 EXTERNAL DOORS TO BE FITTED WITH WEATHER SEALS.
 ALL EXTERNAL DOORS TO BE SOLID CORE, INCLUDING GARAGE INTERNAL DOOR.

WET AREAS
 GENERALLY WET AREA WATERPROOFING TO BE IAW AS3740 AND NCC VOL 2. PART 3.8.
 FLOOR SURFACE IN BATHROOMS, LAUNDRY AND ALFRESCO SURFACES ABOVE HABITABLE AREA, SHALL BE IMPERVIOUS TO PREVENT MOISTURE BETWEEN WALLS AND FLOORS TO BE FLASHED TO PREVENT MOISTURE PENETRATION OF WALLS.
 WATERPROOFING OF SURFACES ADJACENT TO OPEN SHOWER, INCLUDING SHOWER OVER BATH, TO EXTEND 1.5 FROM A VERTICAL LINE PROJECTED FROM SHOWER ROSE, TO A HEIGHT 1.8 ABOVE FINISHED FLOOR.
 WALL SURFACES ADJACENT TO A PLUMBING FIXTURES, BATH ETC, TO BE PROTECTED TO A HEIGHT OF 1500 ABOVE FIXTURE.
 WALL TILES OR SIMILAR USED AS A SPLASH BACK MINIMUM OF 150mm HIGH AT VANITY AND BATH.

GENERAL
 ALL EXHAUST FANS TO BE SELF CLOSING, MAX 250MM DIA
 ALL WINDOW FRAMES TO BE WEATHER STRIPPED
 ALL GAPS AND CRACKS SEALED
 DOWN LIGHTS - LED (SEALED)
 ALL GLAZING TO REFER TO NATHERS CERTIFICATE FOR MINIMUM U & SHGC VALUES.
 PLEASE NOTE R VALUES NOTED REPRESENT ADDED INSULATION AND NOT TOTAL R VALUE.
 R2.5 INSULATION ALLOWED TO CEILING PERIMETER DUE TO HEIGHT RESTRICTIONS WHERE APPLICABLE
 R2.5 INSULATION TO ALL SKYLIGHT SHAFTS (IF APPLICABLE)
 ALL INSULATION TO BE INSTALLED IN ACCORDANCE WITH AS.3999.

TABLE 3.8.1.1 WATERPROOFING AND WATER RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS IN WET AREAS

VESSELS OR AREA WHERE THE FIXTURE IS INSTALLED	FLOORS AND HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS AND JOINTS	PENETRATIONS
ENCLOSED SHOWER WITH HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA, INCLUDING HOB.	WATERPROOF TO NOT LESS THAN 150MM ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25MM ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH EVER IS THE GREATER WITH THE REMAINDER BEING WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800MM ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40MM WIDTH WITH THE SIDE OF THE JUNCTION	WATERPROOF ALL PENETRATIONS
ENCLOSED SHOWER WITHOUT HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING WATER STOP	WATERPROOF TO NOT LESS THAN 150MM ABOVE THE SHOWER FLOOR SUBSTRATE WITH THE REMAINDER BEING WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 1800MM ABOVE THE FINISHED FLOOR LEVEL	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800MM ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40MM WIDTH EITHER SIDE OF THE JUNCTION	WATERPROOF ALL PENETRATIONS
ENCLOSED SHOWER WITH STEP DOWN	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING THE STEP DOWN	WATERPROOF TO NOT LESS THAN 150MM ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25MM ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICHEVER IS THE GREATER WITH THE REMAINDER BEING WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 1800MM ABOVE THE FINISHED FLOOR LEVEL	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800MM ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40MM WIDTH EITHER SIDE OF THE JUNCTION	WATERPROOF ALL PENETRATIONS
ENCLOSED SHOWER WITH PREFORMED SHOWER BASE	N/A	WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 1800MM ABOVE THE FINISHED FLOOR LEVEL	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800MM ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40MM WIDTH EITHER SIDE OF THE JUNCTION	WATERPROOF ALL PENETRATIONS
UNENCLOSED SHOWERS	WATERPROOF ENTIRE UNENCLOSED SHOWER AREA	WATERPROOF TO NOT LESS THAN 150MM ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25MM ABOVE THE MAXIMUM RETAINED WATER LEVEL WITH THE REMAINDER BEING WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 1800MM ABOVE THE FINISHED FLOOR LEVEL	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800MM ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40MM WIDTH EITHER SIDE OF THE JUNCTION	WATERPROOF ALL PENETRATIONS
AREAS OUTSIDE THE SHOWER AREA FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING	WATER RESISTANT TO ENTIRE FLOOR	N/A	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST NOT BE LESS THAN 40MM	N/A
AREAS OUTSIDE THE SHOWER AREA FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS	WATER PROOF ENTIRE FLOOR	N/A	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST NOT BE LESS THAN 40MM	N/A
AREAS ADJACENT TO BATHS AND SPAS FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING	WATER RESISTANT TO ENTIRE FLOOR	WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 150MM ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF THE BATH ENCLOSED WITH THE FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS AREA MUST BE WATERPROOF FOR SHOWERS OVER BATH AND WATER RESISTANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
AREAS ADJACENT TO BATHS AND SPAS FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS	WATER PROOF ENTIRE FLOOR	WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 150MM ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF THE BATH ENCLOSED WITH THE FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS AREA MUST BE WATERPROOF FOR SHOWERS OVER BATH AND WATER RESISTANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
INSERTED BATHS	N/A FOR FLOOR UNDER BATH. WATERPROOF ENTIRE SHELF AREA, INCORPORATING WATER STOP UNDER THE BATH LIP AND PROJECT NOT LESS THAN 5MM ABOVE THE TILE SURFACE	N/A FOR WALL UNDER BATH. WATERPROOF TO NOT LESS THAN 150MM ABOVE THE LIP OF THE BATH.	N/A FOR WALL UNDER BATH	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
WALLS ADJOINING OTHER VESSELS (E.G. SINKS, LAUNDRY TUBS AND BASINS)	N/A	WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 150MM ABOVE THE VESSEL IF THE VESSEL IS WITHIN 75MM OF THE WALL.	WHERE THE VESSEL IS FIXED TO A WALL, WATERPROOF EDGES FOR EXTENT OF VESSEL	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
LAUNDRIES AND WCs	WATER RESISTANT TO ENTIRE FLOOR	WATERPROOF ALL WALL/FLOOR JUNCTIONS TO NOT LESS THAN 25MM ABOVE THE FINISHED FLOOR LEVEL, SEALED TO FLOOR.	WATERPROOF ALL WALL/FLOOR JUNCTIONS, WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40MM	N/A



ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 JID CONSTRUCTIONS PTY LTD
 SITE ADDRESS:
 7 BEDFORD STREET,
 CAMPBELL TOWN, 7210.

DRAWING
 CONSTRUCTION
 NOTES 2

I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.
 SIGNATURE: DATE:
 SIGNATURE: DATE:

COPYRIGHT:
 This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	BDFR01
R1	27/03/2023	FOR REVIEW	DRAWN	D.M.	DRAWING	17/17
R2	18/10/2023	FOR REVIEW				
			CHECKED	M.L.	SCALE (@A3)	NTS

Our ref: PLN-23-0210

17/11/2023

Denika McDonald -Hodges
202 Wellington St
LAUNCESTON 7250
By email: denika@designtolive.com.au



Dear Denika,

**Additional Information Required for Planning Application PLN-23-0210
Multiple Dwellings x 5 (5 New) (Campbell Town SAP, Parking and Sustainable Transport Code) at 7
Bedford Street, Campbell Town (and works within Bedford Street road reservation)**

Thank you for your application. The following additional information is required.

- Updated stormwater report and documentation from rare. to refer to current planning application number (PLN-23-0210) and any adjustments to calculations, design and details to reflect the reduction in dwelling numbers proposed.

In accordance with section 51(1AC) of the *Land Use Planning and Approvals Act 1993*, the following information is required to make a valid application under clause 6.1 of the *Tasmanian Planning Scheme – Northern Midlands*

- Once amended stormwater documentation has been received, the consent of Council's General Manager will be sought internally in accordance with Section 52 (1)(b) of the *Land Use Planning and Approvals Act 1993*.

This information is required under section 54 of the *Land Use Planning and Approvals Act 1993*. In accordance with section 54 (2) of the Act, the statutory period for determining the application will not recommence until the requested information has been satisfactorily supplied.

Please send any emails to planning@nmc.tas.gov.au including the reference **PLN-23-0210**.

If you have any questions, please contact me on 6397 7303, or e-mail planning@nmc.tas.gov.au

Yours sincerely

A handwritten signature in black ink that reads "Rebecca Green".

Rebecca Green
Planning Consultant



Request for Additional Information

For Planning Authority Notice

Council Planning Permit No.	PLN23-0210	Application date	17/11/2023
TasWater details			
TasWater Reference No.	TWDA 2023/01602-NMC	Date of response	22/11/2023
TasWater Contact	David Boyle	Phone No.	0436 629 652
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	Lot 1 BEDFORD ST, CAMPBELL TOWN	Property ID (PID)	9251336
Description of development	Multiple Dwellings x 5	Stage No.	
Additional information required			
<p>Additional information is required to process your request. To enable assessment to continue please submit the following:</p> <ol style="list-style-type: none"> TasWater no longer supplies loose supplied (Stranded) meter for each strata lot, it is either one large meter at the boundary or a 5 meter manifold at the boundary. Please remove the loose supply of 5 meters by TasWater off all drawings. You can have one large meter at the boundary but the developer supplies 5 private meters install by their plumber and TasWater doesn't read these. 			
Advice			
Service Locations			
<p>Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.</p> <ul style="list-style-type: none"> A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit https://www.taswater.com.au/building-and-development/service-locations for a list of companies Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council. <p>To view our assets, all you need to do is follow these steps:</p> <ol style="list-style-type: none"> Open up webpage - http://maps.thelist.tas.gov.au/listmap/app/list/map Click 'Layers' Click 'Add Layer' Scroll down to 'Infrastructure and Utilities' in the Manage Layers window, then add the appropriate layers. Search for property Click on the asset to reveal its properties 			
TASWATER CONTACT DETAILS			



Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		

Received
20.12.2023

**CLIENT:
DESIGN TO LIVE**

**PROJECT:
UNIT DEVELOPMENT**

**ADDRESS:
7 BEDFORD ST, CAMPBELL TOWN**


**PROJECT No:
231056**

**STATUS:
CONTROLLED DOCUMENT**

**ISSUED FOR / DESCRIPTION:
DEVELOPMENT APPLICATION**

DRAWINGS:

- C0V - COVER SHEET
- C000 - CIVIL NOTES
- C401 - CIVIL WORKS PLAN
- C501 - DRAINAGE PLAN
- C511 - STORMWATER LONG SECTION
- C701 - SECTIONS & DETAILS

		STATUS: CONTROLLED DOCUMENT		DESIGN BY: JWS	 22-24 Paterson Street Launceston TAS 7250 rarein.com.au P.03 6388 9200	CLIENT: DESIGN TO LIVE	TITLE: COVER SHEET
		DO NOT SCALE - IF IN DOUBT, ASK <small>THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 698 257</small>		DESIGN CHK: RJJ		PROJECT: UNIT DEVELOPMENT	SCALE: - SHEET SIZE: A1 DWGS IN SET: -
0	DEVELOPMENT APPLICATION	KL	30-06-23	DRAWN BY: TM		ADDRESS: 7 BEDFORD ST, CAMPBELL TOWN	PROJECT No: 231056 DWG No: COV REV: 0
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:	APPROVED: R. JESSON	ACRED. No: CC58481	DATE: 30-06-23	

GENERAL

1. NOTICE TO TENDERER
 THE CONTRACTOR / TENDERER IS TO MAKE THEMSELVES AWARE OF THE LOCAL COUNCIL, TASWATER AND THE DEPARTMENT OF STATE GROWTH (D.S.G.) STANDARDS FOR CIVIL WORKS' CONSTRUCTION TO BE CARRIED OUT TO THESE STANDARDS. TENDERER IS TO ALLOW FOR THESE STANDARDS DURING PRICING. COPIES OF THE STANDARDS ARE AVAILABLE FOR INSPECTION UPON REQUEST FROM THE LOCAL COUNCIL OR D.S.G.'S WEB SITE.

2. NOTIFICATION
 THE CONTRACTOR IS TO NOTIFY ALL RELEVANT STATUTORY AUTHORITIES PRIOR TO COMMENCING ANY WORK FOR THE POSSIBLE LOCATION OF ANY EXISTING SERVICES NOT SHOWN ON THESE PLANS, AND IS TO NOTIFY THE SUPERINTENDENT OF THE SAME. ALL EXISTING SERVICES ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING SERVICES IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.

3. DRAWINGS AND SPECIFICATIONS
 THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING COUNCIL APPROVAL AND CALLING OF TENDERS. THEY ARE NOT TO BE USED FOR CONSTRUCTION. A CONSTRUCTION SET OF DRAWINGS STAMPED "CONSTRUCTION SET" WILL BE ISSUED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

4. COMMON TRENCHING
 WHERE ANY COMMON TRENCHING IS REQUIRED, THE FOLLOWING CLEARANCE DISTANCES (BARREL TO BARREL) MUST BE MAINTAINED FROM EXISTING OR PROPOSED SERVICES:
 HORIZONTALLY:
 - 300mm ALONG A LENGTH GREATER THAN 2 METRES.
 - 500mm MINIMUM FROM ANY MAIN GREATER THAN 200mm DIA.
 - 150mm MINIMUM ALONG A LENGTH LESS THAN 2 METRES.
 VERTICALLY:
 - 150mm MINIMUM
 - 300mm MINIMUM FROM ANY MAIN GREATER THAN 200mm DIA.
 ELECTRICAL CABLES SHOULD BE LOCATED ON THE OPPOSITE SIDE OF THE STREET. WHERE THIS IS NOT POSSIBLE A 400mm MINIMUM DISTANCE MUST BE OBSERVED OF WHICH 300mm SHOULD BE IN NATURAL AND UNDISTURBED MATERIAL.

GENERAL CONT.

11. LINE TYPE LEGEND

- DN100 AGG PIPE OR MEGAFLOW DRAIN AS NOTED @ 1:100 FALL TO STORM WATER SYSTEM
- DENOTES EXISTING STORM WATER MAIN (CONFIRM EXACT LOCATION)
- DENOTES PROPOSED STORM WATER MAIN
- DENOTES EXISTING SEWER MAIN (CONFIRM EXACT LOCATION)
- DENOTES PROPOSED SEWER MAIN
- DENOTES EXISTING WATER MAIN (CONFIRM EXACT LOCATION)
- DENOTES PROPOSED WATER MAIN
- DENOTES EXISTING GAS MAIN (CONFIRM EXACT LOCATION)
- DENOTES PROPOSED GAS MAIN
- DENOTES EXISTING UNDERGROUND TELECOM / FIBRE OPTIC LINE (CONFIRM EXACT LOCATION)
- DENOTES PROPOSED UNDERGROUND TELECOM / FIBRE OPTIC LINE (CONFIRM EXACT LOCATION)
- DEMOLITION

12. SITE WORKS SYMBOLS LEGEND

- PEDESTRIAN RAMP
- BARRIER KERB
- KERB AND CHANNEL
- KERB AND CHANNEL - SMALL
- MOUNTABLE KERB AND CHANNEL
- VEHICULAR CROSSING
- BULLARD, REFER DETAIL
- HUDSON CIVIL PRECAST CONCRETE WHEEL STOP (2000 LONG x 100 HIGH)
- WSD
- TELECOMMUNICATION PIT

13. BUILDING SERVICES SYMBOLS LEGEND

- TELECOMMUNICATION PIT
- 14. SURVEY SYMBOLS LEGEND**
- EXISTING
- SPOT LEVEL WITH DESCRIPTION
- EXISTING SPOT LEVEL

15. DRAINAGE SYMBOLS LEGEND

- STORMWATER MANHOLE
- SEWER MANHOLE
- GRATED/GULLY PIT - STORM WATER
- GRATED DRAIN - STORM WATER
- SIDE ENTRY PIT - STORM WATER
- UNPLASTICIZED POLYVINYL CHLORIDE
- REINFORCED CONCRETE PIPE (OR FCN) CLASS 4 (2)
- NOMINAL DIAMETER
- COVER LEVEL
- INVERT LEVEL
- DOWN PIPE
- INSPECTION OPENING
- INSPECTION OPENING TO SURFACE
- GRATED PIT

16. WATER RETICULATION SYMBOLS LEGEND

- METER
- CHECK METER
- FIRE PLUG
- ISOLATION VALVE
- CHECK VALVE
- STRAINER
- MONITORED VALVE
- BALANCE VALVE
- STOP VALVE
- DN100 REFLEX VALVE
- BACK FLOW PREVENTION DEVICE
- PRESSURE REDUCING VALVE
- HOSE BIB COCK
- FIRE HYDRANT
- DUAL HEAD FIRE HYDRANT
- FIRE HOSE REEL

EARTHWORKS

1. GENERAL
 GENERAL EARTHWORKS, MATERIAL AND WORKMANSHIP SHALL COMPLY WITH THIS SPECIFICATION AND THE CURRENT EDITION OF THE S.A. CODE FOR EARTHWORKS AS 3798 TOGETHER WITH ANY CODES, STANDARDS OR REGULATIONS REFERRED TO THEREIN.

2. INSPECTIONS
 THE CONTRACTOR IS TO ENGAGE AN APPROVED GEOTECHNICAL ENGINEER TO CARRY OUT LEVEL 2 TESTING OF ALL EARTH WORKS TO AS 3798, INCLUDING:
 - SUBGRADE
 - FILLS
 - PAVEMENTS
 - BACKFILLING OF SERVICE TRENCHES
 CERTIFICATION OF THESE ELEMENTS IS TO BE PROVIDED PRIOR TO PRACTICAL COMPLETION

3. AREAS OF FILL
 A. REMOVE TOP SOIL AND ORGANIC MATERIAL
 B. PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
 -98% STANDARD DRY DENSITY UNDER BUILDING
 -98% STANDARD DRY DENSITY UNDER ROADS AND CARPARKS
 -REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE
 C. PLACE FILL AS SPECIFIED AND COMPACT WITHIN 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE
 D. SUB GRADE IMPROVEMENT MATERIAL TO BE PLACED AND TESTED IN ACCORDANCE WITH DSG SPEC SECTION 204 FOR EMBANKMENT MATERIAL.

4. AREAS OF CUT
 A. REMOVE TOP SOIL AND ORGANIC MATERIAL
 B. PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
 -98% STANDARD DRY DENSITY UNDER BUILDINGS
 -98% STANDARD DRY DENSITY UNDER ROADS AND CAR PARKS
 -REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

ROAD WORKS

1. GENERAL
 ALL WORKS ARE TO BE CARRIED OUT TO THE LOCAL COUNCIL AND D.S.G. STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL COUNCIL WORKS SUPERVISOR.

2. INSPECTIONS
 THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.
 - BASE COURSE
 - SUBGRADE PREPARATION
 - SUB-BASE FOR ROADS, CARPARKS AND KERBS
 - PAVEMENTS
 - FINAL TRIM PRIOR TO PLACING KERBS
 - FINAL TRIM PRIOR TO SEALING

3. TESTING
 THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING AND PAYING ALL COSTS ASSOCIATED WITH TESTING IN ACCORDANCE WITH D.S.G. SPEC SECTION 173 EXAMINATION AND TESTING OF MATERIALS AND WORK (ROADWORKS).

4. BASE COURSE LAYERS
 -SUB-BASE TYPE 3 MATERIAL TO BE PLACED AND TESTED IN ACCORDANCE WITH DSG SPEC SECTION 304 FOR SUB-BASE CLASS 3 MATERIAL
 -BASE CLASS 2 MATERIAL TO BE PLACED AND TESTED IN ACCORDANCE WITH DSG SPEC SECTION 304 FOR BASE CLASS 2 MATERIAL

5. HOT MIX
 ALL HOTMIX IS TO BE BLACK IN COLOUR AND IS TO MEET AND BE PLACED IN ACCORDANCE WITH D.S.G. SPEC SECTION 407 HOT MIX ASPHALT.

6. KERBS
 ALL KERBS ARE TO BE AS SHOWN ON THE DRAWINGS AND BE IN ACCORDANCE WITH IPWEA LG&T STANDARD DRAWINGS.

7. ROAD RESERVE WORKS
 ALL WORKS IN (OR REQUIRING OCCUPATION) IN THE ROAD RESERVE MUST BE UNDERTAKEN BY CONTRACTOR REGISTERED WITH COUNCIL'S (REGISTERED CONTRACTOR).

8. FOOTPATHS
 CONSTRUCT FOOTPATHS INCLUDING EXPANSION / CONTROL / WEAR/END PLANE JOINTS IN ACCORDANCE WITH IPWEA STD DWG TSD-R11-1-3

9. LANDSCAPE / STREET FURNITURE
 • BOLLARDS, REFER DETAILS / SUPERINTENDENTS SPEC.
 • LANDSCAPING & STREET FURNITURE BY CONTRACTOR - U.N.O

SOIL & WATER MANAGEMENT

1. GENERAL
 ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITES GUIDELINES AVAILABLE FROM NORTHERN RESOURCE MANAGEMENT (NRM).

2. SOIL EROSION CONTROL
 SOIL EROSION CONTROL IN ACCORDANCE WITH NRM GUIDELINES. CONTRACTOR TO ALLOW TO:
 • LIMIT DISTURBANCE WHEN EXACTING BY PRESERVING VEGETATED AREA'S AS MUCH AS POSSIBLE
 • DIVERT UP-SLOPE WATER WHERE PRACTICAL
 • INSTALL SEDIMENT FENCES DOWN SLOPE OF ALL DISTURBED LANDS TO FILTER LARGE PARTICLES PRIOR TO STORM WATER SYSTEM
 • WASH EQUIPMENT IN DESIGNATED AREA THAT DOES NOT DRAIN TO STORM WATER SYSTEM
 • PLACE STOCK PILES AWAY FROM ON-SITE DRAINAGE & UP-SLOPE FROM SEDIMENT FENCES
 • LEAVE & MAINTAIN VEGETATED FOOT PATH
 • STORE ALL HARD WASTE & LITTER IN A DESIGNATED AREA THAT WILL PREVENT IT FROM BEING BLOWN AWAY & WASHED INTO THE STORM WATER SYSTEM
 • RESTRICT VEHICLE MOVEMENT TO A STABILISED ACCESS

3. NRM GUIDELINES
 CONTRACTOR TO COMPLETE ALL WORKS IN ACCORDANCE WITH NRM SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITE USING THE FACT SHEETS.
 • FACT SHEET 1: SOIL & WATER MANAGEMENT ON LARGE BUILDING & CONSTRUCTION SITES
 • FACT SHEET 2: SOIL & WATER MANAGEMENT ON STANDARD BUILDING & CONSTRUCTION SITES
 • FACT SHEET 3: SOIL & WATER MANAGEMENT PLANS
 • FACT SHEET 4: DISPERSIVE SOILS - HIGH RISK OF TUNNEL EROSION
 • FACT SHEET 5: MINIMISE SOIL DISTURBANCE
 • FACT SHEET 6: PRESERVE VEGETATION
 • FACT SHEET 7: DIVERT UP-SLOPE WATER
 • FACT SHEET 8: EROSION CONTROL MATS & BLANKETS
 • FACT SHEET 9: PROTECT SERVICE TRENCHES & STOCKPILES
 • FACT SHEET 10: EARLY ROOF DRAINAGE CONNECTION
 • FACT SHEET 11: SCOUR PROTECTION - STORM WATER PIPE OUTFALLS & CHECK DAMS
 • FACT SHEET 12: STABILISED SITE ACCESS
 • FACT SHEET 13: WHEEL WASH
 • FACT SHEET 14: SEDIMENT FENCES & FIBRE ROLLS
 • FACT SHEET 15: PROTECTION OF STORM WATER PITS
 • FACT SHEET 16: MANAGE CONCRETE, BRICK & TILE CUTTING
 • FACT SHEET 17: SEDIMENT BASINS
 • FACT SHEET 18: DUST CONTROL
 • FACT SHEET 19: SITE RE-VEGETATION

STORMWATER

1. GENERAL
 ALL SEWER WORKS TO BE CARRIED OUT TO THE LOCAL COUNCIL AND DSG STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL COUNCIL WORKS SUPERVISOR. ALL STORM WATER PLUMBING & DRAINAGE TO COMPLY WITH A 3500.3:2003 STORM WATER DRAINAGE.

2. TESTING
 ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

3. MANHOLES
 MANHOLES ARE TO BE 1050 I.D. UNO PRECAST CONCRETE INSTALLED TO LOCAL COUNCIL STANDARDS. ALL MANHOLES IN TRAFFICED AREAS ARE TO BE FITTED WITH HEAVY DUTY GATIC COVERS AND SURROUNDS. ALL MANHOLES ARE TO HAVE A 5METRE LENGTH OF 75mm AG-PIPE CONNECTED TO THEM AND LAID IN THE UPSTREAM PIPE TRENCH IMMEDIATELY ADJACENT TO AND AT THE INVERT OF THE LOWEST PIPE WORK.

4. SIDE ENTRY PIT (SEP)
 -PIT INVERT DEPTHS VARY, REFER SITE PLAN
 -BENCH OUT IN A HEAT AND TIDY MANNER TO ENGINEERS APPROVAL.
 -GRADED PIT - GULLY HINGED OR OTHER TYPE APPROVED
 -CONCRETE KERB LINTEL - STEEL KERB LINTEL AND 1200 LONG GALV BAR

5. TRENCHING AND BACKFILL
 ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND THE LOCAL COUNCIL STANDARDS.

6. INSPECTIONS
 THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.
 - PIPEWORK BEDDING
 - INSTALLED PIPE PRIOR TO BACKFILLING
 - BACKFILLING

7. AS CONSTRUCTED DRAWINGS
 THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING 'AS CONSTRUCTED' DRAWINGS TO THE STANDARD REQUIRED BY THE LOCAL COUNCIL. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. RARE CAN PROVIDE THIS SERVICE, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

8. TESTING
 CONTRACTOR SHALL CAMERA TEST ALL PIPES AND SUBMIT FOOTAGE TO LOCAL COUNCIL FOR APPROVAL.

9. REDUNDANT PIPE WORK
 FILL REDUNDANT SECTION OF PIPEWORK WITH 'LIQUIFILL' (GRADE PC-1 - 0.5-2.0 MPa)

SEWERAGE

1. GENERAL
 ALL SEWER WORKS TO BE IN ACCORDANCE WITH THE WSA SEWER CODE (WSA 02 2014-3:1 MRWA) AND AS AMENDED BY THE TASWATER SUPPLEMENT.
 THE TASWATER APPROVED PRODUCTS ARE CONTAINED ON THE CITY WEST WATER WEBSITE HTTP://WWW.MRWA.COM.AU/PAGES/PRODUCTS.ASPX
 ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND TASWATER FIELD SERVICES OFFICER.

2. TESTING
 ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

3. SEWER MAIN CONNECTIONS
 ALL NEW LIVE CONNECTIONS TO EXISTING TASWATER SEWER INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO SEWER MAINS / MANHOLES TO BE COMPLETED BY TASWATER (UNLESS PRIOR WRITTEN APPROVAL) AT OWNERS COST.
 INSTALL PROPERTY SEWER CONNECTIONS (STANDARD OR SLOPED) WITH SURFACE I.D. NOMINALLY 1.0m WITH EACH NEW LOT IN ACCORDANCE WITH SECTION 5 OF WSA 02-2014-3.1.

4. MANHOLES
 MANHOLES ARE TO BE 1050 I.D. PRECAST CONCRETE INSTALLED TO WSA STANDARDS CONSTRUCT ALL MANHOLES (MH) AND MANHOLE COVERS IN ACCORDANCE WITH THE SEWERAGE CODE OF AUSTRALIA - MELBOURNE RETAIL WATER AGENCIES INTEGRATED CODE - WSA 02 2014-3:1 MRWA VERSION 2.0 AND TASWATER'S SUPPLEMENT TO THIS CODE. ALL MANHOLES IN TRAFFICABLE AREAS ARE TO BE FITTED WITH HEAVY DUTY CLASS D GATIC COVERS AND SURROUNDS.
 ALL MANHOLES IN NON-TRAFFICABLE AREAS ARE TO BE FITTED WITH MEDIUM DUTY CLASS B GATIC COVERS AND SURROUNDS. BENCHING TO BE FULL DEPTH OF PIPE DIAMETER AS PER DETAILS IN WSA 02-2014-3:1 MRWA VERSION 2.0

5. TRENCHING AND BACKFILL
 ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND TASWATER STANDARDS INCLUDING ELECTROMAGNETIC METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES.
 CEMENT STABILISED EMBEDMENT:
 FOR PIPES UP TO 10% GRADE TASWATER WILL ACCEPT THE PREVIOUS REVISION OF MRWA (REV 2). E. PIPES UP TO 10% GRADE DO NOT REQUIRE CEMENT STABILISED EMBEDMENT UNLESS THE CONDITIONS OF NOTE H APPLY. WHEN SOCKETED MAINS ARE LAID AT -5% SLOPE IN AREAS THAT ARE LIKELY TO HAVE HIGH GROUND WATER, CEMENT STABILISED EMBEDMENT SHALL BE USED.
 FOR PIPES AT GRADE GREATER THAN 10% MRWA-W-208 REV 3 REMAINS VALID
 THE LATEST VERSION OF MRWA-W-203 (REV 2) EMBEDMENT SHALL BE ADOPTED NOTING THAT THE REQUIREMENT IDENTIFIED IN THE THIRD DOT POINT FOR TYPE B & THE NOTES REGARDING TABLE 203-A SHALL BE AMENDED TO READ "WHERE WATER MAIN GRADE >10%".

6. INSPECTIONS
 THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT (LAS WITH TASWATER). 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.
 - PIPEWORK BEDDING
 - INSTALLED PIPE PRIOR TO BACKFILLING
 - BACKFILLING

7. AS CONSTRUCTED DRAWINGS
 THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING 'AS INSTALLED' DRAWINGS TO THE STANDARD REQUIRED BY TASWATER. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. RARE CAN PROVIDE THIS SERVICE, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

8. TESTING
 CONTRACTOR SHALL CCTV ALL PIPES AND SUBMIT FOOTAGE TO TASWATER FOR APPROVAL.

9. REDUNDANT PIPE WORK
 FILL REDUNDANT SECTION OF PIPEWORK WITH 'LIQUIFILL' (GRADE PC-1 - 0.5-2.0 MPa)

WATER RETICULATION

1. GENERAL
 ALL WATER SUPPLY CONSTRUCTION TO:
 • WATER SUPPLY CODE OF AUSTRALIA (WSA 03 2011-3:1 VERSION (WSA 03 2011-4:3:1 MRWA) AND AS AMENDED BY THE TASWATER SUPPLEMENT.
 • WATER SERVICES ASSOCIATION OF AUSTRALIA - TASWATER SUPPLEMENT
 • TASWATER'S STANDARD DRAWINGS TWS-W-002 SERIES
 • TASWATER'S STANDARD DRAWINGS TWS-W-003 - FOR PROPERTY SERVICE CONNECTIONS - CARE FOR WATER METER ASSEMBLY
 • WATER METERING POLICY/METERING GUIDELINES
 • TASWATER'S STANDARD DRAWINGS TWS-W-003 - FOR PROPERTY SERVICE CONNECTIONS - CARE FOR WATER METER ASSEMBLY
 • BOUNDARY BACKFLOW CONTAINMENT REQUIREMENTS AND AS3500.1:2003
 ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL WATER AUTHORITY WORKS SUPERVISOR.

2. TESTING
 ALL WATER RETICULATION WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

3. FIRE HYDRANTS
 FIRE HYDRANTS ARE TO BE AS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO ALLOW TO PLACE STANDARD MARKERS AS REQUIRED BY THE LOCAL AUTHORITY.

4. THRUST AND ANCHOR BLOCKS
 THRUST AND ANCHOR BLOCKS ARE TO BE PROVIDED AT BENDS, VALVES, HYDRANTS AND LINE ENDS IN ACCORDANCE WITH TASWATER STANDARDS.

5. TRENCHING AND BACKFILL
 ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND TASWATER STANDARDS INCLUDING ELECTROMAGNETIC METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES.
 CEMENT STABILISED EMBEDMENT:
 THE LATEST VERSION OF DRAWING MRWA-W-208 (REV 3) INCLUDES TABLE 208.A WITH NOTE G INDICATING THAT WHEN TRENCHSTOPS OR BULKHEADS ARE USED (GRADES GREATER THAN 5%) CEMENT STABILISED EMBEDMENT MUST BE USED. THIS IS NOT TASWATER'S PREFERRED STANDARD.
 FOR PIPES UP TO 10% GRADE TASWATER WILL ACCEPT THE PREVIOUS REVISION OF MRWA (REV 2). E. PIPES UP TO 10% GRADE DO NOT REQUIRE CEMENT STABILISED EMBEDMENT UNLESS THE CONDITIONS OF NOTE H APPLY. WHEN SOCKETED MAINS ARE LAID AT -5% SLOPE IN AREAS THAT ARE LIKELY TO HAVE HIGH GROUND WATER, CEMENT STABILISED EMBEDMENT SHALL BE USED.
 FOR PIPES AT GRADE GREATER THAN 10% MRWA-W-208 REV 3 REMAINS VALID
 THE LATEST VERSION OF MRWA-W-203 (REV 2) EMBEDMENT SHALL BE ADOPTED NOTING THAT THE REQUIREMENT IDENTIFIED IN THE THIRD DOT POINT FOR TYPE B & THE NOTES REGARDING TABLE 203-A SHALL BE AMENDED TO READ "WHERE WATER MAIN GRADE >10%".

6. INSPECTIONS
 THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.
 - PIPEWORK BEDDING
 - INSTALLED PIPE PRIOR TO BACKFILLING
 - BACKFILLING

7. PIPE CLEANING - 'DISINFECTION'
 THE CONTRACTOR IS TO ALLOW TO CLEANSE WATER MAINS BY FLUSHING WITH SODIUM HYPOCHLORIDE AS DIRECTED BY THE LOCAL AUTHORITY.

8. AS CONSTRUCTED DRAWINGS
 THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING 'AS INSTALLED' DRAWINGS TO THE STANDARD REQUIRED BY TASWATER. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. RARE CAN PROVIDE THIS SERVICE, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

9. PROPERTY WATER CONNECTIONS
 ALL PROPERTY CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MRWA-W-110 AND MRWA-W-111 AND TASWATER STANDARD DRAWING TW-W-002 SERIES. THEY SHALL BE DN25(I.D.20) HOPE (PE100) SDR 11 PN16 PIPE. WHERE UNDER ROADS PIPES SHALL BE SLEAVED IN DN100 SNA PIPE FITTED WITH TRACE AND TIGHT FITTING RUBBER WRAPS AT 2M CENTRES TO PREVENT WATER HAMMER

10. WATER MAINS CONNECTIONS
 ALL NEW LIVE CONNECTIONS TO EXISTING TASWATER WATER INFRASTRUCTURE TO BE COMPLETED BY TASWATER AT OWNERS COST.

11. MINIMUM COVER
 MINIMUM COVER FOR WATER LINES ARE TO BE:
 • UNDER ROAD WAYS (EXCLUDING MAJOR ROADS) AND VEHICULAR CROSS OVERS - 750mm
 • RESIDENTIAL LAND - 450mm
 • NON-RESIDENTIAL LAND - 600mm

SURVEY

1. SURVEY DETAILS
 FOLLOWING ARE SURVEY DETAILS USED AS BASIS FOR DESIGN:

- SURVEYOR: WOOLCOTT SURVEYS
- SURVEY REF. NO. -
- SURVEY DATE: -
- SITE LOCATION: BEDFORD ST, CAMPBELL TOWN
- COORDINATE SYSTEM: GDA2011M455
- LEVEL DATUM: AHD 83
- SURVEY MARKER: SPM11661

2. SETOUT

1. SETOUT RESPONSIBILITY
 - CONTRACTOR TO ARRANGE AND PAY FOR REGISTERED SURVEYOR TO SETOUT THE PROJECT. RARE WILL PROVIDE CAD FILES TO ASSIST.

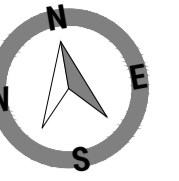
IMPORTANT NOTE:
 THESE CAN BE READ IN BLACK AND WHITE, HOWEVER THESE DRAWINGS ARE BEST PRINTED IN FULL COLOUR FOR OPTIMUM CLARITY OF NEW AND EXISTING PIPE WORK.
 A COLOUR COPY SHOULD BE RETAINED ON SITE AT ALL TIMES FOR CONTRACTORS COMPLETING WORKS.

Received
 20.12.2023

		STATUS: CONTROLLED DOCUMENT		DESIGN BY: JWS		CLIENT: DESIGN TO LIVE	TITLE: CIVIL NOTES
		DO NOT SCALE - IF IN DOUBT, ASK THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 998 257		DESIGN CHK: RJJ		PROJECT: UNIT DEVELOPMENT	SCALE: - SHEET SIZE: A1 DWGS IN SET: -
0 DEVELOPMENT APPLICATION		KL	30-06-23	DRAWN BY: TM		ADDRESS: 7 BEDFORD ST, CAMPBELL TOWN	PROJECT No: 231056 DWG No: C000 REV: 0
REV: ISSUED FOR / DESCRIPTION:	BY: DATE:	APPROVED: R. JESSON	ACRED. No: CCS8481	DRAFT CHK: KL	22-24 Paterson Street Launceston TAS 7250		

Received

20.12.2023

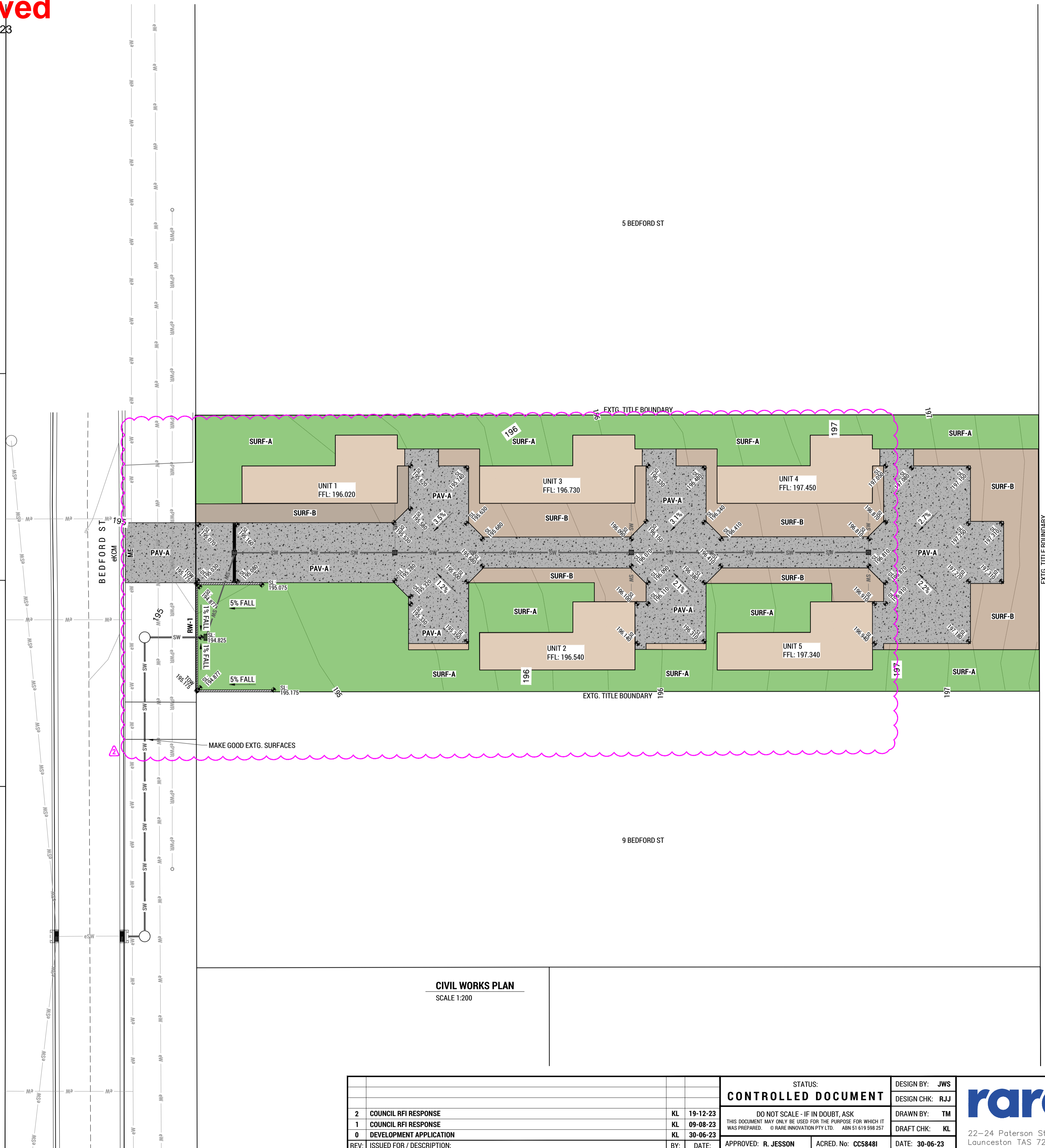


LEGEND

PAV-B	CONCRETE - TRAFFICABLE REFER DETAILS
SURF-A	GRASSED / TURFED AREA 200mm MIN GOOD QUALITY TOP SOIL
SURF-B	LANDSCAPED AREA 200mm MIN GOOD QUALITY TOP SOIL REFER ARCH. SPECS
KCM	KERB & CHANNEL MOUNTABLE
GP	GRATED PIT
GD	GRATED DRAIN
ME	MATCH EXISTING
RW-1	190 BLOCK RETAINING WALL - REFER DETAILS

IMPERVIOUS SURFACES SCHEDULE

ROOF AREA	365 m ²
HARDSTAND (DRIVEWAYS/PATHS)	626 m ²
TOTAL SITE AREA	2184 m²
% IMPERVIOUS	45.4%

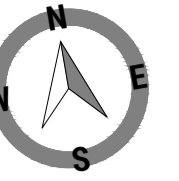


CIVIL WORKS PLAN
SCALE 1:200

<table border="1"> <tr> <td>2</td> <td>COUNCIL RFI RESPONSE</td> <td>KL</td> <td>19-12-23</td> </tr> <tr> <td>1</td> <td>COUNCIL RFI RESPONSE</td> <td>KL</td> <td>09-08-23</td> </tr> <tr> <td>0</td> <td>DEVELOPMENT APPLICATION</td> <td>KL</td> <td>30-06-23</td> </tr> </table>		2	COUNCIL RFI RESPONSE	KL	19-12-23	1	COUNCIL RFI RESPONSE	KL	09-08-23	0	DEVELOPMENT APPLICATION	KL	30-06-23	<table border="1"> <tr> <td>REV:</td> <td>ISSUED FOR / DESCRIPTION:</td> <td>BY:</td> <td>DATE:</td> </tr> </table>		REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:	<p>STATUS: CONTROLLED DOCUMENT</p> <p>DO NOT SCALE - IF IN DOUBT, ASK THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 698 257</p>		<table border="1"> <tr> <td>DESIGN BY:</td> <td>JWS</td> </tr> <tr> <td>DESIGN CHK:</td> <td>RJJ</td> </tr> <tr> <td>DRAWN BY:</td> <td>TM</td> </tr> <tr> <td>DRAFT CHK:</td> <td>KL</td> </tr> <tr> <td>APPROVED:</td> <td>R. JESSON</td> </tr> <tr> <td>ACRED. No:</td> <td>CC58481</td> </tr> <tr> <td>DATE:</td> <td>30-06-23</td> </tr> </table>		DESIGN BY:	JWS	DESIGN CHK:	RJJ	DRAWN BY:	TM	DRAFT CHK:	KL	APPROVED:	R. JESSON	ACRED. No:	CC58481	DATE:	30-06-23	<p>22-24 Paterson Street Launceston TAS 7250 rarein.com.au P. 03 6388 9200</p>		<table border="1"> <tr> <td>CLIENT:</td> <td>DESIGN TO LIVE</td> </tr> <tr> <td>PROJECT:</td> <td>UNIT DEVELOPMENT</td> </tr> <tr> <td>ADDRESS:</td> <td>7 BEDFORD ST, CAMPBELL TOWN</td> </tr> </table>		CLIENT:	DESIGN TO LIVE	PROJECT:	UNIT DEVELOPMENT	ADDRESS:	7 BEDFORD ST, CAMPBELL TOWN	<table border="1"> <tr> <td>TITLE:</td> <td>CIVIL WORKS PLAN</td> </tr> <tr> <td>SCALE:</td> <td>1:200</td> </tr> <tr> <td>SHEET SIZE:</td> <td>A1</td> </tr> <tr> <td>DWG's IN SET:</td> <td>-</td> </tr> <tr> <td>PROJECT No:</td> <td>231056</td> </tr> <tr> <td>DWG No:</td> <td>C401</td> </tr> <tr> <td>REV:</td> <td>2</td> </tr> </table>		TITLE:	CIVIL WORKS PLAN	SCALE:	1:200	SHEET SIZE:	A1	DWG's IN SET:	-	PROJECT No:	231056	DWG No:	C401	REV:	2
2	COUNCIL RFI RESPONSE	KL	19-12-23																																																												
1	COUNCIL RFI RESPONSE	KL	09-08-23																																																												
0	DEVELOPMENT APPLICATION	KL	30-06-23																																																												
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:																																																												
DESIGN BY:	JWS																																																														
DESIGN CHK:	RJJ																																																														
DRAWN BY:	TM																																																														
DRAFT CHK:	KL																																																														
APPROVED:	R. JESSON																																																														
ACRED. No:	CC58481																																																														
DATE:	30-06-23																																																														
CLIENT:	DESIGN TO LIVE																																																														
PROJECT:	UNIT DEVELOPMENT																																																														
ADDRESS:	7 BEDFORD ST, CAMPBELL TOWN																																																														
TITLE:	CIVIL WORKS PLAN																																																														
SCALE:	1:200																																																														
SHEET SIZE:	A1																																																														
DWG's IN SET:	-																																																														
PROJECT No:	231056																																																														
DWG No:	C401																																																														
REV:	2																																																														

Received

20.12.2023



LEGEND

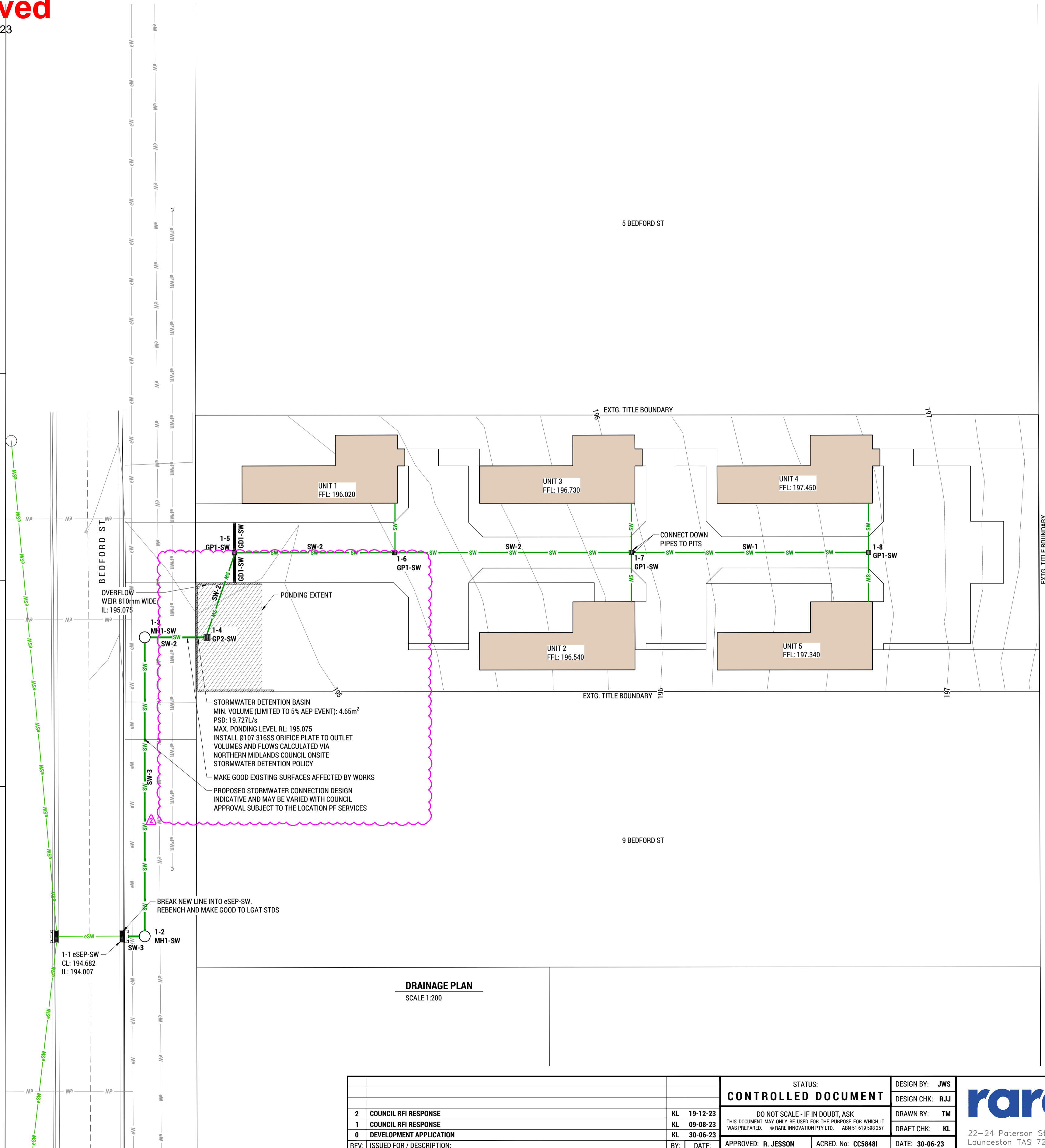
- eSW EXISTING STORM WATER MAIN
- SW PROPOSED STORMWATER MAIN
- eS EXISTING SEWER MAIN
- S PROPOSED SEWER MAIN
- AG PROPOSED AG DRAIN
- - - PROPOSED OPEN / SWALE / VEE DRAIN
- MH-S SEWER MANHOLE
- MH-SW STORMWATER MANHOLE
- SEP-SW SIDE ENTRY PIT
- GPx-SW GRATED PIT
- Gdx-SW GRATED DRAIN

STORMWATER PIPE SCHEDULE

MARK	PIPE SIZE	TYPE	CLASS	GRADE
SW-1	Ø100	uPVC	SNT0	
SW-2	Ø150	uPVC	SN8	1%
SW-3	Ø225	BLACKMAX	SN8	

STORMWATER PIT / MANHOLE SCHEDULE

MARK	SIZE	TYPE	ACCESSORIES
GP1-SW	450 SQ.	PRECAST CONC.	CLASS D GALV IRON GRATE
GP1-SW	600 SQ.	PRECAST CONC.	CLASS D GALV IRON GRATE
GDI-SW	200 WIDE	ACO K200	CLASS D GALV IRON GRATE
MH1-SW	Ø1050	PRECAST CONC.	CLASS D 'SW MARKED GATIC LID

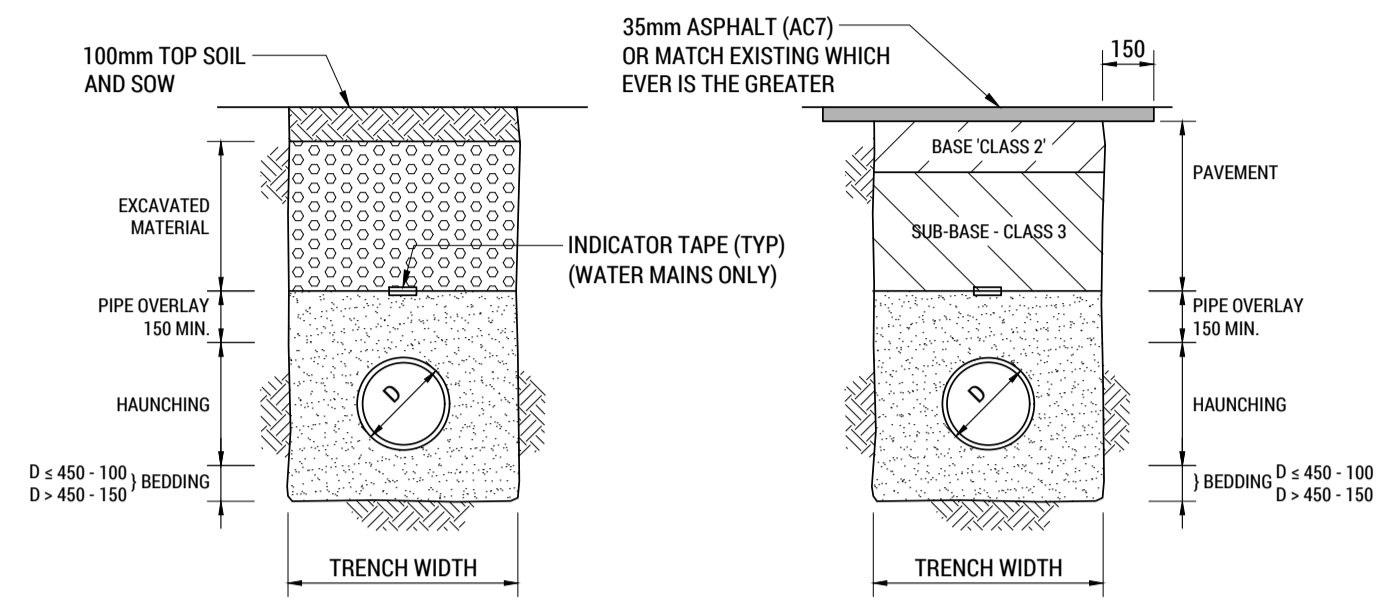


DRAINAGE PLAN
SCALE 1:200

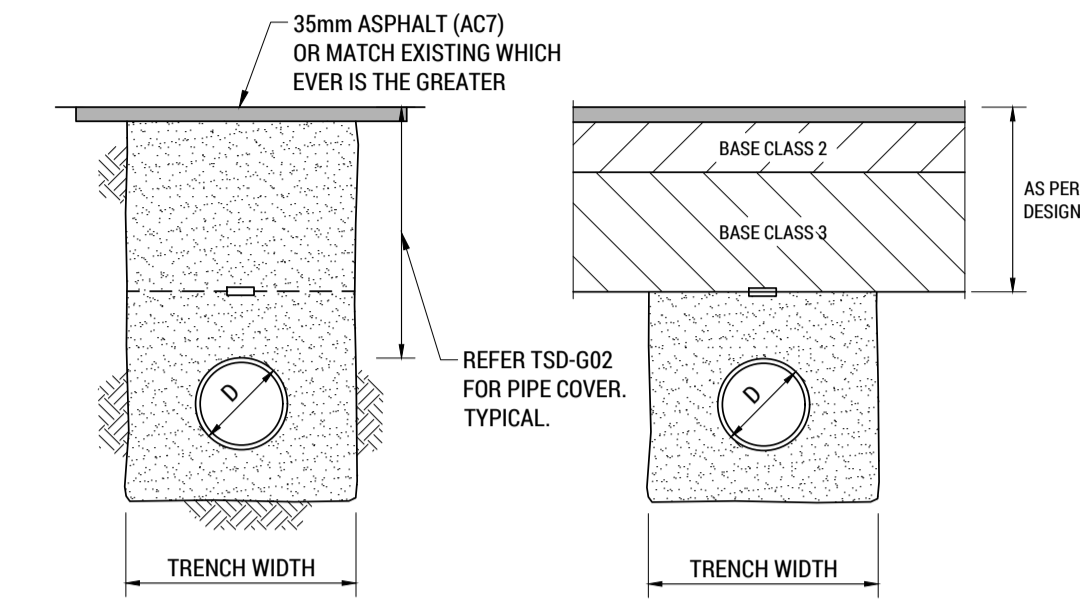
STATUS: CONTROLLED DOCUMENT DO NOT SCALE - IF IN DOUBT, ASK THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 698 257		DESIGN BY: JWS DESIGN CHK: RJJ DRAWN BY: TM DRAFT CHK: KL	CLIENT: DESIGN TO LIVE PROJECT: UNIT DEVELOPMENT ADDRESS: 7 BEDFORD ST, CAMPBELL TOWN	TITLE: DRAINAGE PLAN SCALE: 1:200 SHEET SIZE: A1 DWGS IN SET: - PROJECT No: 231056 DWG No: C501 REV: 2
2 COUNCIL RFI RESPONSE 1 COUNCIL RFI RESPONSE 0 DEVELOPMENT APPLICATION REV: ISSUED FOR / DESCRIPTION:	KL 19-12-23 KL 09-08-23 KL 30-06-23 BY: DATE:	APPROVED: R. JESSON ACRED. No: CC58481 DATE: 30-06-23	22-24 Paterson Street Launceston TAS 7250 rare.com.au P. 03 6388 9200	

Received

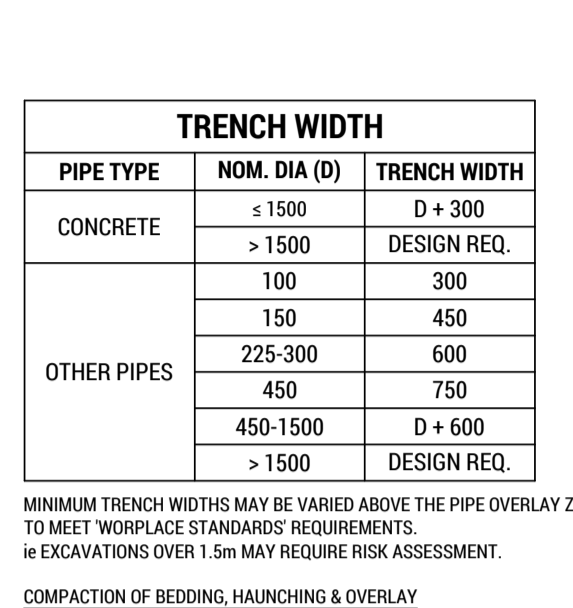
20.12.2023



D01 TRENCHES - NON-TRAFFICABLE
SCALE 1:20



D02 TRENCHES - EXISTING ROADS
SCALE 1:20



D03 TRENCHES - NEW ROADS
SCALE 1:20

TRENCH WIDTH		
PIPE TYPE	NOM. DIA (D)	TRENCH WIDTH
CONCRETE	≤ 1500	D + 300
	> 1500	DESIGN REQ.
OTHER PIPES	100	300
	150	450
	225-300	600
	450	750
	450-1500	D + 600
> 1500	DESIGN REQ.	

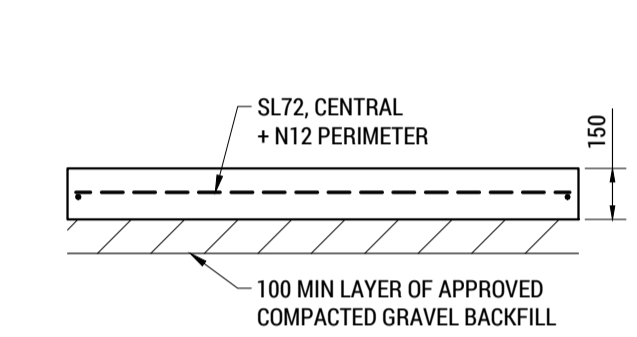
MINIMUM TRENCH WIDTHS MAY BE VARIED ABOVE THE PIPE OVERLAY ZONE TO MEET WORKPLACE STANDARDS REQUIREMENTS. IN EXCAVATIONS OVER 1.5m MAY REQUIRE RISK ASSESSMENT.
COMPACTION OF BEDDING, HAUNCHING & OVERLAY REFER TO AS 1289.5.5
CONCRETE PIPES = MIN. DENSITY INDEX = 60% (85% STD. COMPACTION)
UPVC PIPES = DENSITY INDEX = 85% (90% STD. COMPACTION)
DCL PIPES = DENSITY INDEX = 65% (90% STD. COMPACTION)

BEDDING, HAUNCHING AND OVERLAY MATERIAL SHALL CONTAIN NO DELETERIOUS MATERIAL OR CLAY LUMPS AND SHALL COMPLY WITH THE FOLLOWING GRADINGS:

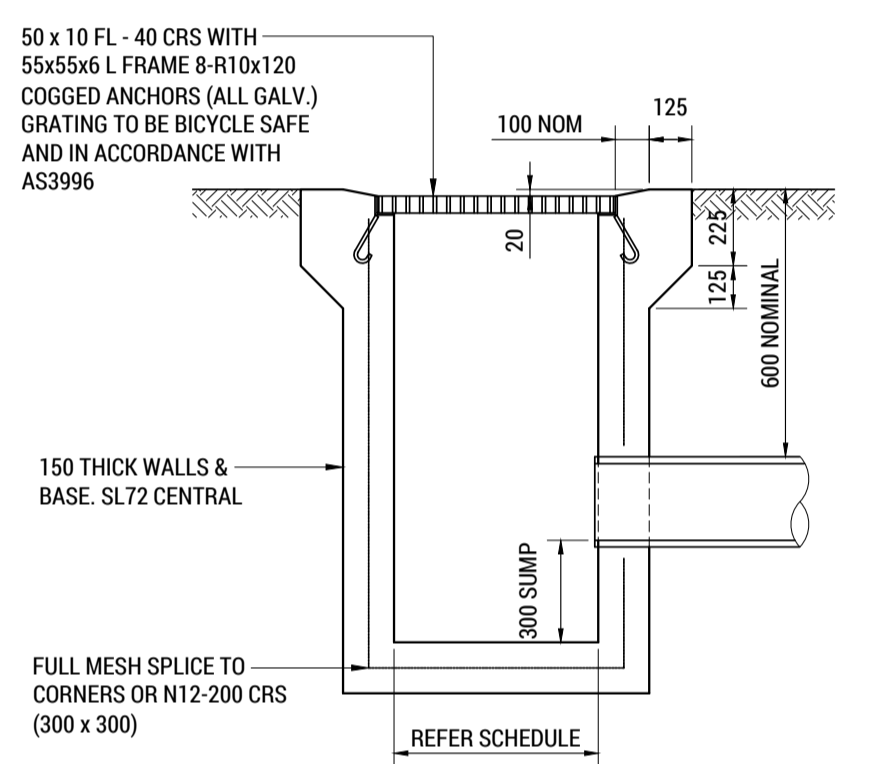
FOR UPVC AND DUCTILE IRON PIPES SAND OR CRUSHED ROCK (STONE DUST)		% PASSING (BY MASS)
SIEVE APERTURE (mm)	TO AS 1152	
6.7		100
2.36		70-100
0.6		20-90
0.3		8-50
0.15		0-20
0.075		0-10

FOR CONCRETE PIPES CRUSHED ROCK		% PASSING (BY MASS)
SIEVE APERTURE (mm)	TO AS 1152	
19		100
2.36		50-100
0.6		20-90
0.3		10-60
0.15		0-25
0.075		0-10

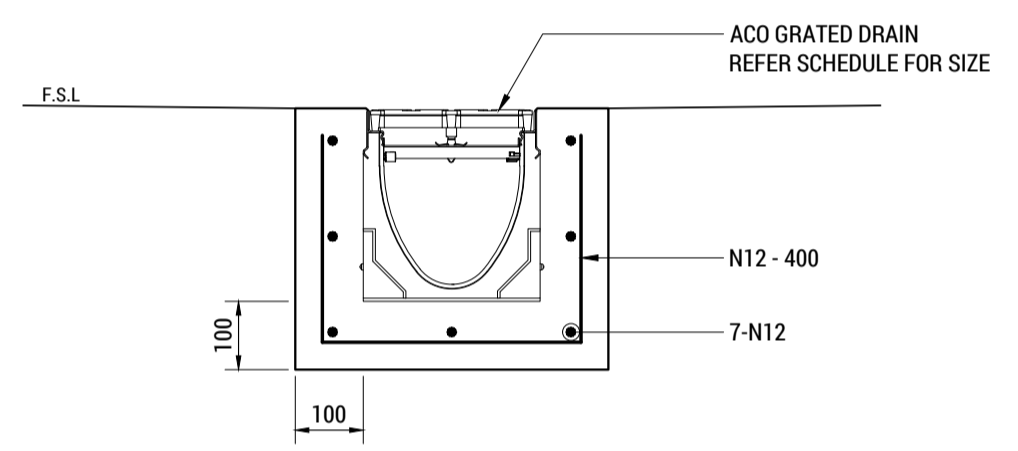
ALL MATERIAL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH AS 3725 AND TO THE SATISFACTION OF THE SUPERINTENDENT.



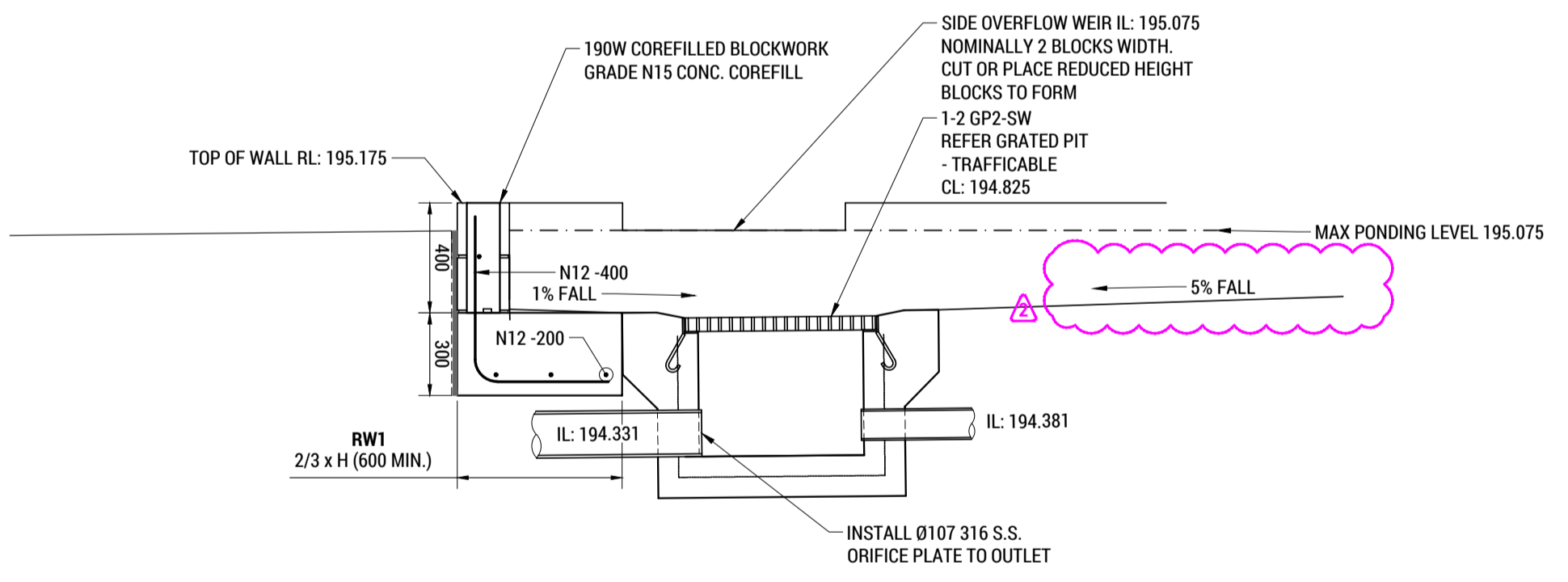
D04 SECTION DETAIL - PAVE 'A' (TYP.)
SCALE 1:20
REFER IPWEA STD DWG TSD-R09-v3 FOR ADDITIONAL DRIVEWAY DETAILS



D05 GRATED PIT - TRAFFICABLE
SCALE 1:20
REFER IPWEA STANDARD DRAWINGS FOR ALTERNATE PIT CONSTRUCTION DETAILS. APPROVED PRECAST UNIT MAYBE SUBSTITUTED.



D06 GRATED DRAIN DETAIL - GD1
SCALE 1:10



01 DETENTION BASIN SECTION
SCALE 1:20

STATUS: CONTROLLED DOCUMENT		DESIGN BY: JWS	CLIENT: DESIGN TO LIVE	TITLE: SECTIONS & DETAILS
DO NOT SCALE - IF IN DOUBT, ASK THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257		DESIGN CHK: RJJ	PROJECT: UNIT DEVELOPMENT	SCALE: 1:10, 1:20 SHEET SIZE: A1 DWGS IN SET: -
2 COUNCIL RFI RESPONSE	KL 19-12-23	DRAWN BY: TM	ADDRESS: 7 BEDFORD ST, CAMPBELL TOWN	PROJECT No: 231056 DWG No: C701 REV: 2
1 COUNCIL RFI RESPONSE	KL 09-08-23	DRAFT CHK: KL		
0 DEVELOPMENT APPLICATION	KL 30-06-23			
REV: ISSUED FOR / DESCRIPTION:	BY: DATE:	APPROVED: R. JESSON ACRED. No: CC58481	DATE: 30-06-23	

Received
20.12.2023

rare.

22-24 Paterson Street
Launceston, TAS 7250

P. 6388 9200

rarein.com.au

Our Ref: 231056

19th December 2023

Design to Live
202 Wellington St
South Launceston TAS 7250

ATTENTION: D MCDONALD-HODGES

Dear Denika

STORMWATER REPORT

PROPOSED MULTIPLE DWELLINGS – 7 BEDFORD STREET, CAMPBELL TOWN

This report is provided to address Northern Midlands Council's request for additional information dated 17/08/23 for planning application PLN-23-0210.

Rare project drawings 231056-C Council RFI Response 23-12-19 are provided and are to be reviewed in conjunction with this report.

Site Drainage Design

A piped minor stormwater system and detention basin has been designed for the proposed development in accordance with *Australian Rainfall & Runoff 2019*. The minor stormwater system is designed to convey flows for the 5% AEP event via grated pit capture of surface flows and piped stormwater infrastructure.

The approximate peak runoff flow for the development for the 5% AEP event is outlined below via the use of a rational method calculation:

$$Q \text{ (L/s)} = CIA/3600$$

Where $C = 0.441$ in accordance with the method presented in Book 8 of AR&R (1998), based on a 20 year frequency factor, $I_{10} = 19.1 \text{ mm/hr}$, and a total fraction impervious for the developed site of 45.4%.

$$I = 82.0 \text{ mm/hr for the 5% AEP event with a time of concentration of 5 mins.}$$

$$A = 2184 \text{ m}^2$$

$$Q = 21.94 \text{ L/s}$$

Pipe capacity calculated via the Hazen-Williams equation for a PVC pipe of diameter 150mm and a minimum grade of 1% is 23.65 L/s. Therefore, the piped minor stormwater system is expected to have sufficient capacity to convey the peak flows generated by the developed site to the point of connection and detention basin. It should be noted that not all flows are expected to be required to be conveyed via the piped system with some portions of the site nearby the detention basin to drain via surface flows to this position.

The major drainage system is designed to convey flows up to the 1% AEP event above the capacity of the minor drainage system, safely from the site without impacting neighbouring properties. Site levels have been designed to allow excess runoff to discharge to Bedford Street via the proposed driveway crossover. This also includes overflows from the proposed detention basin system.

Distribution

- Planner
- File Copy

Denika McDonald-Hodges – denika@designtolive.com.au
Launceston



Received
20.12.2023

rare.

22-24 Paterson Street
Launceston, TAS 7250

P. 6388 9200

rarein.com.au

Stormwater Detention

A stormwater detention design has been detailed in the provided project drawings to satisfy the conditions of council's RAI and in accordance with Northern Midlands Council's *On-Site Stormwater Detention* policy. Based on a block size of approximately 2184m² (2250m² adopted for simplicity), with an overall impervious surfaces fraction of 45.4% (conservative 50% adopted, minimum value provided by NMC), a minimum detention storage volume of 4.65m³ is required with a permissible site discharge (PSD) of 19.73L/s.

An above ground detention storage area has been detailed to provide approximately 8.6m³ volume with an orifice of Ø107mm to be provided at the outlet to limit peak flows during the 5% AEP storm event to the PSD noted above of 19.73L/s. The maximum ponding level during this event is RL 195.075 with an overflow weir to be provided to control discharge of flows above the design storm event onto the driveway and subsequently onto Bedford Street. The lowest proposed floor level for the structures on site is RL 196.02, which is located a minimum of 300mm (945mm) above the maximum ponding level.

As requested in Council's RAI, the site drainage and detention system is proposed to connect to Council's reticulated stormwater network via the existing side entry pit located to the south of the site within Bedford Street, with additional public drainage infrastructure to be constructed within the road reserve to facilitate this.

At Council's request, a partial below ground system was assessed to allow for storages of lower frequency events and prevent frequent ponding above ground. The required PSD for the system has been determined based on Council's requirements as noted above and subsequently the required orifice size. It has been determined that during events typically at or below 10% AEP (with a peak flow of approximately 17.99L/s), peak flows are less than the required PSD meaning that no detention will occur below this frequency. This means that an above ground solution will provide for the required 5% AEP storages while remaining clear during typically more frequent events. An outlet pit has been provided to allow for connection of piped infrastructure and regular flows.

An emptying time for the system is expected to be approximately 4 mins based on a peak volume of 4,650L with a PSD of 19.73L/s. Rainfall continuation during emptying is expected to marginally increase this time however is insignificant.

As shown on drawing C511 of the Rare project drawings, due to the levels of the existing public stormwater drainage infrastructure, depths to invert at the detention basin outlet from existing levels are only approximately 654mm which is insufficient to provide typical wholly below ground detention solutions such as tanks with adequate storage and cover.

Should you have any further queries please do not hesitate to contact us.

Yours Faithfully,



Jack Saunders
Civil Engineer

Distribution
– Planner
– File Copy

Denika McDonald-Hodges – denika@designtolive.com.au
Launceston





Submission to Planning Authority Notice

Council Planning Permit No.	PLN23-0210	Council notice date	17/11/2023
TasWater details			
TasWater Reference No.	TWDA 2023/01602-NMC	Date of response	22/11/2023
TasWater Contact	David Boyle	Phone No.	0436 629 652
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	Lot 1 BEDFORD ST, CAMPBELL TOWN	Property ID (PID)	9251336
Description of development	Multiple Dwellings x 5		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Design to Live	External Services / BDFR01 Dwg 8/17	R2	18/10/2023
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connection and sewerage system and connection 5 unit development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.			
NOTE:- Sewer connection will need an accurate longsection produced that shows the 2 watermains for for our panel members to install, DN100mm dia. connection minimum grade is 1.67% (1 in60).			
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.			
3. Prior to commencing construction / use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
DEVELOPER CHARGES			
4. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$3,514.00 to TasWater for water infrastructure for 2 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.			
5. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$4,831.75 to TasWater for sewerage infrastructure for 2.75 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.			
6. In the event Council approves a staging plan, prior to TasWater issuing a Certificate(s) for Certifiable			



Work (Building) and/or (Plumbing) for each stage, the developer must pay the developer charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

DEVELOPMENT ASSESSMENT FEES

7. The applicant or landowner as the case may be, must pay a development assessment fee of \$389.86, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Developer Charges

For information on Developer Charges please visit the following webpage - <https://www.taswater.com.au/building-and-development/developer-charges>

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Stephen J. Crothers
12 Bedford Street
Campbell Town 7210
Tasmania

Tele: 63811638
email: sjc7541@gmail.com

18th January 2024

The General Manager
Northern Midlands Municipal Council
13 Smith Street
Longford 7301
Tasmania

Dear General Manager,

Re: Representation: Planning Application PLN-23-0210

I reside opposite the street to Lot (1) 7 Bedford Street, Campbell Town, subject to the proposed development of 'Multiple Dwellings x 5 (5 New) (Campbell Town SAP, Parking and Sustainable Transport Code)'. This development originated in 2021 with 'PLN-21-0199 Multiple Dwellings (4)'. The 2021 proposal did not proceed. The block was subsequently placed on the market, with plans included as an option for purchase. This was followed by Planning Application PLN-23-0059 for proposed development of 'Multiple Dwellings x 6 (6 New) (Vary Density)' to which I sent Council a written objection dated 2nd September 2023. The identity of the owner was not disclosed by Council in the documents provided for community submissions concerning that proposed development. I note that the number of proposed dwellings has now decreased to 5 for PLN-23-0210 currently before Council.

The identity of the applicant is not disclosed in any of the documents released by Council concerning the current development application. There is no covering letter by the applicant included in the documents released by Council. The development drawings have been draughted by 'Design To Live', ABN 71 615 812 747, located at 202 Wellington Street, South Launceston for their client JID Constructions Pty Ltd. Who is the owner of the parcel of land? My inquiries with local residents have resulted in advice that the block was purchased by a former Councillor who was unseated at the last Council election. If that is so then it must be fully disclosed by Council and the identity of the former Councillor revealed. In any event the owner of the land and project should be disclosed to the community in transparency and for principles of freedom of information without a formal Right to Information application, and for the purposes of community submissions concerning the proposed development. If a former Councillor is indeed involved in this project there arises the question of a conflict of interest. It appears prima facie that the identity of the owner of the proposed development has been deliberately suppressed. The fact that the owner of the block of land has not been disclosed by Council is very concerning.

Five dwellings on this block are unacceptable by any community perspective. All other dwellings in Bedford Street are single free-standing homes. There are currently three new house constructions nearby, on the same side of Bedford Street as the proposed development. All three have now been completed and are occupied. All three are single free-standing homes. The proposed dwellings as rendered in the application documents are frankly ugly boxes in high density in an area that is currently attractively rustic. The proposed development is in stark conflict with the general character of the neighbourhood. It is certain that the value of my home and nearby homes would be appreciably devalued if this development application is approved.

Each of the proposed dwellings has two associated car spaces thereby giving potential for as many as 10 motor vehicles on the block. My driveway is almost directly opposite the proposed development. The increase in vehicular traffic from the proposed development would infringe upon safe negotiation of my driveway, the driveway to the house next door to mine and the driveway to the house adjacent to the southern boundary of the subject block. A Council works depot is located on my side of the street, next to my home, approximately fifty metres from the driveway of the proposed development. Plant and other motor vehicles of the depot already traverse the street daily. At the front of the Council depot is a State Emergency Services (SES) annex. SES personnel use this annex for training sessions and for callouts to emergency incidents, with associated motor vehicle traffic and parking. The vehicular traffic and noise that the proposed development would add to the street would ruin the tranquillity and road safety of the neighbourhood. I bought my home in order to live a quite country town lifestyle, as have other nearby residents who are also owner-occupiers. Why should we be denied our quiet life in a quiet neighbourhood for this proposed development? Why should we have to tolerate over and above the vehicle movements from the Council depot, the SES annex and the current other passing traffic load for this proposed development?

I point out that the proposed dwellings under the previous development application were advertised for sale before Council had made a decision on the application, advertised online at www.realestate.com.au by real estate agent Joe Eady of eProperty & Co for purchase off the plan, at a cost of \$295,000.00 per dwelling (see Annexure 1 included with this representation). Although the current application has reduced the number of dwellings to 5, the listing above by real estate agent Jo Eady is still active. In that listing one finds these words:

eProperty&Co has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy.

First, one cannot help but wonder how and why the dwellings are being advertised for sale before Council has even approved the development application and sought representations from the community. What does the real estate agent know that the community does not? What does the unidentified owner know that the community does not? Secondly, $5 \times \$298,000.00 = \$1,490,000$ and the project cost is \$750,000 according to the PLANNING APPLICATION Proposal. The gross profit is therefore in the vicinity of \$740,000.00, less cost of land, to the as yet anonymous owner of the subject block. The potential profit involved is substantial. This reflects upon the

incomplete character of the development application documents supplied for community consideration.

The previous planning application PLN-23-0059 revealed that the proposed development is located in a 'BUSHFIRE PRONE AREA'. This has not been disclosed in the current application. No bushfire assessment report has been supplied by the current applicant and Council does not appear to have requested same. Why has no fire assessment report or other relevant environmental impact report been provided?

Given the history of this development project with its nondisclosure of identities and interests, and failure to supply full documentation for community consideration, it is my view that this matter should be investigated by State government for testing of its probity.

Should Council convene a meeting for discussion of Planning Application PLN-23-0210 I request that I be advised by email so that I can attend and raise queries.

I request that all communication be to my email address.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Stephen J. Crothers". The signature is written in a cursive, flowing style.

Stephen J. Crothers
(scientist, occupational hygienist, forensic investigator)

1/18/24, 3:32 PM

7 Bedford Street, Campbell Town, Tas 7210 - Unit for Sale - realestate.com.au



Sign in Join

[← Back to results](#) Buy > TAS > Campbell Town > Unit > 7 Bedford Street



7 Bedford Street, Campbell Town, Tas 7210



2 1 2,178m² Unit

\$295,000

HOME LOAN CALCULATOR

\$1,484/month
estimated repayment

Calculate

How much could you offer?

↓ [Create offer guide](#)

New



See your travel time



BRAND NEW AFFORDABLE HOMES

7 BEDFORD STREET, CAMPBELL TOWN

What a great opportunity to secure one of just 6 unique affordable homes being brought to the market to fill that gap of affordability, in a market where new homes are well in excess of many first home buyers reach.

The versatile homes provide an option for anyone looking for an architecturally designed, affordable, quality living space.

These are perfect turn key, move straight in homes for the single dweller, investor or the multitude of buyers that prefer low maintenance, new homes but have not been able to afford to enter the market.

- * A level fenced block of 2178m2 will house 6 fully fenced homes
- * All approx. 54m2 living space with approx. 75m2 of open space land area
- *.Two parking spaces for each home - plus extra guest parking
- * 2 bedrooms with robes, combined bathroom/toilet/laundry
- * Open plan modern kitchen with dishwasher & dining and living room
- * You will have a linen cupboard in the hall for storage
- * Split system heatpump, insulation in walls and ceilings
- * The entire structure is of steel construction

Completion expectations: Dec'23

Speak to us about getting you finance approved.

Location to Launceston Airport: 59klm
to Launceston: A 69klm pleasant drive

Q&A - ask away and we will add here as you ask:

Are the Homes Tasmanian Made?

All our homes are Australian (Tasmanian) made, by a Tasmanian owned company,

1/18/24, 3:32 PM

7 Bedford Street, Campbell Town, Tas 7210 - Unit for Sale - realestate.com.au

using only Tasmanian contractors.

Whats the Energy Efficiency Rating?

Current energy ratings range from 6.2 to 6.5, with potential to reach 7.0 if requested and may incur additional costs.

eProperty&Co has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.

[Read less](#) ^

Property features

 Land size: 2,178m²

Floorplans and tours

 [Video](#)

 [3D Tour](#)

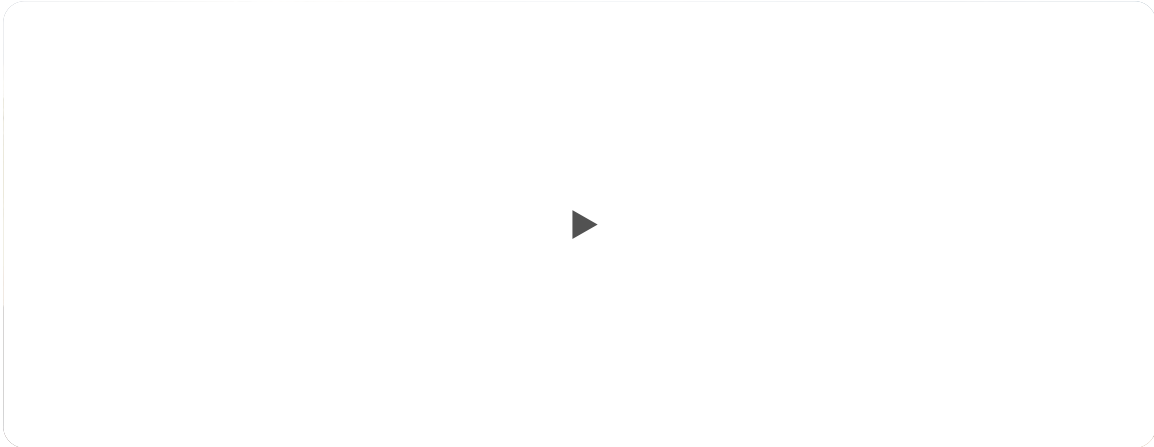
 [Floorplan](#)

Inspections

There are no upcoming inspections for this property. [Contact the agent](#) to see this place.

[See my inspection plan](#)

Property video



Home loans

[Calculator](#)
[Compare home loans](#)
[Value guide](#)
[My home loan](#)

Property price

\$295,000

Listed property price \$295,000 ⓘ

You [are a first home buyer](#) ▼

looking for a property to [live in](#) ▼

These calculations are based on a [principal & interest](#) ▼ loan with an interest rate of [6.00%](#) and a loan term of [30](#) years

[View calculator assumptions](#)

Save calculations for later

Estimated repayments

\$1,484 [per month](#) ▼

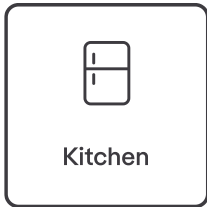
Your savings	\$59,000
Stamp duty	- \$9,735
Transfer fee	- \$223
Government fees	- \$145
Available deposit	\$48,897
Property price	\$295,000
Deposit (16%)	- \$48,897
<u>LMI estimate</u>	+ \$1,422
Loan amount	\$247,525
Liveability	?
Update	UNSURE

While you search for your home, we can search for your home loan

[Find a mortgage broker](#) >

Renovation estimator

Select the area you want to transform



Continue

Discover insights for 2 bed units in Campbell Town



Elevate your property journey with the latest Campbell Town market insights.

Explore Campbell Town

Nearby schools

Primary Secondary

Bothwell District High School	Combined	Government	1.40km
Campbell Town District High School	Combined	Government	1.40km
Avoca Primary School	Primary	Government	25.39km
Oatlands District High School	Combined	Government	41.59km
Cressy District High School	Combined	Government	44.47km

"Distance" is a straight line calculation. See more about our [child care and schools data](#).



1/18/24, 3:32 PM

7 Bedford Street, Campbell Town, Tas 7210 - Unit for Sale - realestate.com.au

eProperty&Co - LONGFORD

75 Wellington Street, LONGFORD, TAS 7301

Email enquiry to eProperty&Co - LONGFORD



Jo Eady

★ 4.0 (4 reviews)



7 Bedford Street, Campbell Town, Tas 7210

\$295,000

What's your enquiry about?

- Scheduling an inspection
- Price information
- Rates & Fees
- Similar properties

Message

Name (required)

Email address (required)

Phone number

Postcode

1/18/24, 3:32 PM

7 Bedford Street, Campbell Town, Tas 7210 - Unit for Sale - realestate.com.au

What are you looking to do?

Please select [dropdown arrow]

Do you have finance pre-approval? ⓘ

- Yes
- No
- Rather not say

Send enquiry

Personal Information Collection Statement

This form is only to be used for sending genuine email enquiries to the Agent. realestate.com.au Pty Ltd reserves its right to take any legal or other appropriate action in relation to misuse of this service.

Property ID: 142559180

[Promote this property](#)

1,695 page views ⓘ

More properties from eProperty&Co - LONGFORD

These properties from eProperty&Co - LONGFORD are shown based on the property type and distance to this listing.

[View agency profile](#)



eProperty &Co.

\$495,000

2/70a Frederick street, Perth

🏠 2 🚗 2 🚲 2



eProperty &Co.

Contact Agent

1/8 Effra Court, Perth

🏠 3 🚗 2 🚲 1



eProperty &Co.

\$57

1,3,5

🏠 3

<https://www.realestate.com.au/property-unit-tas-campbell+town-142559180>

7/8



Advertise with us

Agent admin

Legal

Site map



Contact us

Media sales

Privacy

Careers

Personalised advertising: We show you more relevant advertising based on your activity. Prefer us not to? [Opt Out](#) of personalisation.

[REA Group](#)

[realestate.com.au](#)

[realcommercial.com.au](#)

[PropTrack](#)

Flatmates

[Mortgage Choice](#)

[smartline](#)

Property

International sites

[India](#) [Malaysia](#) [Singapore](#) [Thailand](#) [United States](#) [Vietnam](#) [International properties](#)

Partner sites

[news.com.au](#) [foxsports.com.au](#) [homeguru.com.au](#) [Mansion Global](#) [askizzy.org.au](#) [hipages.com.au](#)
[makaan.com](#) [proptiger.com](#) [thinkofliving.com](#)

realestate.com.au is owned and operated by ASX-listed REA Group Ltd (REA:ASX) © REA Group Ltd.

Minister for Housing and Construction
Minister for Local Government
Minister for Sport and Recreation
Minister for Stadia and Events

Level 5, 4 Salamanca Place, HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Ph: +61 3 6165 7794
Email: nic.street@dpac.tas.gov.au



16 NOV 2023

Cr Mary Knowles
Mayor
Northern Midlands Council
mary.knowles@nmc.tas.gov.au

Dear Mayor

I am pleased to provide you with the enclosed copy of the *Future of Local Government Review Final Report* provided to me by the Local Government Board.

In accordance with section 214D of the *Local Government Act 1993*, I am forwarding a copy of the report to all Tasmanian councils, inviting submissions on any matter covered by the Report. I am also releasing the Report to the public and inviting comments from any community member.

Given the complexity and significance of this Review, and the forthcoming Christmas period, I am allowing until 29 February 2024 for submissions. Those submissions will help to inform Government's response to the Review, which I am intending to release in the first half of 2024.

The Board's Report states that councils – particularly smaller rural councils – face pressures beyond their control. These pressures are inherently structural and relate to things like growing demand for more (and more costly) services, shrinking rates bases, input cost increases, labour force and skills shortages, and climate change impacts.

The Board finds that the current system of local government limits how councils can respond to these pressures. The Report says that substantial structural reform is needed to create a more robust and capable system of local government. This is not a criticism of individual councils – it is the difficult environment they operate in.

The Final Report includes an integrated package of 37 reforms and an implementation plan for the next few years.

The Report recognises the Government's position that there would be no forced amalgamations resulting from the Review, and that specific boundary changes would only proceed if councils and the community support them. It outlines a process for voluntary council amalgamations linked to regional partnerships with the State Government. Groups of councils who have said they are open to exploring the benefits of amalgamation are recommended as Phase I of a voluntary amalgamation program.

The Report also recommends some mandatory service sharing between councils, and makes a range of specific recommendations, including on council revenue, community engagement, monitoring and reporting, asset management and councillor education.

2

The Report positions local government reform as an ongoing process, with specific reforms, such as improved monitoring and reporting, laying the foundations for continuous improvement and possible future amalgamations.

Finally, I would like to thank you for your participation in the Review and invite you to make a submission on the Final Report. The Government gave the Board a challenging task and they've shared that challenge with the sector, putting forward at times provocative suggestions to stimulate a discussion that needed to be had.

All councils have responded in a quite robust but constructive way, and that is to be expected on a subject as important as this. I hope that we can continue this constructive exchange as we now together consider the Board's recommendations and their proposed implementation roadmap.

If you have any specific questions about the Report, I encourage you to contact Mike Mogridge, Acting Director of Local Government (03) 6232 7292 or michael.mogridge@dpac.tas.gov.au

I look forward to receiving and considering your submissions on the Report.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'N. Street', written over a light blue grid background.

Nic Street MP
Minister for Local Government

cc. Des Jennings – des.jennings@nmc.tas.gov.au

Attachments:

- I. Future of Local Government Review – Final Report

The future of local government review

Final Report

October 2023



**Let's All Shape the Future
of Local Government.**

Department of Premier and Cabinet



All images courtesy of Brand Tasmania

Have your say on the Final Report

The Local Government Board (the Board) has handed the Minister for Local Government, Hon. Nic Street, the Final Report of the Future of Local Government Review.

The Board makes 37 recommendations on how our current system needs to change so that councils can meet the challenges and opportunities our communities will face in the next 20-30 years.

This is an important milestone in almost two years of extensive research, analysis, and engagement into the future role, functions, and design of Tasmania's system of local government. The Minister is now carrying out a final round of consultation with councils and the community. Your feedback will help the Tasmanian Government decide whether to make the changes recommended by this independent Board.

Do you agree with the Board's recommendations, and do you want to see them implemented?

Comments and submissions on the Final Report are due by 29 February 2024. You can make your comments:

- By mail to Local Government Reform, GPO Box 123, Hobart, Australia 7001
- By email to lg.consultation@dpac.tas.gov.au
- Online at www.engage.futurelocal.tas.gov.au

Chair’s Letter of Transmittal_____	4
Executive Summary_____	6
Full List of Recommendations_____	16
Report Outline_____	22
1. A Future Vision for Local Government – Building Strong, Prosperous, and Resilient Local Communities_____	24
Local councils, current community challenges, and future wellbeing	26
Clarifying local government’s role	28
The role of councils in 21st Century Tasmania	29
Putting the role into practice	33
2. The Case for Change: Why Major Reform Remains Essential_____	36
The case for change	38
Our current council boundaries no longer reflect contemporary Tasmanian communities	39
Overcoming barriers to consensus on structural reform	43
Targeting effective reform - core community outcomes	45
3. Recommendations: Structural Reform and Mandated Shared Capability_____	46
A new council structure for Tasmania	48
Voluntary structural reform	57
The pathway to mandated shared services	61
Early priorities for mandated shared services	66
4. Specific Reform Recommendations_____	70
5. Reform Roadmap – The Way Forward_____	112
6. Next Steps – Procedural Matters_____	116
Appendix 1: New council profiles for future structural design for local government	118
Appendix 2: The Review Process_____	184
Appendix 3: Review Publications_____	196



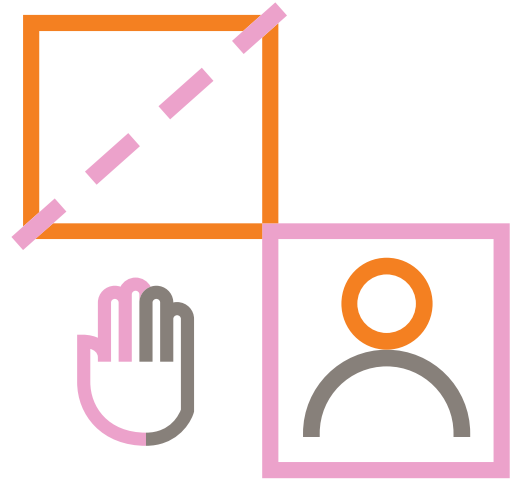
Chair's Letter of Transmittal

Dear Minister,

In this, our Final Report, we lay out our findings and recommendations for reform of the Tasmanian local government sector. We present for your consideration an integrated suite of practical, evidence-based reforms that will deliver outcomes that support both the distinctive needs of local communities and the common aspirations of all Tasmanians.

The reform program we set out includes major changes to council boundaries and service delivery models, as well as a range of specific improvements to the way councils are governed, funded, and managed. It is an ambitious agenda, but one that we think is essential and achievable.

At the heart of all these proposed changes is the overriding objective of working with communities to ensure our councils are in the best possible position to support the future wellbeing,



sustainability, and prosperity of all Tasmanians. We cannot and should not lose sight of that goal as we embark on the challenging task of implementing reform.

We have seen during the Review how hard it is to achieve consensus on the direction for major structural change to the sector, even where the issues and challenges of our current system are universally acknowledged and agreed. The challenges of reforming local government are well known and are not unique to Tasmania.

Structural reform – even where it is voluntary and supported by councils and communities – will need to be coupled with a properly resourced transition plan to smooth impacts for individual ratepayers in a transparent and equitable way. Without this, individual councils will understandably seek to retain the status quo rather than act in the long-term interests of their local communities and the State as a whole. This will lead to reform failure.

Readying the sector for the challenges and opportunities of the coming decades will require strong and courageous political leadership and community buy-in. Successful and lasting change will also take time, patient collaboration, and dedicated focus and resources. But, for the sake of our community, it needs to happen, and we do not have time to waste by putting it off any longer.

While political leadership is essential, it is not enough. To achieve broader, longer-term reform, communities will need to better understand why change is needed, how it can be achieved, and the benefits and costs of reform opportunities. To be successful, the drive for change needs to come from communities themselves.

On behalf of the Board, I would like to take this opportunity to thank all Tasmanians who took the time to engage with the Review since it began in January 2022. It is clear Tasmanians are passionate about the stewardship of their local communities and care deeply about local voice and services. Our goal from the outset of this Review was to promote a genuine community discussion about how we set up our councils for the future. I can confidently say the input of ordinary Tasmanians has played a significant role in shaping the package of reforms we are presenting to you in this Report.

I would also like to extend my appreciation to the sector, and the Local Government Association of Tasmania and LG Professionals Tasmania in particular – for their support for and engagement in the Review process.

Thanks also go to my fellow Board members, Pam Allan, Ric De Santi, Mathew Healey, Kym Goodes, and Paul West for their skill, hard work, support, and insights.

Finally, I would like to extend my sincere thanks to the professional and dedicated members of the Review Secretariat in the Department of Premier and Cabinet – Director of Local Government Reform Mike Mogridge, Assistant Director Luke Murphy-Gregory and Policy Analysts Peter Wright and Cameron Valentine, as well as those who made their own important contributions at various stages – namely Isaac Dalla Fontana, Iona Renwick, and Athena Esmaeil.

The Hon Sue Smith AM
Chair



Executive Summary

Tasmania's local councils – like all levels of government – need to ensure they are ready and able to meet the future needs of our community. Tasmanians need a capable and effective local government sector to support their wellbeing. This will inevitably require significant changes in the coming years.

Over the course of our Review, we have undertaken a broad program of research, analysis, and engagement to understand what changes will underpin a more robust and capable system of local government for current and future Tasmanian communities and how those changes can be successfully delivered.

The critical future role for local government

There is compelling evidence that the ability to develop and tailor local solutions to complex policy problems is becoming more, not less, important. This means local government, along with other levels of government, volunteers, community organisations, and local businesses will play an increasingly vital role in shaping and supporting strong and sustainable communities.

We believe the future role of local government is to support and improve the wellbeing of Tasmanian communities by:

- harnessing and building on the unique strengths and capabilities of local communities.
- providing infrastructure and services that, to be effective, require local approaches.
- representing and advocating for the specific needs and interests of local communities in regional, state-wide, and national decision-making.
- promoting the social, economic, and environmental sustainability of local communities, including by planning for and mitigating climate change impacts.

To perform their role well, councils must have the right kinds of capability to provide the high-quality representation, services, and infrastructure that Tasmanians deserve.

The Board is of the view – and this is supported by the sector and communities – that there is nothing manifestly wrong with the range and scope of current services and functions councils are performing. We do not believe there is a convincing case to radically change local government's role from their traditional functions or services, nor to prevent them from providing more 'people-focused' services.

But councils do need a more clearly defined and well-understood mandate so they can strategically build capability to support their communities' wellbeing priorities and focus on their areas of key strength and formal responsibility.

The local government sector needs to be able to effectively partner with the Australian and Tasmanian Governments on wellbeing. A key part of this is ensuring councils are clear on their role and have the capability and resources to deliver on it.

The contemporary role of local government – focused on supporting community wellbeing – should be clearly enshrined in legislation and embedded into council decision making all the way from the high-level strategic level through to day-to-day operational levels.

Improved strategic planning and reporting will allow councils to track and improve their performance and communities to hold councils to account. It should also support prudent regulatory oversight of the sector. The goal should be a culture of continuous improvement across the sector.

Reform is needed now

We know effective and capable councils are a key enabler of community prosperity and wellbeing. Local communities need their councils to succeed. But if councils lack the capability to support their local communities, the State's future prosperity will be compromised.

Our current system means many councils are unable to meet increasingly complex community needs in a way that is equitable and consistent. In part this is because our system of local government still reflects the structure, functional and service requirements, and funding mechanisms established during the last significant reform process 30 years ago. While councils have evolved and adapted to meet emerging and future community needs as best they can, they are structurally constrained by an institutional framework that is no longer fit for purpose.

Increasing subsidies to fund the continued survival of a structurally unsustainable system is not the answer. The goal should be for our councils to be as self-sufficient and sustainable as possible. Councils will of course continue to rely on support from other tiers of government but grants and transfers should be provided in a way that is equitable, transparent, and efficient and delivers the best value to Tasmania as a whole.

There is broad agreement in the sector and the wider community on what councils need to be able to do well, and what it looks like when they are succeeding. Despite the best efforts of individual councils, Tasmanian communities will not be best served by retaining the current local government structure and supporting frameworks. This model needs to adapt and evolve within the next decade to meet current and future community needs and priorities.

There remains broad agreement across the Tasmanian local government sector that structural reform is needed, and that it will require strong and courageous leadership, direction, and support from the Tasmanian Government to make it happen. While views diverge on the exact form that reform should take, there is consensus on three fundamental points:

1. The status quo is neither an optimal nor sustainable model for the sector, given growing demands, complexity, and sustainability challenges.
2. Some form of consolidation is necessary to deliver greater economies of scale and scope, at least for some services.
3. The scale and extent of the consolidation needed to deliver significantly better services will, unfortunately, not occur on a purely voluntary basis within the current framework.

Many councils will struggle to deliver for their communities unless we make significant changes to how our current system of local government is structured and funded, and how it delivers services. For instance:

1. Maintaining 29 councils will continue to have a significant and detrimental impact on the ability of the sector to attract and retain key staff, to uniformly manage assets well, and to deliver important regulatory functions.
2. There are concerning capability gaps across the sector, driven in part by workforce and skills shortages. These gaps and challenges are being felt more acutely in smaller, rural councils and are exacerbated by many councils competing against one other.

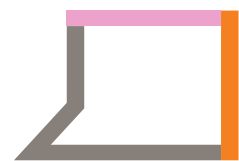
3. At a strategic level, the competition, fragmentation, and duplication of effort that naturally occurs across many councils reduces collaboration on regional and state-wide challenges.

Without reform, these issues will become more pronounced. Councils will face increasing demands on their already-strained resources in the years ahead due to complex and growing community needs. Councils will need the capability to support communities through emergencies and unexpected crises, such as the COVID-19 pandemic and natural disasters. These challenges will be felt most acutely in regional and remote communities where capability is already often stretched too thinly or is absent.

The community understands and supports the need for change. Community sentiment research¹ we conducted shows most Tasmanians believe we should have fewer councils, and that they support reforms to enhance the capacity of the sector to deliver better services, in particular greater resource-sharing.

The problem is not with individual councils, but with the broader structure of the local government sector itself. Councils – particularly smaller rural councils – face a range of pressures beyond their control and have only limited options available to them within the current system of local government to respond.

These pressures are inherently structural and relate to things like growing demand for more (and more costly) services, shrinking rates bases, input cost increases, labour force and skills shortages, and climate change impacts. Substantial structural reform is needed if we are to deliver on the objective of this Review – to create a more robust and capable system of local government.



¹ Institute for Regional Futures 2023. *The Future of Local Government Review. Community Sentiment Summary Report.* University of Newcastle.



We have a clear idea of what Tasmanians need and value most from their councils based on our broad research and engagement. They want affordable and reliable community services that meet their needs, well-maintained roads and other infrastructure, and a strong and effective local voice. They want and need these things to help support them live a 'good life' in their local communities. Councils need to evolve to make sure they can successfully and sustainably deliver these things for their communities in the future.

Tasmania's future councils – an alternative design

There are two main areas where change will support better outcomes for communities.

Firstly, councils need both greater scale and capability achieved through boundary consolidation as well as greater capacity to work together and share resources.

Tasmania's council boundaries should be redrawn to create a new system of larger and more capable councils that better reflects, represents, and serves contemporary Tasmanian communities. We need to build capability and capacity in the local government sector and their communities more broadly, and this includes supporting local jobs and preserving service delivery. The Board understands the importance of local government as a major employer, particularly in small, rural communities, and how this supports local economies – by keeping people living in and contributing to these communities in an era when services and employment is being concentrated in the more urban centres. Larger and more capable councils would also have the resources and systems to systematically engage with and better represent their communities.

Secondly, improvements are needed to how councils are governed, funded, and deliver services. Councils need to operate within systems and frameworks that support them to be as efficient, effective, and accountable to their communities as possible.

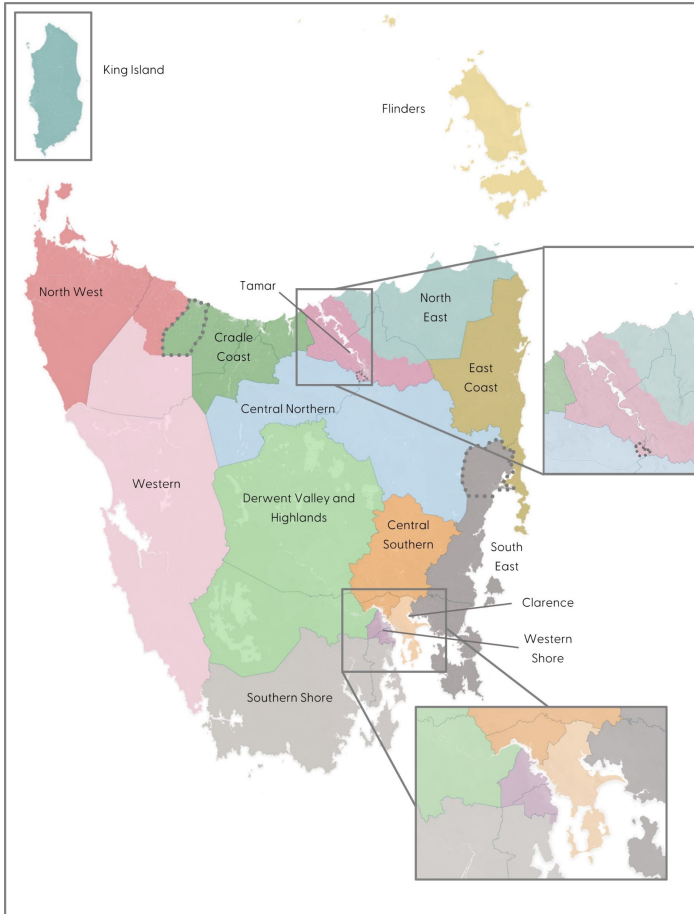
The Tasmanian Government has taken non-voluntary council boundary changes off the table. However, we still believe a system of larger, more capable councils, supported by some mandated service sharing, is the best solution to set the sector up for a successful and sustainable future. Indeed, we believe the design of structural reforms and the outcomes they deliver will benefit from a bipartisan, collaborative, and negotiated approach to implementing local government reform.

We have developed an alternative future structural design for local government in Tasmania based on research, analysis, and engagement.

This new design comprises 15 local government areas. The proposed boundaries represent our best assessment of a preferred future design for the sector based on the information available during the period of the Review. Further detailed assessment of these boundaries would need to be undertaken when finalising amalgamation proposals. Had mandated boundary changes remained a 'live' option for implementing structural reforms, it is likely the Board would have recommended a series of community-focused processes to better define and finalise new council boundaries and supporting arrangements for all 15 areas.

Given the Tasmanian Government's stated position on mandated structural reform – and some councils' opposition to any boundary changes - the Board acknowledges most of these boundaries may not be implemented immediately. However, they should guide councils and the Tasmanian Government as they consider progressing voluntary amalgamation proposals. In the absence of mandated boundary changes, we must accept change will occur incrementally, but it should take place in a way that gets us closer to the future alternative model we have identified through the Review.

Alternative Future Design for Local Government in Tasmania



Proposed Council	Boundaries
Western	West Coast Local Government Area (LGA) extending north to incorporate Waratah and Savage River.
North-West	Circular Head LGA and Waratah-Wynyard LGA, minus Waratah and Savage River.
King Island	King Island LGA (no change).
Cradle Coast	Burnie, Central Coast, Devonport Kentish, and Latrobe LGAs.
Tamar Valley	West Tamar LGA, George Town LGA minus rural areas to the east, Launceston LGA minus rural areas to the north-east, but including Prospect and Blackstone Heights from Meander Valley LGA.
North-East	Dorset LGA plus rural areas to the west from George Town LGA and to the south-west from Launceston LGA.
Flinders	Flinders LGA (no change).
Central Northern	Meander Valley and Northern Midlands LGAs, minus Prospect and Blackstone Heights.
East Coast	Break O'Day LGA plus Bicheno, Freycinet and Coles Bay.
South-East	Sorell LGA, Tasman LGA, Glamorgan Spring Bay LGA minus Bicheno, Freycinet and Coles Bay.
Central Southern	Brighton and Southern Midlands LGAs.
Derwent Valley and Highlands	Derwent Valley and Central Highlands LGAs.
Clarence	Clarence LGA (no change).
Western Shore	Glenorchy and Hobart LGAs plus Taroona part of Kingborough LGA.
Southern Shore	Huon Valley LGA and Kingborough LGA minus Taroona.

Reforms to build future-ready councils

Our reform package comprises structural reforms and specific reforms. Below, we provide a high-level summary of the core elements of our proposed agenda. Our full list of recommendations is in the table below.

Our recommendations are targeted at supporting and delivering FIVE core outcomes:

1. **Support healthy and sustainable local communities**
2. **Deliver better local services**
3. **Build and maintain future-ready community assets**
4. **Ensure local government represents you and your community**
5. **Enhance local job opportunities in councils**

Voluntary Amalgamations and Mandated Shared Services

The Tasmanian Government has made a commitment that council boundaries will not change unless there is support from individual councils and their communities. Many Tasmanian councils currently oppose forced boundary changes.

In these circumstances, we are recommending a program of voluntary reform. The Tasmanian Government should work with and support, as a priority, councils and communities that have expressed an openness to discussing and considering amalgamations or boundary changes. Currently, these councils are West Coast, Waratah-Wynyard, Circular Head, Kentish, Latrobe, Break O Day, Glamorgan Spring Bay, Sorell, City of Hobart, Glenorchy, Kingborough, and Huon Valley.

The Board acknowledges council interest in and discussions on boundary changes are less advanced in respect of City of Hobart and Glenorchy, and Kingborough and Huon Valley councils, but nonetheless believes that these councils have expressed clear interest in further exploring opportunities. The Board believes there is substantial merit in ensuring that those councils (and their communities) are afforded the opportunity to genuinely explore structural consolidation proposals in greater detail.

A new Local Government Board should coordinate voluntary amalgamation proposals. The Board would assess viability and prepare formal proposals for councils, the community and Government to consider. Part of the new Board's assessment should be how well amalgamation proposals achieve progress towards our alternative future structural design for local government in Tasmania.

Councils, State agencies, and community leaders should form a Community Working Group (CWG) to work alongside this new Board, developing packages of Tasmanian Government-funded supporting initiatives that maximise the on-ground community benefits of amalgamation proposals.

Communities would need to vote in support of any reform proposals – including Partnership initiatives and funding – before they went ahead.

'Phase 1' voluntary amalgamation proposals would serve as a pilot program aimed at demonstrating to other councils and communities the opportunities and benefits of reform (and allow for lessons from implementation to be applied in later phases).

Alongside voluntary amalgamations, we are recommending the increased – council-designed but ultimately mandated – use of shared services and capability between councils, starting with key technical professions where capability gaps are being felt the most.

The Board is still of the view that shared services alone cannot solve the scale-related challenges facing the sector, but they will inevitably play an important role, and this will become more critical where we do not achieve significant consolidation of councils.

The sector itself should be given a chance to design these arrangements, but once settled they should be able to be mandated by the Tasmanian Government. That is why we are recommending a new legislative power for the Minister for Local Government to require councils' participation in shared services models.

Specific Reform Recommendations

We are recommending a number of non-structural reforms aimed at improving the overall governance, funding, and service performance of councils. Some of the reforms build on and reinforce recommendations from the 2020 Local Government Legislation Review.

The recommendations are the culmination of an extensive program of options development, testing, and refinement we have undertaken throughout the Review, which included broad sectoral and community consultation.

The reforms are directly focused on delivering the five community outcomes above, and include:

- a range of measures to increase the efficiency, equity, transparency, and sustainability of rates and other council revenue.
- the introduction of a new integrated strategic planning and reporting framework for councils that is built on community wellbeing and sustainability goals and underpinned by best practice performance monitoring and reporting.
- improvements to the rigour and consistency of councils' strategic asset management practices and processes, including a proposal to create a new centralised shared asset management capability to serve councils.

- enhanced regulatory oversight and intervention capability based on a risk-based, intelligence driven early intervention approach.
- new mandatory learning and professional development requirements for elected members, commencing from when they first choose to stand for office.
- developing the capacity and skills of the local government workforce.
- specific strategic partnerships between councils and the Tasmanian Government to support more integrated and seamless 'front desk' services to the community, and more effective co-regulation in important areas of council responsibility.

A significant part of the Board's reform agenda focuses on improving the consistency of systems and processes across the sector (and with the Tasmanian Government), as well as the transparency of information available on how well councils perform for their communities. This should facilitate better resource sharing and cooperation between councils, maximise councils' accountability to their communities, ensure any major structural sustainability challenges can be identified as early as possible, and support intervention where necessary.

The reforms will set the foundations for necessary future structural consolidation and should be progressed irrespective of whether any council amalgamations proceed.

Implementing reform

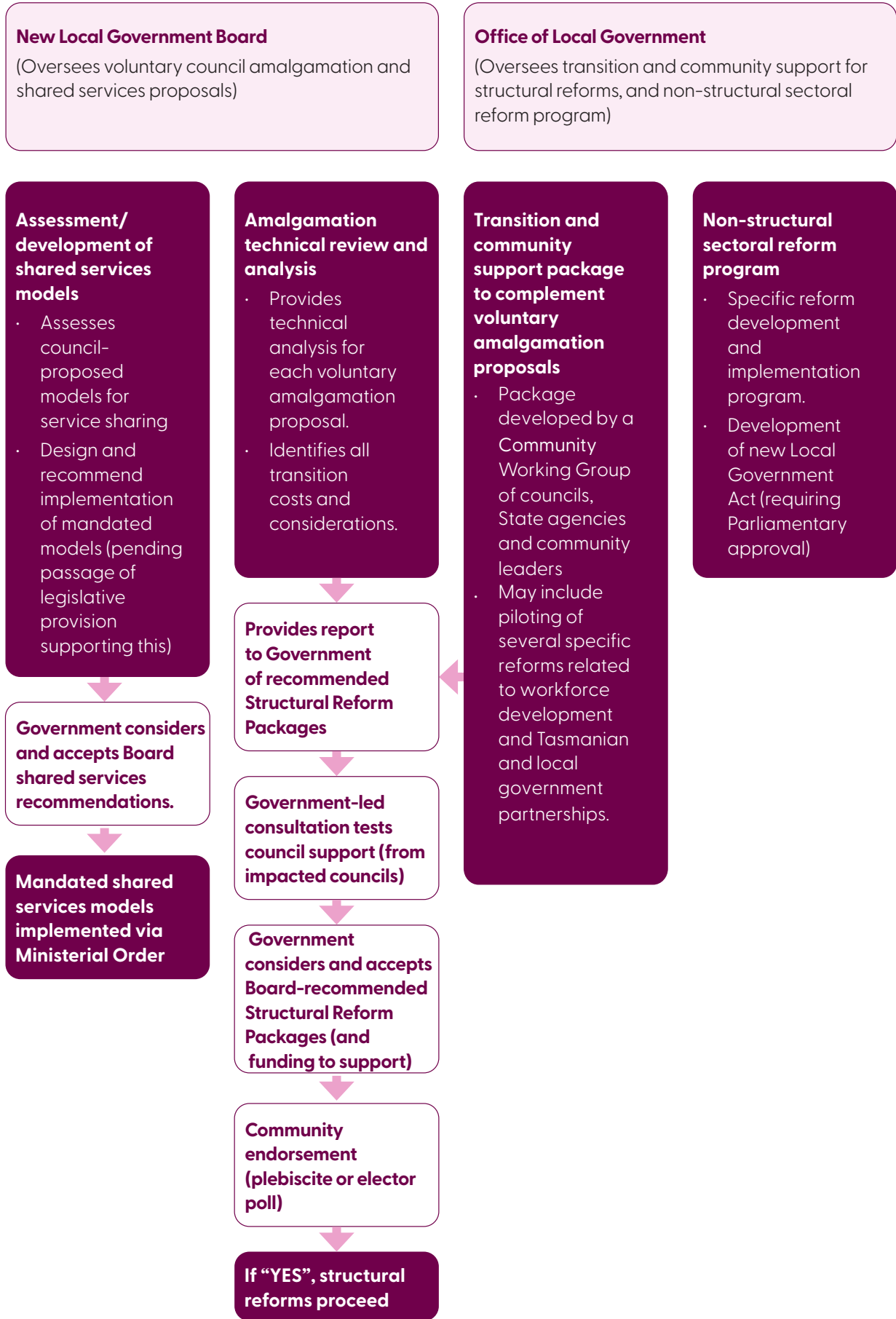
This necessary and achievable reform package will require careful planning and resourcing for successful implementation. We recommend implementing Phase 1 structural reform and supporting specific reforms (including the enactment of a new Local Government Act) over a two-year period, assuming work begins in early 2024.

In summary, we recommend that:

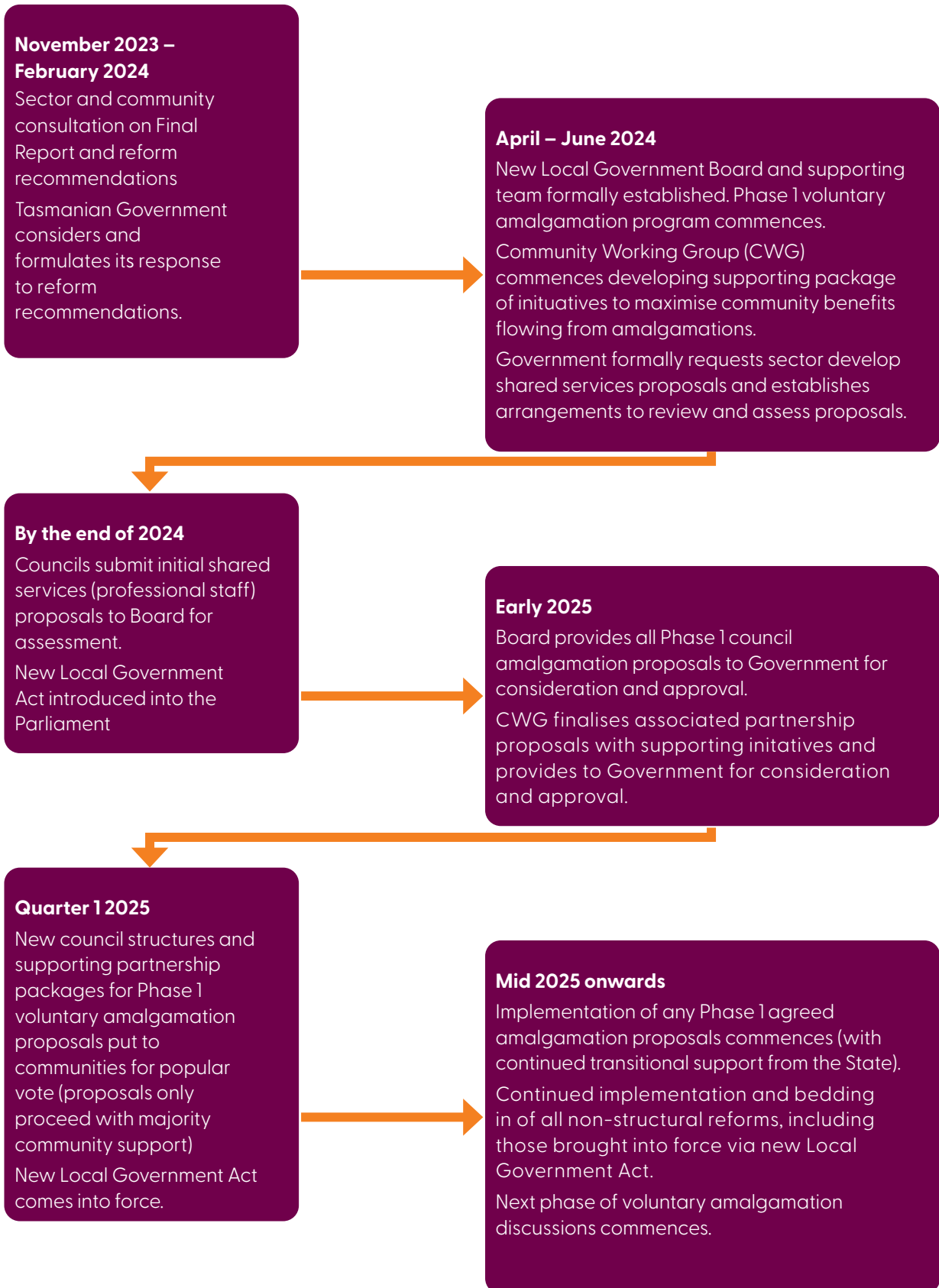
- the technical element of the Phase 1 structural reforms – including refining and implementing proposed new council boundaries and shared services initiatives – be overseen by a new Local Government Board (supported by a range of technical experts as and where necessary).
- the development of packages of targeted transition assistance for new councils via a Community Working Group (CWG) consisting of councils, State agencies and community leaders, supported by dedicated project capability in the Office of Local Government (OLG) or other appropriate agency.
- broader sector-wide reforms – including the implementation of pending agreed reforms from the earlier Local Government Legislation Review via a new Local Government Act – would most logically be managed and overseen by the Office of Local Government.
- subsequent phases of structural reform (including participating councils) would be identified by the Tasmanian Government and pursued following the conclusion of Phase 1.
- The Board's proposed implementation roadmap – including proposed governance arrangements and associated timeframes – is summarised in the diagrams below.



Governance arrangements for implementing reforms



Indicative timeline for implementing reforms



Full List of Recommendations

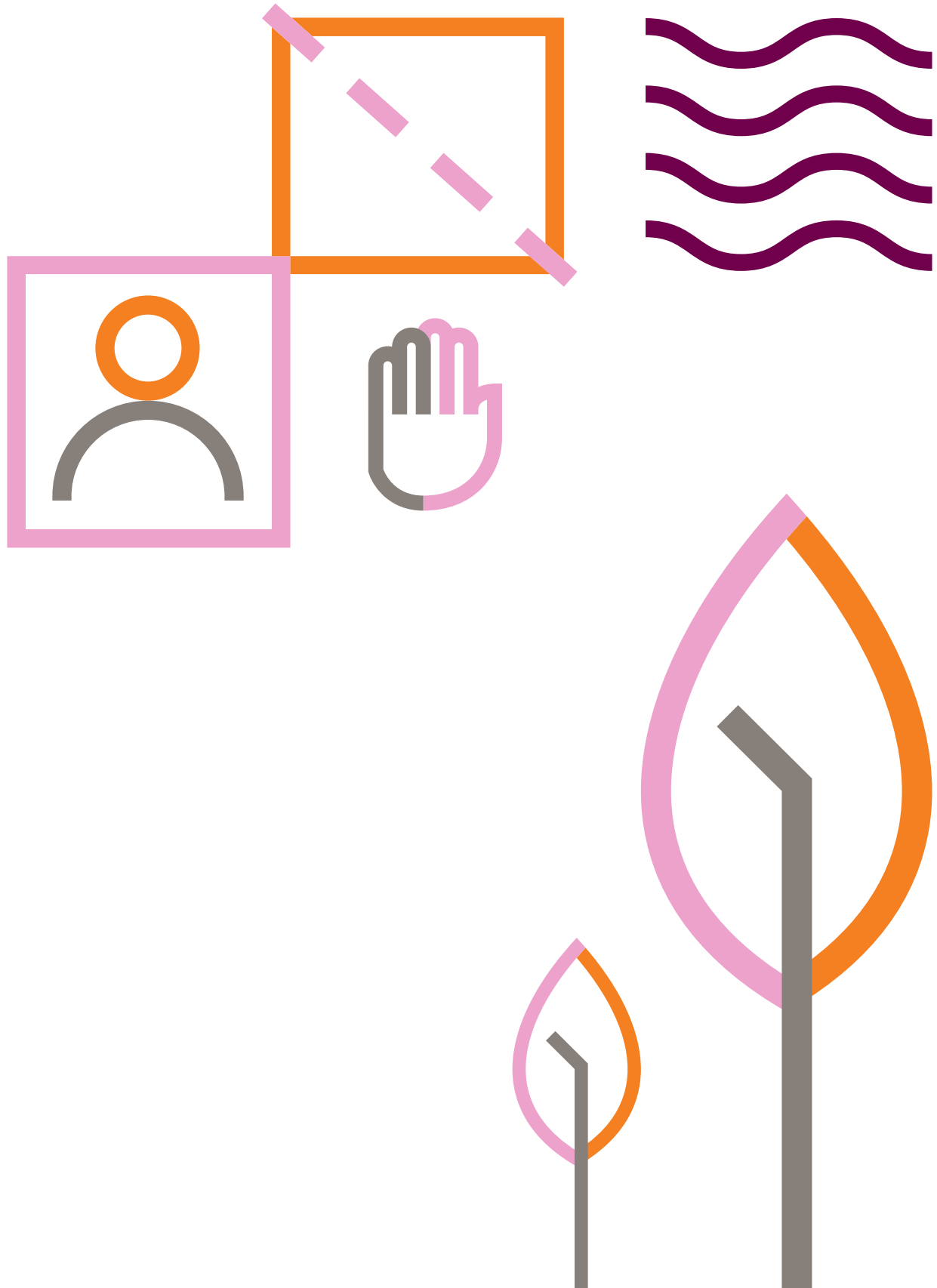
Recommendation #	Recommendation Headline
1	<p>Define in Tasmania’s new Local Government Act the role of local government consistent with the statement below:</p> <p>The role of local government is to support and improve the wellbeing of Tasmanian communities by:</p> <ol style="list-style-type: none"> 1. harnessing and building on the unique strengths and capabilities of local communities; 2. providing infrastructure and services that, to be effective, require local approaches; 3. representing and advocating for the specific needs and interests of local communities in regional, state-wide, and national decision-making; and 4. promoting the social, economic, and environmental sustainability of local communities, by mitigating and planning for climate change impacts.
2	<p>The Tasmanian Government – through subordinate legislation – should implement a Local Government Charter to support the new legislated role for local government.</p> <p>The Charter should be developed in close consultation with the sector and clarify and consolidate in a single document councils’ core functions, principles, and responsibilities, as well as the obligations of the Tasmanian Government when dealing with the sector as a partner in delivering community services and support.</p>
3	<p>The Tasmanian Government should work with the sector to develop, resource, and implement a renewed Strategic Planning and Reporting Framework that is embedded in a new Local Government Act to support and underpin the role of local government. Under this Framework councils will be required to develop – within the first year of every council election – a four-year strategic plan.</p> <p>The plan would consist of component plans including, at minimum, a:</p> <ul style="list-style-type: none"> • community engagement plan; • workforce development plan; • elected member capability and professional development plan; and • financial and asset sustainability plan.
4	<p>Formal council amalgamation proposals should be developed for the following:</p> <ul style="list-style-type: none"> • West Coast, Waratah-Wynyard and Circular Head Councils (into 2 councils); • Kentish and Latrobe Councils; • Break O’Day, Glamorgan-Spring Bay and Sorell Councils (into 2 councils); • City of Hobart and Glenorchy City Councils; • Kingborough and Huon Valley Councils. <p>The Board acknowledges council interest in and discussions on boundary changes are less advanced in respect of City of Hobart and Glenorchy, and Kingborough and Huon Valley councils, but nonetheless believes that these councils have expressed clear interest in further exploring opportunities. The Board believes there is substantial merit in ensuring that those councils (and their communities) are afforded the opportunity to genuinely explore structural consolidation proposals in greater detail.</p>

Recommendation #	Recommendation Headline
5	A new Local Government Board should be established to undertake detailed assessment of formal council amalgamation proposals and make recommendations to the Tasmanian Government on specific new council structures.
6	A Community Working Group (CWG) should be established in each area where formal amalgamation proposals are being prepared. The CWG would identify specific opportunities the Tasmanian Government could support to improve community outcomes.
7	In those areas where amalgamation proposals are being developed, a community vote should be held before any reform proceeds, to consider an integrated package of reform that involves both a formal council amalgamation proposal and a funded package of opportunities to improve community outcomes.
8	If a successful community-initiated elector poll requests councils to consider amalgamation, the Minister for Local Government should request the Local Government Board to develop a formal amalgamation proposal and put it to a community vote.
9	The new Local Government Act should provide that the Minister for Local Government can require councils to participate in identified shared service or shared staffing arrangements.
10	Give councils the opportunity to design identified shared service arrangements themselves, with a model only being imposed if councils cannot reach consensus.
11	Before endorsing a particular mandatory shared service arrangement, the Minister for Local Government should seek the advice of the Local Government Board.
12	If councils are unable to reach consensus on a mandatory service sharing agreement, the Minister for Local Government should have the power to require councils to participate in a specific model or models the Tasmanian Government has developed.
13	<p>The first priorities for developing mandatory shared service arrangements should be:</p> <ul style="list-style-type: none"> · sharing of key technical staff; · sharing of common digital business systems and ICT infrastructure; and · sharing of asset management expertise through a centralised, council-owned authority.
14	Include a statutory requirement for councils to consult with local communities to identify wellbeing priorities, objectives, and outcomes in a new Local Government Act. Once identified, councils would be required to integrate the priorities into their strategic planning, service delivery and decision-making processes.
15	To be eligible to stand for election to council, all candidates should first undertake – within six months prior to nominating – a prescribed, mandatory education session, to ensure all candidates understand the role of councillor and their responsibilities if elected.

Recommendation #	Recommendation Headline
16	<p>The Tasmanian Government and the local government sector should jointly develop and implement a contemporary, best practice learning and ongoing professional development framework for elected members. As part of this framework, under a new Local Government Act:</p> <ul style="list-style-type: none"> · all elected members – including both new and returning councillors – should be required to complete a prescribed ‘core’ learning and development program within the first 12 months of being elected; and · councils should be required to prepare, at the beginning of each new term, an elected member learning and capability development plan to support the broader ongoing professional development needs of their elected members.
17	<p>The Tasmanian Government should further investigate and consider introducing an alternative framework for councils to raise revenue from major commercial operations in their local government areas, where rates based on the improved value of land are not an efficient, effective, or equitable form of taxation.</p>
18	<p>The Tasmanian Government should work with the sector and the development industry to further investigate and consider introducing a marginal cost-based integrated developer charging regime.</p>
19	<p>Introduce additional minimum information requirements for council rates notices to improve public transparency, accountability, and confidence in council rating and financial management decisions.</p>
20	<p>Within the context of the national framework, the Tasmanian Government should seek advice from the State Grants Commission on how it will ensure the Financial Assistance Grants methodology:</p> <ul style="list-style-type: none"> · is transparent and well understood by councils and the community, · that assistance is being targeted efficiently and effectively, and · is not acting as a disincentive for councils to pursue structural reform opportunities.
21	<p>The Tasmanian Government should review the total amount of Heavy Vehicle Motor Tax Revenue made available to councils and consider basing this total amount on service usage data.</p>
22	<p>Introduce a framework for council fees and charges in a new Local Government Act, to support the expanded, equitable and transparent utilisation of fees and charges to fund certain council services.</p>
23	<p>The Tasmanian Government should review the current rating system under the Local Government Act to make it simpler, more equitable, and more predictable for landowners. The review should only be undertaken following implementation of the Board’s other rating and revenue recommendations.</p>
24	<p>The Tasmanian Government should work with the sector to develop, resource, and implement a best practice local government performance monitoring system.</p>

Recommendation #	Recommendation Headline
25	The Tasmanian Government should develop a clear and consistent set of guidelines for the collection, recording, and publication of datasets that underpin the new performance reporting system to improve overall data consistency and integrity, and prescribe data methodologies and protocols via a Ministerial Order or similar mechanism.
26	<p>The new Strategic Planning and Reporting Framework should actively inform and drive education, compliance, and regulatory enforcement activities for the sector, and entities with responsibility for compliance monitoring and management – including the Office of Local Government and council audit panels – should be properly empowered and resourced to effectively deliver their roles.</p> <p>As part of this the Tasmanian Government should consider introducing a requirement for councils to have an internal audit function given their responsibilities for managing significant public assets and resources, and whether this requirement needs to be legislated or otherwise mandated. Consideration should also be given to resourcing internal audit via service sharing or pooling arrangements, particularly for smaller councils.</p>
27	The Tasmanian Government should collaborate with the local government sector to support a genuine, co-regulatory approach to councils' regulatory responsibilities, with state agencies providing ongoing professional support to council staff and involving councils in all stages of regulatory design and implementation.
28	The Tasmanian Government should work with the local government sector to pursue opportunities for strengthened partnerships between local government and Service Tasmania.
29	Councils should migrate over time to common digital business systems and ICT infrastructure that meet their needs for digital business services, with support from the Department of Premier and Cabinet's Digital Strategy and Services (DSS).
30	The Tasmanian Government – in consultation with the sector – should review the current legislative requirements on councils for strategic financial and asset management planning documentation to simplify and streamline the requirements and support more consistent and transparent compliance.
31	The Tasmanian Government – in consultation with the sector – should investigate the viability of, and seek to implement wherever possible, standardised useful asset life ranges for all major asset classes.
32	All Tasmanian councils should be required under a new Local Government Act to develop and adopt community engagement strategies – underpinned by clear deliberative engagement principles.

Recommendation #	Recommendation Headline
33	A new Local Government Act should require councils, when developing and adopting their Community Engagement Strategies, to clearly set out how they will consult on, assess, and communicate the community impact of all significant new services or infrastructure.
34	Following the phase 1 voluntary amalgamation program, the Tasmanian Government should commission an independent review into councillor numbers and allowances.
35	The Tasmanian Government should expedite reforms already agreed and/or in train in respect of statutory sanctions available to deal with councillor misconduct or poor performance.
36	<p>The Tasmanian Government should:</p> <ul style="list-style-type: none"> • support the Local Government Association of Tasmania (LGAT) to develop and implement – in consultation with councils and their staff – a workforce development toolkit tailored to the sector and aligned with the Tasmanian Government’s workforce development system; • support councils to update their workforce plans at the time of any consolidation; • support LGAT to lead the development and implementation of a state-wide approach to workforce development for key technical staff, beginning with environmental health officers, planners, engineers and building inspectors; • recognise in statute that workforce development is an ongoing responsibility of council general managers and is included as part of the new Strategic Planning and Reporting Framework; and • include simple indicators of each council’s workforce profile in the proposed council performance dashboard.
37	The Tasmanian Government should partner with, and better support, councils to build capacity and capability to plan for and respond to emergency events and climate change impacts.





Report Outline

The Final Report is divided into six chapters.

Chapter 1 sets out a vision for the **future role** of local government in Tasmania, which has at its heart the goal of supporting the **wellbeing, sustainability, and prosperity** of our local communities. It clarifies the unique and critical contribution councils should play in delivering this goal and lays out the high-level **capabilities and resources** our councils require to meet the future needs of communities successfully and sustainably, given the opportunities and challenges the State will face over the next 20-30 years. We explain how the crucial role of councils needs to be more clearly laid out in legislation, and then put into action through a Local Government Charter and a supporting Strategic Planning and Reporting Framework.

Chapter 2 explains why many local councils – despite their best efforts – are not well-placed to support and deliver their future role given structural constraints of the local government system as it stands. It outlines how **significant and wide-ranging reform is needed** to lift the overall capability of the sector. Drawing on evidence we have gathered throughout the Review, we identify a range of concerning capability deficits in the sector, which – if not addressed – will increasingly inhibit delivery of the infrastructure and services communities need. We also reflect on the structural challenges in our system which make it difficult to garner the political and community support needed to deliver the scope and scale of structural reform that must occur to tackle the limitations in our current model and set the local government sector up for the future.

It also lays out the essential elements of a **proposed reform agenda** for the Tasmanian local government sector. The agenda is focused on delivering the core community outcomes the Board has heard communities value most:

1. **Achieving healthy and sustainable local communities**
2. **Delivering better local services**
3. **Building and maintaining future-ready community assets**
4. **Ensuring local government represents you and your community**
5. **Enhancing local job opportunities in councils**



Chapter 3 lays out our findings and recommendations for **structural reform**. First, we give our views on how Tasmania's future local government boundaries should be drawn to best support communities, based on the research, analysis, and engagement we have undertaken during our Review. Acknowledging the current lack of support for mandated council boundary changes, we set out a proposed model **for encouraging voluntary amalgamations** supported by new arrangements for **mandating shared services arrangements** as a way of moving towards that future reform.

Chapter 4 lays out the Board's findings and recommendations on **specific reforms** which will play an essential role in improving the governance, performance management, and funding of Tasmania's local councils, and which will be most effective if delivered in conjunction with our proposed structural reforms. Our specific reforms are the culmination of an extensive program of options development, testing, and refinement we have undertaken throughout the Review. They have been formulated based on broad sectoral and community consultation.

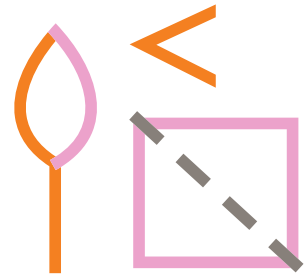
Chapter 5 sets out the Board's recommendations for **implementing the proposed reform agenda**, including indicative timeframes, governance arrangements, and resourcing requirements.

Chapter 6 deals with technical procedural matters under the *Local Government Act 1993* (the Act) in relation to next steps for the Government in consulting on and responding to the Final Report. The Final Report also includes two supporting **appendices**, which provide further detailed information and analysis in relation to the:

- high-level viability analysis supporting the Board's proposed future local government areas (Appendix 1); and
- process and approach the Board has taken to the Review, with a specific focus on its extensive state-wide community consultation and engagement activities (Appendix 2).



1. A Future Vision for Local Government – Building Strong, Prosperous, and Resilient Local Communities



Key Takeaways

- > Effective and capable local councils will be an essential enabler of Tasmania's future prosperity and wellbeing.
- > The local government sector needs to be able to effectively partner with the Australian and Tasmanian Governments on wellbeing. A key part of this is ensuring councils are clear on their role and have the capability and resources to deliver on it.
- > Councils already support community wellbeing in a range of important ways. There are things local councils can do better than other spheres of government, assuming they have the right capability and resources at their disposal.
- > Our current system means many councils are unable to meet increasingly complex community needs in a way that is equitable and consistent. In part this is because our system of local government still reflects the structure, functional and service requirements, and funding mechanisms established during the last significant reform process thirty years ago. Councils are structurally constrained by an institutional framework that is no longer fit for purpose.
- > The community does not want councils to radically change the range of services and functions they currently provide. But councils do need a more clearly defined and well-understood mandate so they can strategically build their capability to support their communities' wellbeing priorities and focus on their areas of comparative strength and formal responsibility.
- > The contemporary role of local government – focused on supporting community wellbeing, first and foremost – should be enshrined in a new principles-based Local Government Act.
- > A Charter for Local Government should also be instituted to lay out how councils will support the communities they serve, the duties and principles they are bound by, and the standards of conduct, governance, representation, and service delivery they will uphold. It should also set principles for and parameters around a renewed partnership between councils and the Tasmanian Government.
- > The Charter should frame and drive a renewed Strategic Planning and Reporting Framework for councils.
- > This will allow councils to track and improve their performance and communities to hold councils to account. It should also support prudent regulatory oversight of the sector. The goal should be a culture of continuous improvement across the sector.

Local councils, current community challenges, and future wellbeing

During the Review, we have been struck by the value Tasmanians put on their connections to local places, and the strength of local community networks that are integral to those connections. We see time and again how Tasmanian communities rally and support each other in the face of emergencies, disasters, and crises. The future prosperity of Tasmania relies on the strength

and resilience of its local communities and, by extension, its councils.

But we have also heard of the growing list of challenges our communities are facing, and will continue to face, over the next 30 years – from an ageing population, climate change and associated natural disasters, to increased cost of living pressures, growing social inequality, and unexpected global crises such as the COVID-19 pandemic (see Table 1).

Table 1: Tasmania’s future needs and challenges – key dimensions

<p>Demographics</p>	<ul style="list-style-type: none"> • The Tasmanian Treasury’s updated 2022 medium-term population projection suggests that while Tasmania has been experiencing strong population growth, population is projected to plateau by mid-century and decline in regional Tasmania due to the ageing of the population. • Tasmania has uneven patterns of regional development, and thus demographic development – causing significant, differential population change across Tasmania’s LGAs. • 20 LGAs have a median age older than the State’s median age of 42.3 years. • 16 of Tasmania’s LGAs are experiencing ‘hyper-ageing’, where more than 20 per cent of the population is aged over 65 years, indicating imminent natural population decline.
<p>Health and wellbeing</p>	<ul style="list-style-type: none"> • Tasmanians have higher rates of a range chronic health conditions compared to the national average and are more likely to be daily smokers and overweight or obese. • Tasmanians are more likely to experience disability or mobility challenges than the national average, and a sizeable proportion require assistance with daily activities. • These challenges are especially acute in regional Tasmania, as many residents with elevated levels of need live a significant distance from vital services.
<p>Housing and workforce</p>	<ul style="list-style-type: none"> • Tasmania’s rental market is among the least affordable in the country, and a high proportion of Tasmanians experience housing stress. Tasmanians also have the lowest median weekly incomes in the nation. • Rents and property prices are increasing faster in regional areas than in cities, and income disparity is stark in regional Tasmania.
<p>Geographic scale, climate change</p>	<ul style="list-style-type: none"> • Tasmania has more councils for its land area than any other Australian state or territory (six times the national average), creating coordination and management challenges in emergency or disaster situations. • Tasmanian communities are facing increased risk of extreme weather events. Growing disaster risk in regional areas poses an especially dire threat to people, agriculture and key infrastructure, and to the natural environment.

Communities have increasing expectations that governments at all levels will support them in addressing these challenges. These expectations are best understood and most acutely felt by local government, the sphere of government closest to the people. Councils have told us they need to be properly empowered and resourced to play their vital role shaping communities that are healthy, prosperous, and resilient.

Our current system means many councils are unable to meet increasingly complex community needs in a way that is equitable and consistent. In part this is because our system of local government still reflects the structure, functional and service requirements, and funding mechanisms established during the last significant reform process 30 years ago. While councils have evolved and adapted to meet emerging and future community needs as best they can, they are structurally constrained by an institutional framework that is no longer fit for purpose.

For the sector to build the requisite capability to deliver the services and functions communities need, there must be a reframing of the legislative framework that governs the sector. First and foremost, this must be underpinned by a clear consensus on, and definition of, the role councils play in supporting communities, and how this differs from and supports other spheres of government.

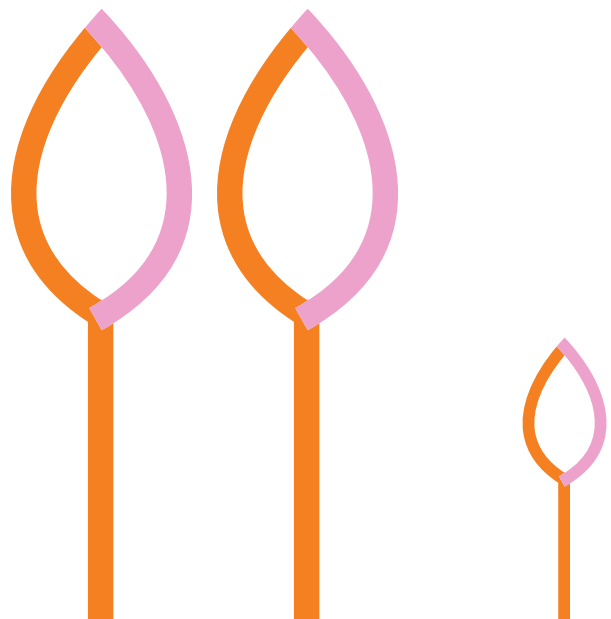
The emergence of ‘wellbeing’ as a focus for government

In July 2023 the Australian Government released [Australia’s first Wellbeing Framework](#), featuring 50 indicators across five key themes – healthy, secure, sustainable, cohesive and prosperous. The Australian Government is currently working to embed these indicators into all facets of its decision making.

The Tasmanian Government is currently developing its own Wellbeing Framework and [Sustainability Strategy](#), both with a focus on how we can best support the wellbeing and sustainability of Tasmanian communities into the future.

The local government sector needs to be able to effectively partner with the Australian and Tasmanian Governments on wellbeing. A key part of this is ensuring councils are clear on their role and have the capability and resources to deliver on it.

Below, we recommend a new legislated role for local government that puts improving wellbeing of communities at the centre of everything councils do.

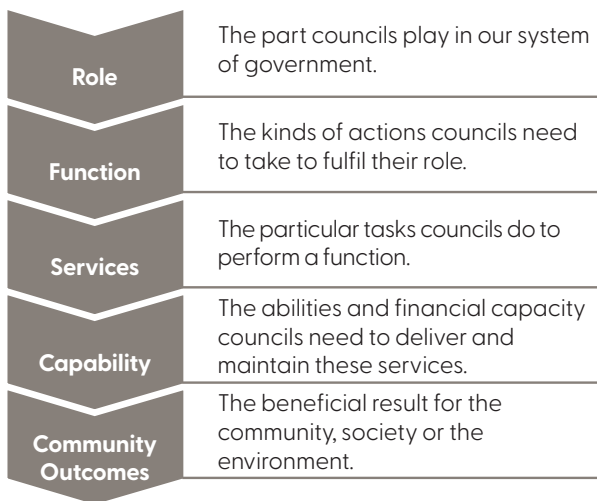


Clarifying local government’s role

We said in our Stage 1 Interim Report that reaching a clear community consensus on the future role of local government in Tasmania was the single most important task for the Review.

Clearly defining the future role of local government is necessary to guide the scope of functions and services councils should deliver, the capabilities they need, and the outcomes they can deliver for their communities (see Figure 1).

Figure 1: How defining the role of local government leads to community outcomes.



A strong, clear, and well-accepted expression of the role of local government has three benefits:

- First, it will help limit the ongoing ‘scope creep’ of council services and functions the Board has heard about.
- Second, it will better clarify the respective functional responsibilities of councils, the Tasmanian Government, and the Australian Government, which will underpin more effective agreement and collaboration between local government and other spheres of government on service delivery, advocacy, and facilitation.
- Third, it will be a foundation for better accountability to the community through more robust, transparent, and comparable reporting.

In this section, we provide our views on the future role of local government in Tasmania based on the research and engagement we have undertaken. We explain how a clearly defined role can be ‘given life’ and embedded more actively and deliberately into council decision-making.

Local government’s role is not well-defined, and this is contributing to a range of issues.

Tasmanian legislation does not clearly define the role for local government. The *Constitution Act 1934* broadly establishes local government and provides that councils will have such powers as “Parliament considers necessary for the welfare and good government of the area in respect of which the municipality is constituted”.

Section 20 of the *Local Government Act 1993* sets out the following high-level ‘functions and powers’ for Tasmanian councils:

- to provide for the health, safety and welfare of the community;
- to represent and promote the interests of the community; and
- to provide for the peace, order and good government of the municipal area.

The Local Government Act further provides that “... in performing its functions, a council is to consult, involve and be accountable to the community”.

The current framework is intended to support a ‘general powers of competence’ approach, with a council given broad latitude to do what it considers necessary to perform its functions (both within and outside its municipal area).

However, throughout the Review, we heard there was confusion and some disagreement about the role local government currently plays and should play in the future. This is being driven by several factors:

- Communities are demanding an expanding range of services from councils – shifting from the traditional role of infrastructure provision and ‘services to property’ towards supporting the wellbeing, resilience, connectedness, identity, and culture of local communities, or ‘services to people’.
- Councils feel the pressure to provide these new services more directly than other spheres of government due to their proximity to the community.
- Councils regularly become a ‘provider of last resort’ where there are market failures or service gaps left by other spheres of government or the non-government sector.
- Councils are required to take on regulatory and service delivery responsibilities that arise from Tasmanian Government policies or programs, sometimes without the adequate funding or support they need to be successful.

Because the role of local government has not been expressly defined, it has evolved organically over time. The role has come to be defined by the functions and services that councils deliver, rather than the other way around.

This is complicated by the fact that community needs and priorities vary around the State – in rural and urban areas, on the main island and on remote islands – and the expectation of councils’ role in these communities varies accordingly. For example, Flinders Council assumes functions not ordinarily performed by councils, including airport management, funeral directorship, and maintenance and emergency works for TasWater and the Department of State Growth.

This has made it difficult to assess whether councils have the right capabilities to serve their communities most effectively. The breadth and ‘fuzziness’ of local government’s role is also undermining effective coordination between councils, the Tasmanian Government, and the Australian Government, which sometimes manifests as ‘burden-shifting’.

We also discovered through our sentiment research that the community mostly does not mind who provides many services so long as they are delivered at an acceptable cost and to a standard that meets their needs. The community simply wants all levels of government to work together more effectively in their interests – and for their interests to be well understood and well represented by a strong local voice.

The role of councils in 21st Century Tasmania

The Board is of the view – and this is supported by the sector and communities – that there is nothing manifestly wrong with the range and scope of current services and functions councils are performing. We do not believe there is a convincing case to radically change local government’s role from their traditional functions or services, nor to prevent them from providing more ‘people-focused’ services.

The core issue lies in the fact that councils are taking on broader responsibilities often without formal recognition or supporting structures or resources. Councils need a clear mandate to build capability to support the wellbeing of their communities and transparent and effective supporting structures which ‘give life’ to the wellbeing objective. This mandate can be created by better articulating councils’ role in legislation via a new overarching role statement supported by a Local Government Charter.

The role statement - A future vision for local government in Tasmania

In its Stage 1 Interim Report, the Board put forward a high-level role statement based on our early research and engagement. The role statement focuses on supporting and improving the wellbeing of Tasmanian communities, consistent with the increasingly important part our councils play in shaping places and communities.

This includes providing high quality and increasingly sophisticated representation, engagement, and community advocacy, as well as facilitating and coordinating programs and projects at a community level. Place-shaping also includes vital social, economic, and community development and environmental management functions, strategic land-use planning, and targeted place-based wellbeing initiatives in response to distinctive community needs or preferences.

During the Review, many respondents highlighted the vital role that councils play in promoting social, economic, and environmental sustainability at the local level, as well as in planning for and mitigating climate change impacts. We felt it was important to acknowledge these explicitly in the role statement.

The Board considered whether the role statement needed to be more detailed, comprehensive, and prescriptive, for example by setting out a specific list of responsibilities for councils and clearly excluding others. However, in response to council and community feedback, the Board decided a highly prescriptive role statement would unhelpfully constrain councils from responding to the needs and priorities expressed by communities.

The role statement establishes an overarching 'vision' for the sector, while still giving councils the flexibility to meet the unique needs and priorities of their local communities. The role statement ensures councils are clear on their purpose and embed community-focused wellbeing and sustainability considerations into all their strategic planning and service delivery functions.

Recommendation 1: Define in Tasmania's new Local Government Act the role of local government consistent with the statement below:

The role of local government is to support and improve the wellbeing of Tasmanian communities by:

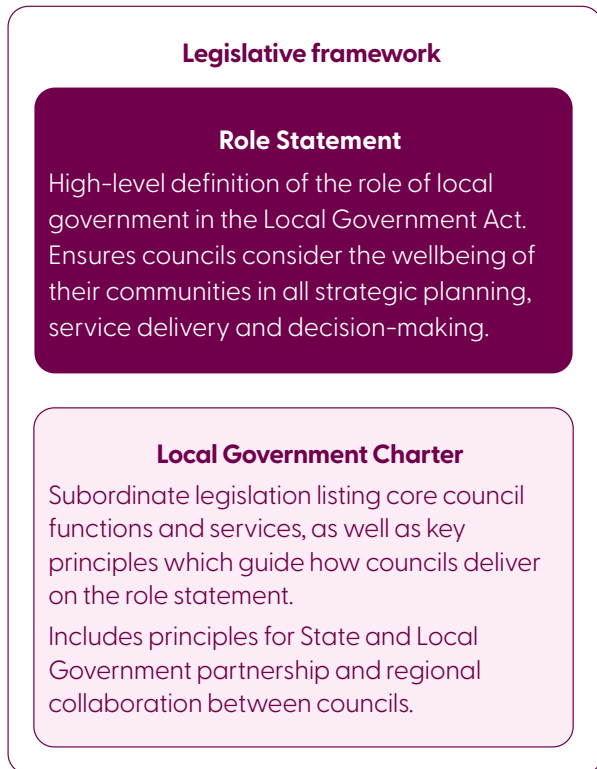
- harnessing and building on the unique strengths and capabilities of local communities;
- providing infrastructure and services that, to be effective, require local approaches;
- representing and advocating for the specific needs and interests of local communities in regional, state-wide, and national decision-making; and
- promoting the social, economic, and environmental sustainability of local communities, including by mitigating and planning for climate change impacts.

Local Government Charter

While the role statement should be high level and fixed in legislation, we believe that a more detailed Charter should be defined in a more flexible instrument like regulations.

The Charter will provide clear guidance for how councils support the communities they serve, the duties and principles they are bound by, and the standards of conduct, governance, representation, and service delivery that underpin council administration. Figure 2 shows how the role statement and the Charter would work together as part of a new legislative framework for the sector.

Figure 2 – Defining council's role in legislation



A Charter will also clarify the core ‘uniform’ functions and services of councils. It will provide guidance on the relationship, roles, and responsibilities of local government in relation to, and in collaboration with, other spheres of government – particularly the Tasmanian Government.

Critically, it will also set out the principles and parameters for where and how councils will work together on strategic issues – such land use and settlement planning, economic development, and emergency preparedness and response – at the regional level and state-wide level. We know councils already work together effectively across a range of regional governance mechanisms and a Charter provides an opportunity to formally recognise, embed, and further strengthen existing collaborative practices.

We have not determined the specific contents of the Charter, noting it needs to be developed in close collaboration with the sector, and must be relevant and fit for purpose for Tasmania’s system of local government. However, as a starting point it should contain the core features set out in Figure 3 core features.

Figure 3: Proposed contents for Local Government Charter

A Local Government Charter – what should be in it?

- > A list of core council functions and services.
- > Principles and practices to guide when and how councils should move into areas outside these core responsibilities.
- > Principles for good governance.
- > Principles for good financial management.
- > Principles for deliberative community engagement.
- > Principles that ensure councils promote the social, economic, and environmental sustainability of local communities, including mitigation and planning for climate change impacts.
- > Clarification and expansion of the council role statement, for example:
 - > Representing and advocating for the specific needs and interests of local communities in regional, state-wide, and national decision-making

“This means local government is an effective local advocate in those areas where it does not have direct service delivery responsibility and works with other levels of government to facilitate and deliver the things their communities need most. Local government becomes a broker and delivery partner in a range of areas, in varying capacities.”
- > Principles for collaboration and coordination between neighbouring councils to address regional challenges and opportunities effectively.

The Charter should also set out how the Tasmanian Government will support the sector deliver on its remit, including clear undertakings in relation to respective service area responsibilities and obligations, and clear processes for consultation where the Tasmanian Government makes decisions impacting on the sector.

This will support closer and more effective collaboration and engagement between the spheres of government. The Charter should set out principles which:

- > provide a means for the Tasmanian Government and local government to genuinely discuss responsibilities and expectations, and develop targeted priority plans to resolve strategic sector-wide issues as they occur; and
- > ensure that when the Tasmanian Government seeks to divest or impose any new regulatory or service responsibilities onto local government, the sector and the community is appropriately consulted and supported to fulfill these responsibilities.

In short, the Charter should establish the core functions and guide the necessary capabilities for Tasmanian councils to successfully deliver on their role.

A legislated role statement and a clarifying Charter in subordinate legislation is consistent with and supports the Government's commitment to develop a new Local Government Act. In response to the Local Government Legislation Review, the Government committed to creating principles-based legislation that sets the principles of good governance, community engagement, and financial management for the governance and operations of local government, with supporting detail in regulations to provide clarity and flexibility.

Recommendation 2: the Tasmanian Government – through subordinate legislation – should implement a Local Government Charter to support the new legislated role for local government.

The Charter should be developed in close consultation with the sector and clarify and consolidate councils' core functions, principles, and responsibilities, as well as the obligations of the Tasmanian Government when dealing with the sector as a partner in delivering community services and support.

Putting the role into practice

To put the role into practice, councils will need a planning and reporting framework that provides a 'clear line of sight' from the high-level strategic vision, through the capabilities they need, and down to operational plans and policies that councils use to manage their services and infrastructure. This framework should also inform how the Tasmanian Government partners with and regulates the sector.

To do this, Tasmania should follow the lead of other Australian jurisdictions by implementing a renewed Strategic Planning and Reporting Framework. The planning component of this Framework should help councils to understand their community's priorities, and to identify the capabilities and resources they need to deliver those priorities. The reporting component will allow councils to be accountable to their communities for delivering those priorities and show how they are performing in comparison to other councils.

The Strategic Planning and Reporting Framework can also facilitate partnerships with the Tasmanian Government, providing a means to deliver on, and be accountable for, legislative responsibilities and funded projects and partnerships.

Legislation would set out the key elements of the Framework. Improved performance monitoring and accountability mechanisms would be aligned to the Framework and guide regulatory oversight entities like the Office of Local Government in its role supporting the sector to improve its own performance.

A critical element is the development of a core suite of agreed performance measures that cover the core roles and functions of councils as well as service quality and cost. Regular, highly transparent reporting of absolute and relative council performance against these metrics would ensure councils are accountable to their communities for delivering on their role, and areas for improvement are readily identified.

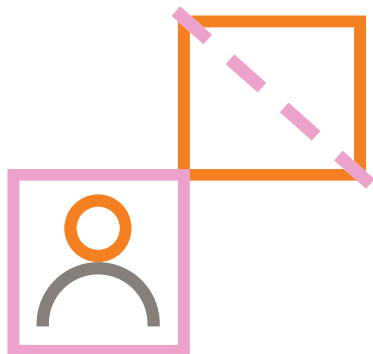
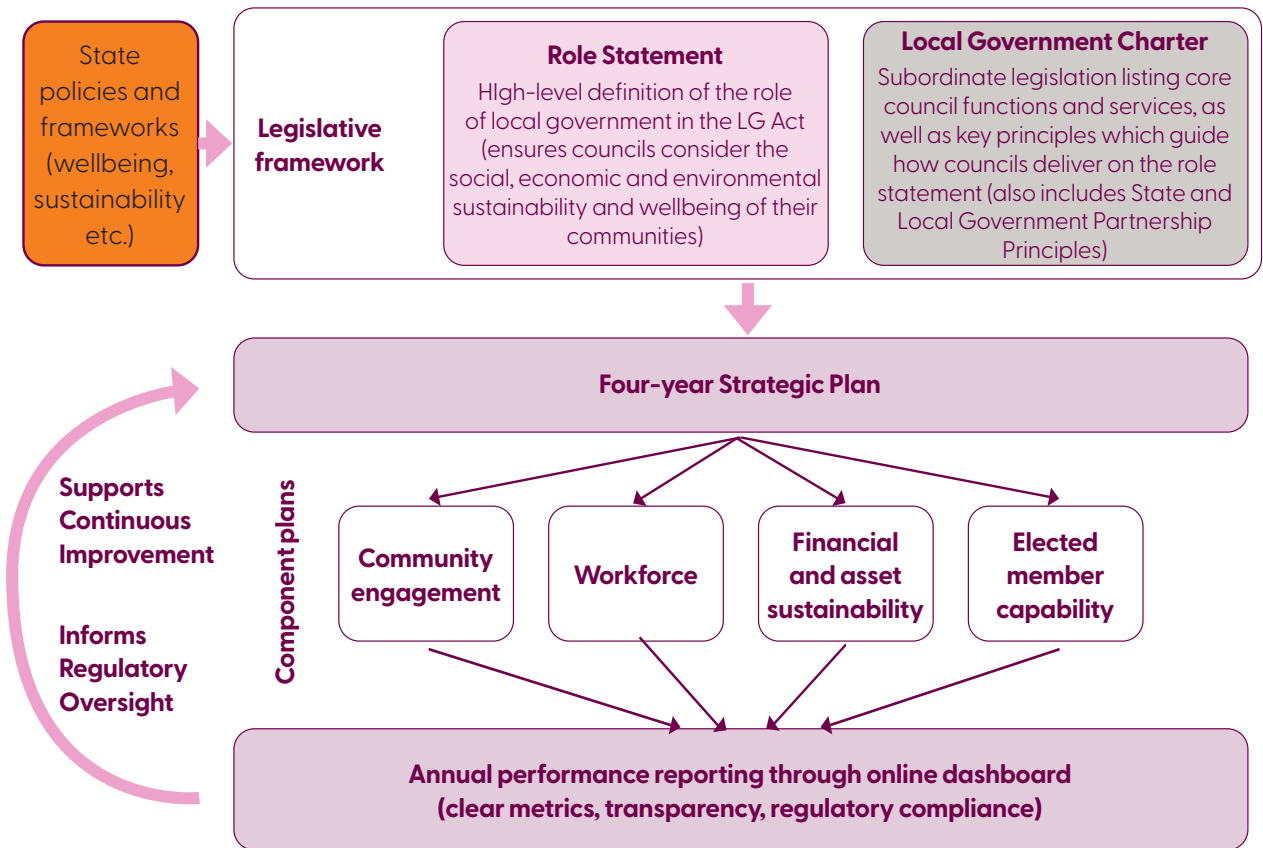
Figure 3 shows how the components of the proposed Framework interact.

Recommendation 3: That the Tasmanian Government work with the sector to develop, resource, and implement a renewed Strategic Planning and Reporting Framework that is embedded in a new Local Government Act to support and underpin the role of local government. Under this Framework councils will be required to develop – within the first year of every council election – a four-year strategic plan.

The plan would consist of component plans including, at minimum:

- a community engagement plan;
- a workforce development plan;
- an elected member capability and professional development plan; and
- a financial and asset sustainability plan.

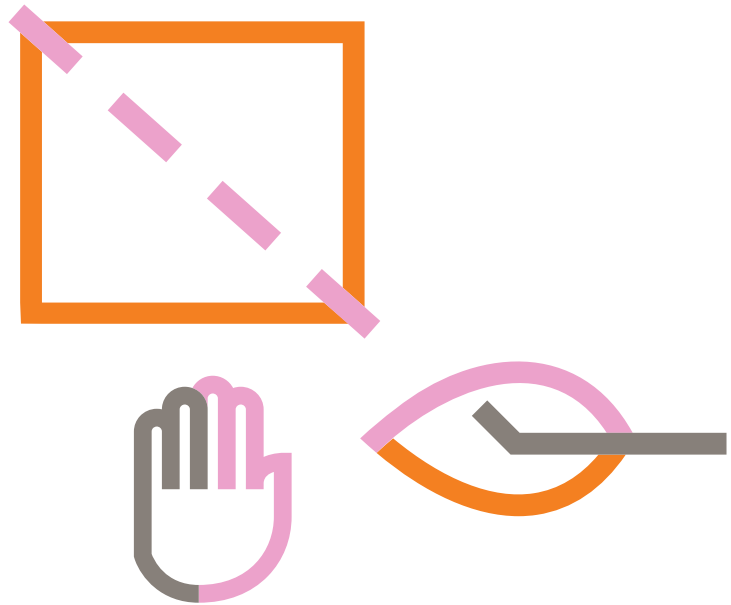
Figure 4: Strategic Planning and Reporting Framework - Implementing the role of local government







2. The Case for Change: Why Major Reform Remains Essential



Key Takeaways

- > Tasmanian communities are not best served by retaining our current local government system. Many councils will struggle to deliver for their communities in the future, unless we make significant changes to how our current system is structured and funded, and how it delivers services.
- > Maintaining 29 councils results in unhelpful competition, fragmentation, and duplication. It also makes it harder to achieve cooperation on important regional and state-wide issues.
- > Smaller rural councils already find it hard to meet regulatory responsibilities in areas like building control and food safety, and to manage critical community infrastructure assets.
- > The 29 council model is well overdue for reform and needs to evolve to meet current and future community needs and priorities.
- > Councils will face increasing demands on their resources in the years ahead due to complex and growing community needs.
- > Councils will need the capability to support communities through emergencies and unexpected crises, such as the COVID-19 pandemic and natural disasters. These challenges will be felt most acutely in regional and remote communities where we know capability is already often stretched too thinly.
- > The problem is not with individual councils, but the broader structure of the local government sector itself.
- > The community understands and supports the need for change. Our research shows most Tasmanians believe we should have fewer councils, and that they support reforms to enhance the capacity of the sector to deliver better services, in particular greater resource-sharing.

The case for change

In Chapter 1, we set out a clear vision for the role of local government in Tasmania in supporting the wellbeing and prosperity of our local communities. We also described how a new planning and reporting framework – and greater clarity about the role of councils – could guide the identification and development of the core capabilities councils need.

We believe there is broad support and agreement in the sector and broader community on what councils need to be able to do well, and what it looks like when they are succeeding.

We have identified – through an extensive program of research, analysis, and engagement – clear evidence that some councils will struggle to be able to deliver for their communities in line with this vision unless we make significant changes to how our current system of local government is structured and funded (see Table 2).

In summary, we found:

- our current system of 29 councils has a significant and detrimental impact on the ability of those councils to attract and retain key staff, to uniformly manage assets well, and to deliver important regulatory functions;
- concerning capability gaps across the sector, driven in part by workforce and skills shortages, leading to sub-standard delivery of important regulatory functions and highly uneven asset management practices. These gaps and challenges are being felt more acutely in smaller, rural councils and are exacerbated by many councils competing for the same staff; and
- at a strategic level, the competition, fragmentation, and duplication of effort which naturally occurs across so many different councils hinders collaborative effort and outcomes when it comes to effectively managing regional and state-wide challenges.

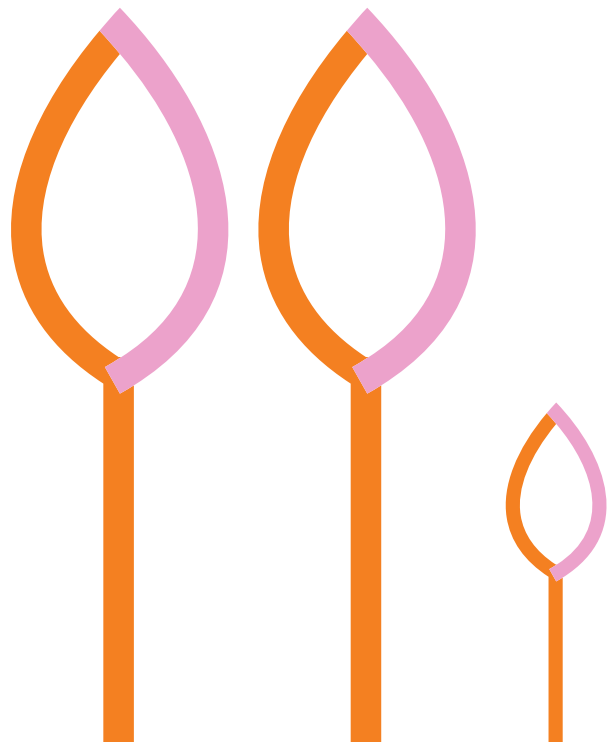


Table 2: Local government capability gaps

Capability gap	Evidence
Workforce shortages	In 2018, 69 per cent of councils were experiencing a skills shortage and 50 per cent were experiencing skills gaps. In 2022 this had worsened, with 86 per cent of Tasmanian councils experiencing a skills shortage. Engineers, town planners, environmental health officers, and building surveyors were in the top five areas of shortages.
Gaps in public health monitoring and reporting	62 per cent of councils are failing to carry out all the food safety inspections recommended to protect the public from dangerous food poisoning risks like Salmonella. 72 per cent of councils are failing some of their responsibilities for monitoring water in pools and outdoor sites for safe swimming. Smaller councils were more likely to be failing in these responsibilities than larger councils.
Uneven enforcement of building and plumbing regulations	69 per cent of councils are failing to perform the plumbing inspections required to ensure public safety and prevent risks like waterborne illness. 31 per cent issued some plumbing permits without site inspections. When building orders were not complied with, councils failed to take follow up action in 79 per cent of cases. On these plumbing and building measures, larger councils were more likely to be fulfilling their responsibilities than smaller councils.
Planning to maintain roads and other council assets	A review of asset management plans ² has found high levels of noncompliance with minimum statutory requirements. Only 42 per cent of rural councils were compliant in 2020–21, compared with 60 per cent of urban councils. Many councils used longer-than-recommended useful lifespans when valuing their assets. There are instances in which major asset classes like stormwater infrastructure have not been accounted for at all.

Our current council boundaries no longer reflect contemporary Tasmanian communities

Tasmanian communities have changed significantly since our local government boundaries were last re-drawn 30 years ago. The ways in which we live, work, and socialise have been transformed over the past generation and we are an increasingly multicultural and diverse society. These social, demographic, and technological changes have implications for the scale and organisation of local government. Patterns of settlement, commuting, and employment have all changed significantly across the State.

Major demographic changes have also taken place: the median age in Tasmania today is 42, eight years older than in 1993, and our population has grown by almost 100,000 people, with the majority settling either in urban areas or in nearby ‘lifestyle’ locations. Tasmania is also far more multicultural and diverse than in 1993. Thousands of new arrivals from countries like Nepal and India have enriched our cultural life and contributed to shifts in community-level preferences, needs, and aspirations. Major new urban areas have developed, improved roads have reduced travel times, and the internet has revolutionised many aspects of the way people live and work.

² Howard, RJ 2023. Review of Council Strategic Asset Management Plans and Practices. Report for the Future of Local Government Review. (<https://www.futurelocal.tas.gov.au/wp-content/uploads/2023/04/230331-Tas-AM-Review-Update-V4.pdf>)

Research conducted for the Review has highlighted how local government has evolved as the communities it serves have changed. When, in the late 19th Century, towns were isolated and had to be self-sufficient, Tasmania was governed by an estimated 366 local authorities of various kinds. The first Tasmanian Local Government Act was passed in 1906, reducing the number of councils to 50. While a small number of council mergers occurred during the 20th Century, the next major reform was in 1993, with the passage of the current Act and a reduction in councils from 46 to the 29 we have today³.

The increasing mobility and connectedness of contemporary Tasmanians means that the logic that underpinned council boundaries even 30 years ago does not necessarily still apply today. There remains broad agreement across the Tasmanian local government sector that structural reform is needed, and that it will require strong and courageous leadership, direction, and support from the Tasmanian Government to make it happen.

While views diverge on the exact form that reform should take, there is consensus on three fundamental points:

- The status quo is neither an optimal nor sustainable model for the sector, given growing demands, complexity, and sustainability challenges.
- Some form of consolidation is necessary to deliver greater economies of scale and scope, at least for some services.
- The scale and extent of the consolidation needed to deliver significantly better services will, unfortunately, not occur on a purely voluntary basis within the current framework.

The community understands and supports the need for change. Community sentiment research⁴ we have conducted shows most Tasmanians believe we should have fewer councils, and that they support reforms to enhance the capacity of the sector to deliver better services, in particular greater resource sharing. The reasons people give for thinking we have too many councils include that our population is too small, that the current system it is too expensive, and fewer councils would be more efficient, and we should have council consolidation or greater resource sharing.

With no change to Tasmania's system of local government, only 14 per cent of Tasmanians feel things will get better, while almost half believe they will get worse. The main reasons for this sentiment included councils and councillors not being appropriately equipped to be 'forward thinking' and manage future issues, including challenges with population growth and ageing.

We also heard from ordinary Tasmanians that there are areas where they feel councils could significantly improve how they serve local communities, particularly when it comes to management of roads and other key infrastructure assets. Tasmanians' overall assessment of how well councils serve their local area showed that 30 per cent had a positive view, 50 per cent were neutral, and 20 per cent had a negative view of performance, with more people in rural and remote communities not feeling as though their council were performing well.

3 Tasmanian Policy Exchange 2022. *The History of Local Government in Tasmania*. Prepared for the Future of Local Government Review. University of Tasmania.

4 Institute for Regional Futures 2023. *The Future of Local Government Review. Community Sentiment Summary Report*. University of Newcastle.

Community sentiment on reform – key insights

The Board commissioned the University of Newcastle to research Tasmanian community sentiment on local government, including potential reform. The research involved a survey of a representative sample of 1000 Tasmanians (the largest of its type ever undertaken in Tasmania on this topic) and focus group sessions with 148 people across all nine of the Board's 'community catchments'.

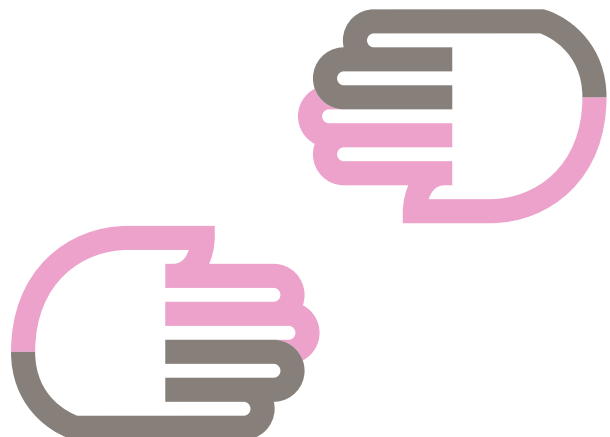
Overall, there is strong community support for reducing the number of councils in Tasmania and for improving the way councils work together and with other levels of government. However, many community members are cautious about change, and want to better understand the benefits and costs of reform before fully committing to amalgamations in particular.

Key insights from the research included:

- > **Boundary adjustment:** The majority of Tasmanians support the boundary adjustment of council boundaries in principle, but require more detailed information at a local, granular level for that support to extend to their specific council.
- > **Representation and identity:** Opposition to boundary adjustment is a view held with significantly higher conviction than those supporting structural reform. This is especially the case in regional areas where loss of representation, local identity, and tailored service delivery remain key concerns.
- > **Cost of living:** Current cost of living pressures had a high degree of influence on prevailing attitudes toward council reforms, and the impact of reform on rates and charges was the most commonly voiced concern in the focus groups.
- > **Shared services:** Support for shared services across council boundaries is high and unqualified. However, there is limited consensus as to which specific services (such as waste management, administration, procurement, etc.) could be shared across councils, provided at a regional level, or delivered by a state-wide agency.

The root problem is not with individual councils but the structure of our local government system itself. Councils – particularly smaller rural councils – face a range of pressures beyond their control and have only limited options available to them to respond within the current system of local government.

These pressures are inherently structural and relate to things like growing demand for more (and more costly) services, shrinking rates bases, input cost increases, labour force and skills shortages, and climate change impacts. The Board believes the only appropriate response to structural constraints is structural reform.

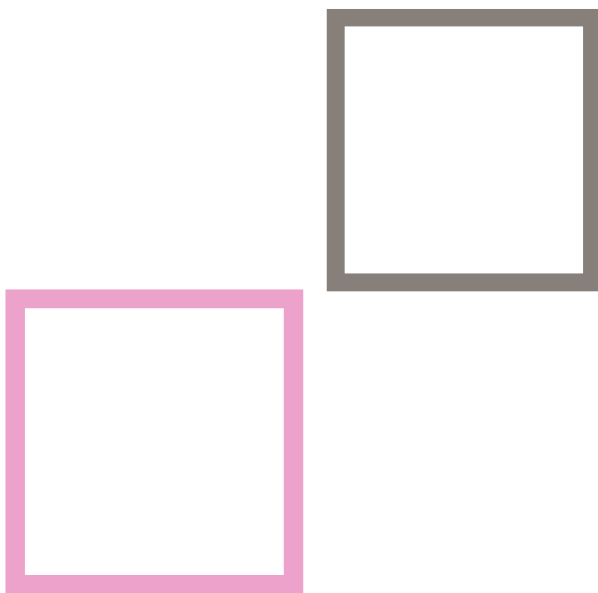


Structural reform is needed if our future councils are to be successful and sustainable

Given these findings, the case for substantive structural reform is strong, if the objective of the Review – to create a more robust and capable system of local government – is to be realised.

If the status quo continues, and there is no meaningful reform of the sector, significant challenges will continue to emerge. Without reform, there will, inevitably, come a ‘tipping point’ where some councils will not be able to function effectively. The opportunity cost of inaction is too great to ignore.

In our Stage 2 Report we advanced the view that structural reform of the sector was an essential component of any effort to lift the overall capacity and capability of the Tasmanian local government sector. We proposed a shift towards a system of fewer, larger councils as a central element of building the scale we believe is needed to underpin the sector’s future capability.



5 Local Government Board 2022. The Future of Local Government Review Options Paper. Department of Premier and Cabinet.

Why larger councils? The benefits of changing boundaries

In terms of enhancing capability, we have identified⁵ the advantages of moving to a system of larger councils:

- > Redrawing local government boundaries would enable councils to better reflect today’s diverse, connected, and mobile communities.
- > Larger councils should have increased scope to provide a wider range of higher quality services in response to community need, without compromising economies of scope.
- > Larger and more capable councils would have the resources and systems to systematically engage with and represent their communities.
- > Tasmania’s large number of councils creates unnecessary divisions and duplication of service provision in neighbouring regions, especially in metropolitan areas.
- > Adjusting boundaries to better reflect communities of interest would result in more consistent strategic planning, services, and regulation.
- > Larger councils can have greater capability and capacity, can be better at attracting and retaining skilled workforces, and can have a greater diversity and standard of elected representatives.
- > Larger councils have greater capacity to establish strategic partnerships with other levels of government and organisations, allowing them to become more effective and successful advocates for their communities.
- > Larger councils would either fully or partially negate the need for complex shared services arrangements.

If 'scaling up' is well designed, planned, and properly supported by the Tasmanian Government, we think the sector can and will significantly improve the overall quality and range of services provided to Tasmanians. Further, the sector should be able to act as a more effective partner to support a range of important social, economic, and environmental outcomes, and become a more attractive place to work.

However, structural reform is not a panacea and would need to be complemented by both increased and more effective service sharing arrangements at the regional or even state-wide level, and by a range of specific and targeted reform measures aimed at improving councils' governance and funding frameworks.

To advance the structural reform discussion, we released for consultation nine 'community catchment' maps, and a series of scenarios for reorganising Tasmania's local government boundaries to deliver greater scale in a way that also reflects how contemporary Tasmanians live and work⁶. These scenarios prompted some valuable conversations between councils and in the broader community about potential future structural arrangements.

While there is currently limited appetite to pursue non-voluntary council boundary changes, we still believe structural reform to create a system of larger, more capable councils is needed to set up the local government sector for future success.

Overcoming barriers to consensus on structural reform

We have seen firsthand during the Review the significant challenges governments can face in mobilising council and community support for moving to a system of fewer, larger councils.

While it is easy to suggest opposition to council amalgamations is simply because of self interest in the sector or a failure of political leadership to make 'hard decisions', the reality is more complex. We have heard repeatedly throughout our extensive program of engagement that communities place a high value on local democratic representation. Tasmanians and their elected representatives therefore need to be confident that major and complex policy changes to local government will not compromise or diminish these crucial functions.

It is local communities themselves who will need to drive the case for structural reform, at least to some extent. For this to happen, several conditions need to be met.

First, communities need a clear and accurate picture of how well their council is serving them.

Inconsistent and at times unreliable data on council performance currently makes it hard to establish a strong and clear evidence base for absolute and relative council performance. Sourcing reliable, consistent, and timely data has been a challenge throughout the Review, particularly when it comes to understanding councils' relative service cost and quality, and strategic asset management and financial planning practices and outcomes. In part this is because of the inevitable diversity in service offerings across 29 councils. However, better, more consistent data that allows for 'apples and apples' comparisons between councils' service performance is clearly needed, and this is why it is a significant focus of the Board's non-structural specific reform recommendations.

⁶ Local Government Board 2023. *The Future of Local Government Review Community Catchment Information Packs (Central and Midlands, Cradle Coast, Eastern Shore, North-East, South-East, Southern Shore, Tamar Valley, Western, Western Shore)*. Department of Premier and Cabinet.

Second, communities need to better understand the inherent compromises, risks, and potential lost opportunities of ‘doing nothing’.

Currently there is lack of a clear sense of imminent ‘crisis’ or major failure in the current system, notwithstanding widely acknowledged long-run sustainability challenges for many councils. For many in the community, the status quo appears to be a safe short-term option. We do not think this is the case. While most councils are financially sustainable in the short-term, many acknowledge they will have to increase rates significantly and are concerned about their ability to meet their statutory obligations and provide the services their communities need and expect in the future.

If we put off reform, we miss the chance to act strategically and pro-actively to improve the sector’s overall long-run sustainability and capability to deliver high quality services. It becomes more likely councils and communities will face acute sustainability problems and will need to respond in a reactive way.

Again, the type of improved transparency around council financial and service performance we are recommending will help.

The needs and circumstances of individual councils and communities vary significantly across the State – particularly when it comes to urban and rural councils – and the reform discussion can easily become one of ‘winners and losers’ from any change process, rather than focusing on how we can redesign the system to improve services and outcomes for the greatest number of Tasmanians.

Third, communities need good and trusted information about what change looks like, how they stand to benefit, and what it is likely to cost.

There are, of course, a range of legitimate concerns councils and their communities have when it comes to wholesale structural change to the local government sector. We understand smaller, rural communities in particular place significant value on community voice, services and jobs, and fear losing these things. Our recent focus group research⁷ backed up what we heard from councils and communities via our broad-ranging engagement processes: there is in-principle support for structural reform but there are concerns that amalgamations will result in centralisation of jobs, services, and influence into more urban areas. While the Board acknowledges such concerns, they are not insurmountable and can be alleviated as part of the design process of new councils. This means communities need reliable, detailed information on any structural reform proposals, including how they impact local voice, services, and representation.

There are also a range of equity concerns in relation to transition, for example that one community will take on debt and liabilities from another, and that their rates will increase. The latter concern is particularly pressing for many given current cost of living pressures. That is why reform – even where it is pursued on a voluntary basis – must be coupled with a properly resourced transition plan to smooth impacts for individual ratepayers in a transparent and equitable way.

It is for the above reasons that the sector cannot be expected to ‘reform itself’ without appropriate support and explicit policy direction and leadership from the Tasmanian Government.

⁷ Institute for Regional Futures 2023. Local Government Reform Focus Groups. Research Report. University of Newcastle.

Targeting effective reform - core community outcomes

Having clearly identified the challenges and opportunities across the sector, reform of the Tasmanian local government sector needs to be targeted at supporting and delivering FIVE core community outcomes. These outcomes reflect what we heard local communities need and value most from local government.

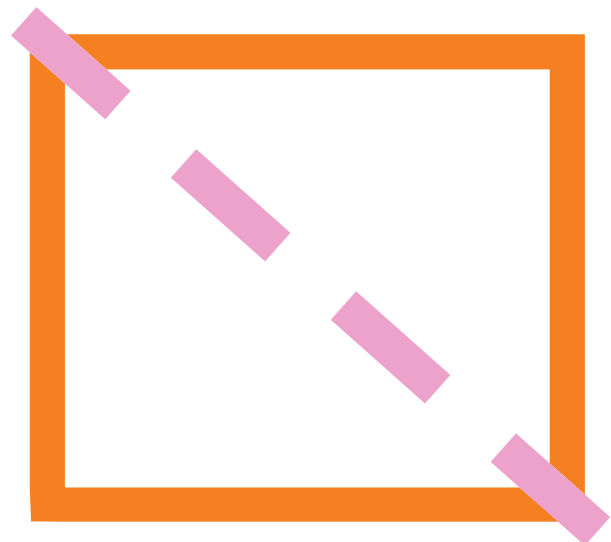
These outcomes should be the primary focus for the Tasmanian Government and councils as they look to address the challenges and constraints we have identified through the Review and build the future capability and capacity they will need to meet the future needs of communities.

Core community outcomes

1. Support healthy and sustainable local communities: by being clear on the role of councils and elected representatives, and ensuring they have the resources and support they need to deliver that role.
2. Deliver better local services: by helping councils build the systems they need to deliver better government services in their communities, including through partnerships with other tiers of government.
3. Build and maintain future-ready community assets: by setting clearer standards for the way councils manage assets and holding them account to deliver to those standards.
4. Ensure local government represents you and your community: by requiring councils to listen to the whole community when setting priorities and be more open and accountable for the decisions they make.
5. Enhance local job opportunities in councils: by developing a local government workforce strategy that provides training and jobs to local people.

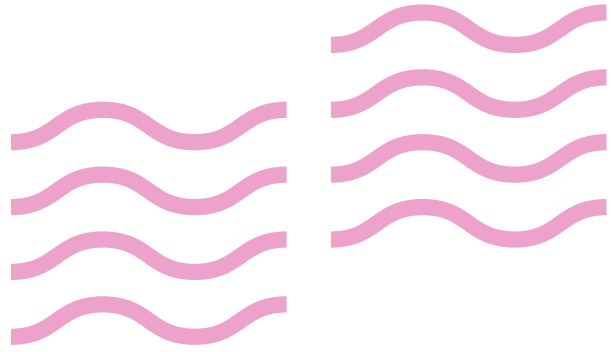
Structural reform must serve as the fundamental platform for building a robust sector that is equipped to support contemporary Tasmanian communities for the next 30 years and beyond. In parallel, specific targeted changes aimed at improving local representation, governance, transparency, performance management, and funding will be crucial to maximising the quality and value of services delivered by councils to their communities.

In the next chapters, we map out a proposed reform agenda for the future of local government in Tasmania.





3. Recommendations: Structural Reform and Mandated Shared Capability



Key Takeaways

- > Tasmania's council boundaries should be redrawn to create a new system of larger and more capable councils that better reflect, represent, and serve contemporary Tasmanian communities.
- > Our alternative future structural design for local government in Tasmania is made up of **15 local government areas**.
- > The proposed boundaries represent our best assessment of an appropriate future design for the sector. Further work would be needed to refine and finalise new council boundaries.
- > A new Local Government Board should coordinate voluntary amalgamation proposals. The Board would assess viability and prepare formal proposals for councils, the community and Government to consider.
- > Councils, State agencies, and community leaders should form a Community Working Group (CWG) to develop packages of Tasmanian Government-funded supporting initiatives that maximise the on the ground community benefits of amalgamation proposals.
- > Communities would need to vote in support of any reform proposals – including supporting initiatives and funding – before they went ahead.
- > Where communities pro-actively move for and then vote in support of an elector poll proposing an amalgamation, the Minister should ask the Local Government Board to develop a formal amalgamation proposal for the community to consider.
- > There should be more structured and widespread use of shared services and capability between councils, starting with key technical professions where capability gaps are being felt the most.
- > The sector itself should be given a chance to design these arrangements, but once settled they should be able to be mandated by the Tasmanian Government. Mandating is necessary to ensure service sharing arrangements are stable and enduring.

A new council structure for Tasmania

A combination of larger, more capable councils and some (targeted) mandated service sharing is the only pathway that achieves required scale, while still having councils which are local and responsive enough to cater to the unique and diverse needs of their communities.

In this section we present our vision for a future structure for Tasmania's councils, and then describe a pathway to achieving it over time.

Consultation on Community Catchment scenarios

In May 2023 the Board released a set of nine Community Catchment Information Packs containing 29 separate council scenarios. These were intended to promote a community discussion about how the current council boundaries could be reshaped to better reflect the demographic, economic, and environmental realities of Tasmania in the 21st Century.

There were some valuable conversations with councils and communities in response to the scenarios. Many communities and some councils supported consolidation of their councils, accepting that there were benefits in creating larger, more capable councils better able to meet their future needs.

The Board conducted boundary scenario surveys across all catchments, receiving 1,611 responses⁸. Across all surveys, the only catchment with a dominant prevailing community sentiment for the 'status quo' was the Central and Midlands. The Board observed that several councils in this Catchment campaigned for their communities to complete surveys supporting the status quo.

The majority of Tasmanians (57%) support reducing the number of councils⁹. Support for council consolidation is higher in urban fringe (65%) and city (62%) councils than in rural, remote, and regional councils (55%). This attitude is reflected not just in communities, but amongst council staff and elected representatives. Our boundary scenario surveys found that it was more likely that urban councillors and

staff preferred a scenario to establish a new amalgamated council, while rural and remote councillors and staff preferred the status quo. However, the Community Sentiment Survey showed that, even though they were in the minority, those councillors and community members who opposed changes to council boundaries held this view with significantly greater conviction than those who held views in support of structural reform. This was especially the case in regional areas where loss of representation, local identity, and tailored service delivery were key concerns. These concerns also featured prominently in the public submissions the Board received during the Stage 3 consultation, although more of those written submissions supported council consolidation (48%) than opposed it (42%). Current cost of living pressures had a strong influence on prevailing attitudes toward council reforms. The impact on rates and charges was the most voiced concern in the community sentiment focus groups. Notably, some participants were prepared to tolerate a lower standard of council service provided that their rates remained unaffected.

While this consultation was underway, the Government announced it would not change council boundaries unless those changes were supported by local communities. Given this changed context, it now seems likely that this Review will result in a small number of council mergers in the short-term. More substantial structural reform is only likely to occur over a much longer period than the Board had envisaged.

⁸ Local Government Board 2023. Future of Local Government Review. Community Catchment Information Packs Survey Report. (FoLGR-Information-Pack-survey-report.pdf (futurelocal.tas.gov.au)).

⁹ Institute for Regional Futures 2023. The Future of Local Government Review. Community Sentiment Summary Report. University of Newcastle.

The Board has developed an alternative future structural design for local government in Tasmania based on research, analysis, and engagement. This new design comprises 15 local government areas and is shown in Figure 5. A brief rationale for each new council area is provided in Table 5 and **more detailed profiles of each area are presented in Appendix 1.**

The proposed boundaries represent our best assessment of an appropriate future design for the sector based on the information available during the period of the Review. The Board acknowledges (and has always acknowledged) that further detailed assessment of these boundaries, and the issues raised in the detailed profiles, should be undertaken when considering consolidation proposals.

Had mandated boundary changes remained a 'live' option for implementing structural reforms, it is likely the Board would have recommended a series of community-focused processes to better define and finalise new council boundaries and supporting arrangements for all 15 areas. Our suggested approach to refining and finalising boundaries and council structures in a voluntary amalgamation context is described later in this chapter.

The boundaries were developed by applying the two main elements of the 'community-centred consolidation' approach we described in the Stage 2 Interim Report:

- Foundations for structural reform (see Table 3): a core set of policy prescriptions about how to consolidate councils into larger, more capable entities; and
- Criteria for community-centred consolidation proposals (see Table 4) – primary criteria that help to understand the place and community of interest to be served by a council, and secondary criteria that focus on the features and capabilities a future council would need to be able to deliver services to that community.

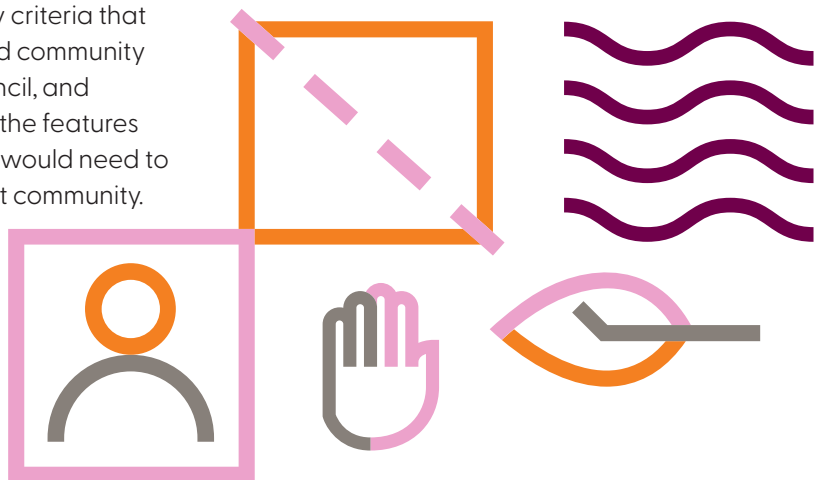


Table 3: Foundations for structural reform

<p>Community</p>	<ul style="list-style-type: none"> Local government areas work best when they are inclusive with strong social connections, and a shared sense of place. Strong community alignment makes local voice, representation, and advocacy more effective and powerful. It also supports the efficient and equitable collection of revenue to fund consistent service types, with fewer cross-subsidies.
<p>Capacity</p>	<ul style="list-style-type: none"> The capacity of councils to deliver a broader range of more sophisticated services increases with urbanisation, the organisational scale of the council, and the capacity of its residents to pay. These factors will typically determine the cost of homogenous services and the extent to which councils can invest in a wider range of community amenities and services (that is, going beyond roads, waste, and community infrastructure/facilities). Differences in service levels between urban and rural councils are an inherent feature of our system of local government and will remain so. These differences are not in themselves undesirable or inefficient, but they should be made transparent. It is critical that small, regional, and other communities with many people experiencing disadvantage can and do receive an adequate and consistent agreed minimum service standard, including around infrastructure. It is more equitable and transparent to do this via deliberate and direct subsidisation (through the grants and transfers system) rather than establishing council boundaries that are intended to create internal cross-subsidisation.
<p>Strategic</p>	<ul style="list-style-type: none"> Our future administrative boundaries should support broader state-wide policy imperatives, including deliberate and efficient management of population growth/decline and settlement patterns, land use planning, and future regional land use strategies. Subject to preserving and supporting communities of interest, council boundaries should maximise the self-sufficiency of councils, limiting the need for subsidisation by other spheres of government. Future administrative boundaries can and should align with existing service demands and growth expectations of places and need not necessarily correspond to existing council areas.
<p>Workforce</p>	<ul style="list-style-type: none"> High-functioning rural local governments can and do operate successfully with regional or dispersed workforces and workforce hubs. Appropriately dispersed regional workforces support an equitable level of localised service delivery, responsiveness, and community wellbeing. The size and distribution of the operational workforce are determined principally by the quantity, quality, and distribution of infrastructure assets, and not the location or scale of the administrative centre. Irrespective of any structural change, as local government services become increasingly complex and professionalised, future workforces should continue to leverage technologies and new work practices to ensure access to scarce professional and technical workers and the services they provide to regional communities.

Table 4: Community-centred consolidation – Criteria to assess proposals

Primary criteria	
Place and representation	<ul style="list-style-type: none"> · Sense of place and alignment with local communities of interest · Established administrative, commercial and service hub/s · Defined natural/geographical region · Community support for consolidation proposal
Future needs and priorities	<ul style="list-style-type: none"> · Demographic trends · Future service, infrastructure and land management needs · Emerging industries and ability to facilitate regional development · Strategic and regional planning · Capacity for whole-of-jurisdiction representation and engagement
Secondary criteria	
Financial sustainability	<ul style="list-style-type: none"> · Sustainability/diversity of revenue base · Operating result/position balance · Net financial liabilities · Working capital · Asset replacement/ renewal
Operational capability	<ul style="list-style-type: none"> · Service provision capacity · Quality and compatibility of administrative systems and infrastructure

Twelve of the proposed 15 councils would be new entities with changed boundaries. Three councils would remain 'as is':

- Both King Island and Flinders Council would remain unchanged. Their isolation as Bass Strait islands, and the unique role they play as governments for those islands, means that consolidating them with any other council is not in the best interests of those communities.
- Clarence City Council is currently one of the largest councils in Tasmania and is considered to already represent a discrete community of interest on the eastern shore of the Derwent River. The Board does not believe there would be benefit in amalgamating it with neighbouring councils to create an even larger entity at this time. However, an ongoing strategic partnership with other councils in Greater Hobart will be essential for managing the growth of the region.

All but four of the 15 councils would have populations above 10,000 (using 2021 ABS figures)¹⁰, which the Board believes gives them sufficient scale to be viable, i.e., with a large enough rate base to be financially self-sustaining, and able to meet the administrative and regulatory requirements that all councils face. In saying this, such councils would benefit from participating in shared service arrangements.

The Board has adopted this threshold after examining the impact of scale on the efficiency and effectiveness of council operations. In its Stage 2 Interim Report, the Board identified concerning capability gaps that were manifesting in sub-standard delivery of important regulatory functions such as building and plumbing inspections and environmental health, and highly uneven asset management practices, particularly in smaller, rural councils. Not only are these smaller councils failing to meet required standards (despite their best efforts), but their per capita operating costs are also significantly higher.

Over the past 10 years, councils with populations under 10,000 have been charging rates that are 34 per cent higher per household than larger councils, and their expenditure has been 61 per cent higher per resident¹¹. Overall, this presents a picture of smaller councils being more likely to face regulatory and sustainability challenges than larger councils.

This threshold of 10,000 is a 'rule of thumb' rather than a prescription, as there are examples of councils on both sides of the threshold that are exceptions. Nevertheless, the Board does consider it a useful guide for designing future council structures.

The councils in this future structure with populations materially below the 10,000 threshold are:

- Flinders
- King Island
- East Coast
- Western

The Board was unable to link these councils to other neighbouring councils that had a common community of interest to meet the threshold, because of the remoteness and isolation of these regions. These councils are likely to need substantial ongoing support from other spheres of government, particularly through the Australian Government Financial Assistance Grant program and regional partnerships. This is not to suggest that other councils should not receive regular external funding through such programs; it is simply that these four councils would be most likely to depend on substantial and ongoing external support in the long term.

¹⁰ ABS 2023. National, state and territory population. (<https://www.abs.gov.au/statistics/people/population/national-state-and-territory-population/latest-release#data-downloads-data-cubes/>)

¹¹ Tasmania Local Government Consolidated Data Collection (CDC). Data Repository for 2000 to 2015, Data Repository for 2015 to 2022. (<https://listdata.thelist.tas.gov.au/opendata/>)

Figure 5: (a) Future structural design for local government showing existing LGA boundaries and 'grey areas' (dotted lines); and (b) 2021 population estimates for the new structure.

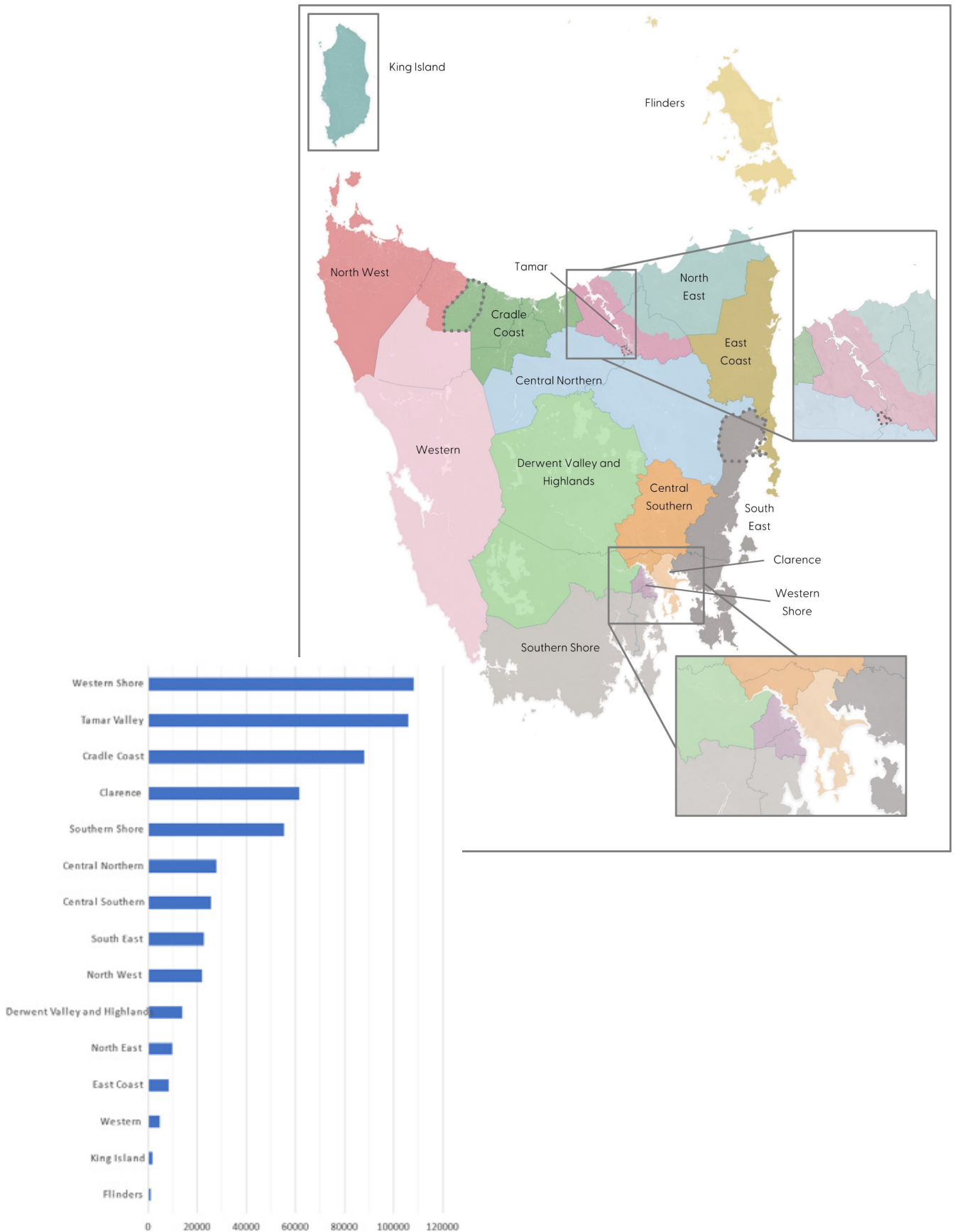


Table 5: Brief rationale for each new council in the future structural design for local government (see Appendix 1 for details).

Proposed Council	Boundaries	Brief Rationale
Western	West Coast Local Government Area (LGA) extending north to incorporate Waratah and Savage River.	<ul style="list-style-type: none"> • Common industries of mining, energy, and tourism. • Shared challenges of a declining population, a growing drive-in/drive-out workforce, inadequate housing stock, and the service challenges associated with remoteness.
North-West	Circular Head LGA and Waratah-Wynyard LGA, minus Waratah and Savage River.	<ul style="list-style-type: none"> • Dominated by agriculture and service towns of Smithton and Wynyard. • The two major towns provide a rate base to support services to the rural hinterland.
King Island	King Island LGA (no change).	<ul style="list-style-type: none"> • Remote island community. • Service links to the Cradle Coast.
Cradle Coast	Burnie, Central Coast, Devonport Kentish, and Latrobe LGAs.	<ul style="list-style-type: none"> • Coastal and hinterland community with high internal commuting and service centre connections. • Common demographic patterns, industry profile, and service needs across the entire region.
Tamar Valley	West Tamar LGA, George Town LGA minus rural areas to the east, Launceston LGA minus rural areas to the north-east, but including Prospect and Blackstone Heights from Meander Valley LGA.	<ul style="list-style-type: none"> • Urban areas focussed on Launceston and the Tamar Valley with strong commuting and service links. • Includes the Launceston suburbs of Prospect Vale and Blackstone Heights which currently fall within Meander/Northern Midlands. • Rural areas to the east are allocated to Greater Dorset due to common agricultural industry focus, except for Blessington which has limited connection to the north.
North-East	Dorset LGA plus rural areas to the west from George Town LGA and to the south-west from Launceston LGA.	<ul style="list-style-type: none"> • Common agricultural industry and tourism focus. • Communities that look to Launceston for major services but are otherwise self-contained.
Flinders	Flinders LGA (no change).	<ul style="list-style-type: none"> • Remote island community. • Service links to Launceston and Bridport.

Proposed Council	Boundaries	Brief Rationale
Central Northern	Meander Valley and Northern Midlands LGAs, minus Prospect and Blackstone Heights.	<ul style="list-style-type: none"> Service towns surrounded by agricultural land. Common demography and service needs. Prospect and Blackstone Heights become part of Tamar Valley. Launceston commuter suburbs of Longford and the Launceston Airport commercial district remain with this council for financial viability.
East Coast	Break O'Day LGA plus Bicheno, Freycinet and Coles Bay.	<ul style="list-style-type: none"> Coastal community focussed on tourism, agriculture, and lifestyles. Common demographic patterns and service needs. Some challenges from remoteness from major service centres.
South-East	Sorell LGA, Tasman LGA, Glamorgan Spring Bay LGA minus Bicheno, Freycinet and Coles Bay.	<ul style="list-style-type: none"> Growing urban area of Sorell and the smaller rural, tourism and coastal lifestyle settlements to the east that it services. Urban Sorell provides the rate base to support the broader region. Swansea and Dolphin Sands is presented as a 'grey area' on the map, subject to further community consultation and analysis.
Central Southern	Brighton and Southern Midlands LGAs.	<ul style="list-style-type: none"> Large and small regional centres in a rural environment with commuting links to Brighton and Hobart.
Derwent Valley and Highlands	Derwent Valley and Central Highlands LGAs.	<ul style="list-style-type: none"> Remote and dispersed rural communities supported by New Norfolk as a regional service hub. Some challenges due to remoteness from major service centres.
Clarence	Clarence LGA (no change).	<ul style="list-style-type: none"> Community with a mix of commuter employment to Hobart and employment within the LGA. Currently sustainable and large scale.
Western Shore	Glenorchy and Hobart LGAs plus Taroona part of Kingborough LGA.	<ul style="list-style-type: none"> Continuous urban population area with commercial and industrial districts in a discrete geographic area. Strong employment and commuting connections between all areas. Supports more effective strategic planning for Hobart's western shore.
Southern Shore	Huon Valley LGA and Kingborough LGA minus Taroona.	<ul style="list-style-type: none"> Urban centre of Kingston servicing smaller towns and rural areas. Strong commuting connections with Hobart in the north.

Two of the proposed new councils – North East and Derwent Valley and Highlands – are within the population range of 10,000 to 20,000. The long-term financial sustainability of both councils bears careful examination should their establishment be considered. Particular attention should be paid to the potential rate base of these regions and the likelihood they would at least partly depend on external funding in the longer term. This may be warranted given the low density of settlement and the significant infrastructure in these regions.

The Board believe the Tasmanian Government and councils should consider the proposed 15-council design for local government in Tasmania when formulating, assessing, and implementing voluntary amalgamation proposals.

The Board's proposed structure includes three 'grey areas'. These are places where the Board has expressed only a weak preference for allocating them to a particular future council. Any future investigation of merging them into a larger council should consider the implications of allocating them instead to the neighbouring council. These 'grey areas' are:

- Current Burnie City Council: This has been allocated to the proposed new Cradle Coast Council because of the strong internal living and working patterns across the whole region. An alternative view is that Burnie belongs with the council to the west because it is an important service centre for residents of the current Waratah-Wynyard and Circular Head LGAs.
- Prospect Vale and Blackstone Heights: These localities are currently in Meander Valley LGA and have been allocated to the proposed new Tamar Valley Council. This has been done because they are part of the continuous urban area of Launceston. An alternative view is that these localities belong with the new Central Northern Council to minimise disruption to these communities, and to maintain the rate base for that new council.

- Swansea and Dolphin Sands: Both Glamorgan Spring Bay Council and Break O'Day Council have acknowledged there should be further analysis and consultation on where the boundary between a new East Coast and South East Council should fall. They acknowledge it could be anywhere in the vicinity of Swansea or Bicheno.

During Stage 3, the Board considered several other novel governance structures which it has determined did not have sufficient merit to proceed with:

- An Unincorporated Area administered by the Tasmanian Government, rather than local government, was considered for the Tasmanian Wilderness World Heritage Area and surrounding natural areas. As councils have very few operational responsibilities and costs in this area, this model (and work required to implement it) was not seen to have any practical advantages.
- A Tasmanian Government appointed Island Commissioner focussed on delivering state-funded services was considered as a complement to local councils on Flinders and King Islands. This is not being advanced as it does not have strong community or council support, and because other reforms, such as mandatory service sharing, are better suited to supporting the island councils.
- A separate governance board funded by a tourist levy was suggested by Kingborough Council for Bruny Island as part of its submission to the Board. The Board was not clear what additional benefits would flow from this new structure, and there was only partial community support for this model. The Board accepts there may be merit in a levy on tourists arriving on Bruny Island notwithstanding governance remaining unchanged and encourages the responsible council and the Tasmanian Government to explore this further in consultation with the community and tourism industry.

Voluntary structural reform

Given the Government's decision not to proceed with any forced council boundary changes, the Board is putting forward a process for supported voluntary reform which we think has the best chance of delivering real, positive, and enduring benefits within these constraints. This approach has five elements:

1. a phased voluntary amalgamation process, starting with councils who have expressed interest in reform;
2. establishment of a new Local Government Board to coordinate each voluntary amalgamation proposal, to assess its viability, and to prepare a formal proposal for councils, the community, and the Tasmanian Government to consider;
3. establishment of Community Working Group (CWG) of councils, State agencies and community leaders -one for each area subject to potential amalgamation - to identify Tasmanian Government-funded initiatives that could improve community outcomes;
4. a community vote on the integrated package of regional reforms prepared by the Local Government Board and CWG which, if successful, would be implemented by the Tasmanian Government; and
5. a mechanism to allow communities themselves to trigger a formal amalgamation proposal.

Phased voluntary amalgamation

During the Board's consultation, five groups of councils indicated their immediate interest in exploring the potential benefits of amalgamation:

- West Coast, Waratah-Wynyard and Circular Head Councils have expressed an interest in a two-council model: a Western council that extends the current West Coast council to include Savage River and Waratah, and a single council incorporating the remainder of the Waratah-Wynyard and Circular Head LGAs;
- Kentish and Latrobe Councils have expressed interest in formalising their current administrative union into a complete merger of the two councils;

- Break O'Day, Glamorgan Spring Bay and Sorell Councils expressed interest in exploring a two-council model with a boundary in the vicinity of Coles Bay;
- City of Hobart and Glenorchy City Councils expressed interest in exploring the benefits of council consolidation in relation to their existing council areas and the Taroona part of Kingborough Council (noting that Kingborough Council would also need to be engaged in this discussion); and
- Kingborough and Huon Valley Councils separately identified boundary changes they see as advantageous and have had initial conversations about those changes. Huon Valley Council has indicated a level of interest in potential regional consolidation, and indicated at public hearings it may be interested in continuing that conversation.

The Board is recommending that these five groups be the first councils to work with a new Local Government Board to explore the potential benefits of amalgamation. If these amalgamations were to go ahead, the Board believes they would represent considerable progress towards the desirable future structure outlined in the previous section, with one exception.

As Kentish and Latrobe Councils are already operating under a merged administration, the Board recognises that the formal amalgamation they are considering is likely to yield a smaller, yet still important additional benefit. While not discouraging this step forward, the Board believes that in the long-term, more substantial benefit could arise if the future Cradle Coast structure were adopted. We encourage councils and communities to consider further moves in this direction, both in greater service sharing and further amalgamations over time.

Recommendation 4: Formal council amalgamation proposals should be developed for the following:

- West Coast, Waratah-Wynyard and Circular Head Councils (into two councils).
 - Kentish and Latrobe Councils.
 - Break O’Day, Glamorgan–Spring Bay and Sorell Councils (into two councils).
 - City of Hobart and Glenorchy City Councils.
 - Kingborough and Huon Valley Councils.
- The Board acknowledges council interest in and discussions on boundary changes are less advanced in respect of City of Hobart and Glenorchy, and Kingborough and Huon Valley councils, but nonetheless believes that these councils have expressed clear interest in further exploring opportunities. The Board believes there is substantial merit in ensuring that those councils (and their communities) are afforded the opportunity to genuinely explore structural consolidation proposals in greater detail.

Later phases could focus on areas where there appears to be strong community support for amalgamation and some level of council support, where it is clear councils are not meeting their core service delivery obligations or are showing signs of financial difficulty. It may be useful to begin these investigations early with feasibility studies in areas with some interest and high potential.

Acknowledging the Government’s position on structural reform, areas with little council or community support for structural reform should be given the lowest priority for immediate reform. It is possible, however, that community interest in reform will change over time as the benefits of structural reform in other areas becomes more widely known, or a council’s performance is falling well below its peers.

One area the Board has recognised with potential for a second phase of voluntary amalgamation is the Tamar Valley. There are strong connections between communities around the Tamar estuary and with the urban centre of Launceston. There are also strong connections between councils through shared service arrangements that could form the basis of arrangements for a new council.

While there is some council and community interest in exploring amalgamation (particularly from Launceston City Council), some councils have shown they are relatively resistant to change. Before embarking on a voluntary amalgamation process, it would be prudent to understand what outcomes each of the participating councils would be seeking, and whether these are likely to be possible from an incentivised voluntary reform process. A feasibility study may help to document any council and community concerns and help to plan a practical approach to voluntary amalgamation.

New Local Government Board to prepare formal amalgamation proposals

The Community Sentiment Survey found that many community members who support boundary adjustments ‘in principle’ want more information about the benefits of amalgamation and the specifics of the transition arrangements including:

- precise information about potential or proposed boundaries;
- analysis and evidence of efficiencies and cost savings from sharing resources;
- assurances that local voice and representation will be maintained;
- implications for staff and service provision, including assurances that current services will not be compromised, and infrastructure will be maintained;
- assurances that rates will not rise or, if they will, the reasons as to why;
- solutions to issues such as how differing levels of debt and cash reserves will be managed if they merge with a solvent council; and
- assurances that more populated areas will not be prioritised at the expense of less populated areas.

There were common responses from councils during our Stage 3 consultation on community catchments, with a number stating that the Board's scenarios did not provide sufficient detail on the benefits of a new council structure and how the transition would be managed.

The Board has always been clear that further detailed analysis is necessary to proceed with reform and foreshadowed in its Stage 2 Interim Report that after providing its final recommendations to the Minister for Local Government there would need to be a technical analysis to inform the detailed design of any boundary changes.

The Board recommends this detailed technical analysis be undertaken by a new Local Government Board, established with the necessary expertise in areas such as council administration and operations, workforce development, and organisational change management. A formal Board structure is necessary because it is an effective mechanism under the *Local Government Act 1993* to allow for changes to council boundaries and re-allocating the staff and finances of existing councils.

A single Board would be established to oversee the development of all council amalgamation proposals. The Local Government Board has broad powers to delegate functions where necessary and to engage other technical experts, stakeholders, and professionals. The new Board's detailed technical analysis should cover the full range of issues involved in establishing and operating a new council, including:

- The precise location of the new council's boundaries (and key administrative centres etc);
- The costs and benefits of changing to the new council structure;
- The implications for the services the council provides the community, including the locations where those services will be delivered;
- The implications for staff;
- The implications for rates;
- The management of current council debts and other liabilities, and cash reserves;

- How elected representation for the new council should be structured;
- How the new council would be expected to engage with its community;
- Any measures necessary to ensure that the more populated areas will not be prioritised at the expense of less populated areas;
- How the transition to the new council structure would be managed, including any temporary arrangements to be put in place to ease the transition; and
- When elections should be held for the new council.

Recommendation 5: A new Local Government Board should be established to undertake detailed assessment of formal council amalgamation proposals and make recommendations to the Tasmanian Government on specific new council structures.

Community Working Group to identify initiatives to improve community outcomes

In addition to further technical analysis of council structures and operations, the Board recommends a detailed analysis of the contribution the Tasmanian Government should make to support the transition to a larger council to ensure it delivers improved services to the community.

The Board recommends a Community Working Group (CWG) of councils, state agencies and community leaders be established in each area where Phase 1 amalgamation proposals are being prepared. The CWG would identify opportunities to improve community outcomes that might be maximised under a newer larger council, guided by the reform principles of maintaining local jobs, local access to services, and local voice. These opportunities could include, for example:

- aligning current Tasmanian and Australian Government investment programs with opportunities arising from a larger consolidated council structure;

- reskilling programs for displaced or unemployed workers;
- traineeships and sponsorships for young people or local people to join council workforces;
- funding to consult and scope local models to ensure Aboriginal Tasmanians are included in roles, sharing of specialised knowledge and/or engagement;
- increased support from state regulatory agencies; and
- improvements to front-desk community facing services via a level of integration with Service Tasmania.

The CWG would identify these opportunities through extensive community consultation and engagement. In addition to identifying new funding needs for the region, the CWG may also identify opportunities to adjust funding sources so the new council can operate on a more sustainable footing. These could include, for example:

- Tasmanian Government taking responsibility for council-run services that would typically be Tasmanian Government responsibilities (e.g., medical services); and
- Establishing pilot programs where appropriate for complex statewide initiatives that may be best aligned with structural reform (e.g., Homes Tasmania development strategies).

The CWG concept should be flexible to local circumstances and look to build on and leverage existing activity in areas where amalgamations are being considered. For example, the Premier's program of Strategic Regional Partnerships is designed to expand and improve collaboration between local government and the Tasmanian Government. The Partnerships have been described as finding practical solutions that address regional needs and growth and bring together key decision makers from all levels of government, business, community, and industry in the region. Partnerships have been announced for the West Coast and the East Coast, and these may provide a suitable existing mechanism for developing proposals to support councils and communities in those areas undertake a voluntary amalgamation.

The package of measures would be costed and prioritised by the CWG. At the conclusion of this consultation and design phase, the package would be presented to the Tasmanian Government along with the recommendations of the new Board. The Tasmanian Government could then identify a package of targeted support it would be willing to commit if the council boundary reform went ahead.

The new Board's detailed recommendations on boundary changes and new council structures would be combined with the funded package of regional opportunities to form an integrated package of regional reforms.

One lesson we have learnt from council amalgamations in other States is that a focus on old council structures can hamper the development of a healthy culture and identity in a new council. Council staff and residents may continue to identify with their old council, even though it no longer exists. The Board has been impressed by the way Brand Tasmania has worked with communities to develop regional brands that reflect that community's unique identity. Brand Tasmania could play a helpful role in the formation of a new community-oriented council by engaging with council staff and community members to choose a name and brand identity for the new council. This new identity could be included in the integrated package of regional reforms developed by the CWG.

Recommendation 6: A Community Working Group (CWG) should be established in each area where formal amalgamation proposals are being prepared. The CWG would identify specific opportunities the Tasmanian Government could support to improve community outcomes.

Community vote on integrated package of regional reforms

Consistent with the Tasmanian Government's policy position that proposed amalgamations should only proceed with community support, the Board recommends that the integrated package for regional reform should be presented to the community for a vote.

The package would provide the community with a comprehensive picture of the costs, benefits, and other implications of structural reform in the region. A public communication program should precede any vote so the community is aware of the change proposed and can consider how it might impact them.

This poll would be run in all the areas affected by the reform proposal. If the vote were successfully carried, the Tasmanian Government would then implement the Board's structural reform recommendations to establish the new council and would begin implementing the funded supporting initiatives.

Recommendation 7: In those areas where amalgamation proposals are being developed, a community vote should be held before any reform proceeds to consider an integrated package of reform that involves both a formal council amalgamation proposal and a funded package of opportunities to improve community outcomes.

Community trigger for formal amalgamation proposal

During the Review, the Board has become aware that, in some cases, the community can be more supportive of structural reform of councils than the elected members and senior council staff. The Board believes it is important that communities can trigger the development of a formal amalgamation proposal for their councils, regardless of whether their councils support it.

The *Local Government Act 1993* allows electors in a municipal area to lodge a petition requiring a council to hold a public meeting on a particular subject. Within 30 days of that public meeting, a second petition can call for an elector poll on the same subject, which the council must undertake. Currently the petition must be signed by the lesser of either 5 per cent or 1,000 electors.

The Board considers this an appropriate mechanism to allow the community to trigger the development of a formal amalgamation proposal. While the result of an elector poll is not binding on a council, a successful poll requesting a council to consider amalgamation could signal to the Minister the matter should be referred to the Local Government Board to develop a formal amalgamation proposal. This would then follow the voluntary amalgamation and community vote process outlined above. The formal support of the councils for the amalgamation proposal would not be necessary.

Recommendation 8: If a successful community-initiated elector poll requests councils to consider amalgamation, the Minister for Local Government should request the Local Government Board to develop a formal amalgamation proposal and put it to a community vote.

The pathway to mandated shared services

What we have learnt about shared services

Many Tasmanian councils have promoted service sharing as an alternative to council amalgamations. The Board has examined the spectrum of shared service models operating in Tasmania and other jurisdictions, ranging from informal agreements that meet specific local needs through to more formal arrangements, such as jointly owned service delivery entities (e.g., Dulverton Waste Management) and fully integrated council models (e.g., Kentish and Latrobe councils).

Not all council services are suitable for shared arrangements, but for some, sharing has the potential to achieve economies of scale and efficiencies in delivery. This is particularly the case for services delivered in a uniform way (e.g., paying rates), that are capital-intensive (e.g., waste management) or that require high levels of technical expertise (e.g., environmental health services).

Community support for shared services

There are relatively high levels of support in the community for councils sharing services. The 2023 Community Sentiment Survey undertaken by the Institute for Regional Futures (at the University of Newcastle) found more than four out of five (82%) people surveyed agreed that local councils in Tasmania should share more services across regions and state-wide, particularly when thinking about the needs of their family and community over the next 20 to 30 years. The main advantages they saw were in sharing and reducing costs, in improving regional unity, more efficient management of resources, and greater consistency of services.

While there have been many attempts by councils to share services, not all have been enduring or successful. The Board heard that the implementation of shared service is more likely to be successful when the following principles are met¹²:

Address an agreed problem

Identify and agree on the problem to be solved and the desired outcome (e.g., efficiency, effectiveness, expanded service offerings, more sustainable staffing systems, etc). Robust and reliable baseline data are essential to determine the most suitable model of service sharing and evaluate its performance over time.

Engage authentically and try to build consensus

Arrangements built on trust and mutual goodwill are likely to present a more attractive reform proposition than forced or compulsory ones. While differences of opinion are inevitable, genuine engagement with the sector is more conducive to progress than unilateral or antagonistic approaches. While mandating shared services might be necessary to ensure arrangements are enduring, they should still be designed in collaboration with the sector wherever possible.

Focus on areas of common interest and need

At least initially, focus on areas where there are common interests and mutual benefits and value from sharing.

Aim to build scale and scope incrementally

Many shared services arrangements gradually evolve and 'snowball' over time into more comprehensive, enduring partnerships. Supporting evolution towards a more systematic shared services framework not only pays dividends, but also helps to build the compatibility and complementarity that prepare councils for more involved or far-reaching shared services reforms.

Ensure local accountability and responsiveness to local need

Arrangements in which councils lose too much autonomy or feel disempowered, can threaten local governments' ability to represent local preferences. Agree on longer-term outcome targets and report progress and benefits (or otherwise) over time.

Share risks and rewards

Arrangements in which one council shoulders more risk than others – or, alternatively, reaps greater rewards – are more likely to end in conflict than ones in which equitable sharing is a guiding and intentional design feature.

Incentivise and support the transition

Shared service arrangements inevitably involve at least some degree of realignment of council priorities or resources. Sensitive and equitable transition arrangements are vital to ensure that councillors, staff, and communities are kept on side.

¹² Tasmanian Policy Exchange 2022. Options for sharing services in in Tasmanian Local Government. Prepared for the Future of Local Government Review. University of Tasmania.

Discuss and agree upon the best governance model

This should be done while noting there will be trade-offs and compromises. Even the most successful shared service arrangements can succumb to self-interest or internal disagreement unless robust, independent governance structures are in place.

Even when these principles are met, however, service sharing is not guaranteed to succeed. Past attempts at service sharing have been foiled by bureaucratic inertia, self-interest, and mutual mistrust. For example, in 2016 and 2017 the Tasmanian Government and councils funded a suite of voluntary amalgamation and shared services studies which demonstrated the potential for substantial financial and strategic benefits to councils and communities. Despite this, there was only limited progress in taking up the opportunities identified.

The Board also heard of many cases where sharing arrangements were fragile and short-lived. In the main, this was because they relied on temporary relationships between key management personnel and were pursued in an opportunistic and ad hoc manner. To be robust, shared service arrangements need strong and transparent governance to which all parties are firmly committed.

Despite the patchy record of shared service arrangements, many smaller or more isolated councils still told us they wanted access to shared services to help them address the challenges they face. For most, this was a preferred pathway to achieving scale.

There were a range of views on whether service sharing arrangements should be mandated. Some councils told us they wanted the freedom to opt in or out of shared service arrangements. However, many councils told us that some mechanism for mandating the arrangement was necessary to provide stability and certainty to all the participants. While the Review has generated a renewed interest and willingness by some councils to engage in voluntary shared services, the Board agrees that a purely voluntary approach would simply repeat past patterns of failure.

Implementing mandatory shared services

The Board is still of the view that shared services alone cannot solve the scale-related challenges facing the sector, but they will inevitably play an important role, and this will become more critical where we do not achieve significant consolidation of councils.

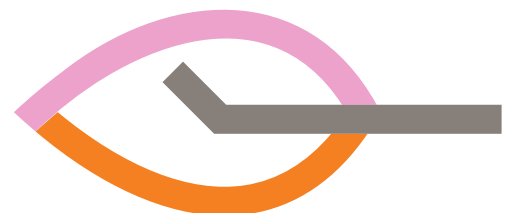
To give service sharing the greatest chance of success, we are recommending an approach that draws on the key lessons of the previous attempts – both successful and unsuccessful.

We recommend a mechanism for mandating service sharing must be established. The new Local Government Act should give the Minister for Local Government the power to require councils to participate identified shared service arrangements. This is the essential reform necessary to give shared service arrangements the durability they need.

The mandating of shared services would only be expected for a narrow range of services or functions. However, this would not preclude further voluntary collaboration and service sharing between councils in other areas of mutual interest or benefit.

We identify several early priorities for mandated shared services later in this chapter. As performance reporting of councils improves, and as conditions change, it is likely that other services that could benefit from being delivered through shared arrangements will be identified.

Recommendation 9: The new Local Government Act should provide that the Minister for Local Government can require councils to participate in identified shared service or shared staffing arrangements.



Why is mandating shared services necessary?

Mandating is necessary to ensure service sharing arrangements are stable and enduring, unlike the opt-in/opt-out experience of the past. We see this approach as not only necessary, but also having benefits for the whole sector, not just the smaller councils that are more likely to be service purchasers than service providers.

Mandatory sector-wide involvement will drive more consistent and higher quality services for all communities. A mandatory approach will also create better career development opportunities for the staff involved, who will be able to gain experience working for multiple councils and on a wider range of projects.

A shared arrangement will ensure that councils are not competing against each other for a limited pool of qualified staff. A whole-of-sector approach to recruiting qualified staff, and giving them opportunities to work in multiple councils, will strengthen the capacity of the sector overall. This is discussed further in Chapter 4 regarding whole of sector workforce development.

This must be an arrangement where the sector works together in a process of mutual support to share the sometimes-limited pool of resources it has available to it.

The mechanism for mandating shared services must give councils the opportunity to design shared service arrangements themselves. Together, the sector should have the discretion to find the appropriate scale solution that meets the needs of all communities and all councils. This could include purchasing services from one or more larger, more capable councils, or working across regions or the State to create regional or state-wide solutions, which may include a specific service/s hub or centralised delivery mechanism.

There is evidence of durable and effective service sharing arrangements having arisen from the sector itself, drawing on its practical knowledge of council operations and its understanding of the community's need for that service. The sector should be given the time, support, and leadership it needs to build consensus on the right model for each service.

To gain that consensus, the model will need to meet the needs of all councils, share the risks and rewards equitably, and be governed in a way that ensures accountability to the community through the participating councils. Councils may benefit from having an independent third party to support them in developing and agreeing on a preferred model. Early in each service sharing model discussion, it would be important for councils to agree on a common minimum standard of service that meets all relevant requirements. This would form the basis of the agreement but could also allow for higher standards to be achieved by councils where they desired (and were willing to pay any additional cost).

Other potential design elements that the sector should consider when developing service sharing agreements are:

- Performance monitoring and reporting: Regular monitoring and reporting of service performance can help ensure service providers are meeting their obligations. This could include regular reports, as well as independent audits or inspections. Review triggers, including regular periodic progress reviews, would need to be built in.
- Governance structures: Establishing joint governance structures can help give all councils a say in how services are provided. This could include joint committees or boards that include representatives from both larger and smaller councils.

- **Dispute resolution mechanisms:** It is important to have mechanisms in place to resolve disputes between councils. This could include mediation or arbitration processes, or recourse to an independent body.
- **Transition support:** Providing support to councils during the transition to the new arrangements can help mitigate risks. This could include financial support, training, and technical assistance.
- **Communication and engagement:** Regular communication and engagement with all stakeholders, including staff, elected officials, and the community, is crucial during service design. This can help address concerns, build support for the reforms, and ensure that the process is transparent and inclusive.
- **Protecting local Jobs:** Opportunities to build and maintain local employment should be built into any agreement. This could include establishing cloud-based business systems accessible from any location, making best use of local and regional council infrastructure, and using regional training and development programs to create pathways for recruiting local staff.

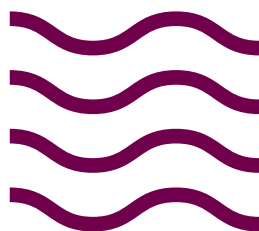
Recommendation 10: Give councils the opportunity to design identified shared service arrangements themselves, with a model only being imposed if councils cannot reach consensus.

There must also be a quality assurance mechanism to ensure that the service sharing agreement is robust and effective. The Board recommends that, before being finalised, the service sharing arrangement should be referred to the new Local Government Board for review. The Board would include (or have access to) experts in council service delivery. The Board’s review of the model would provide a degree of quality control over the councils’ model and give the Minister comfort the arrangement is likely to be effective and should be endorsed. After considering the Board’s advice, the Minister would then issue a Ministerial Order under the new mandated power to direct councils to participate in the arrangement.

Recommendation 11: Before endorsing a particular mandatory shared service arrangement, the Minister for Local Government should seek the advice of the Local Government Board.

The Minister should also be empowered to compel council participation if consensus cannot be reached. In most circumstances, councils would be expected to develop a consensus agreement for service sharing. However, if after a reasonable time, councils had not been able to reach consensus, the Minister should have the power to direct them to adopt a model of the Minister’s choosing. The Minister would need to seek advice on the design of this model from the Local Government Board before directing councils to participate in it.

Amendments will be needed to the Act to enable the Minister to endorse and lock in a service sharing agreement for councils, or failing that, to require councils to participate in a sharing model developed by the Government. Creating this statutory power is an important precursor to commencing any new service sharing agreements.



Recommendation 12: If councils are unable to reach consensus on a mandatory service sharing agreement, the Minister for Local Government should require councils to participate in a specific model or models the Tasmanian Government has developed.

Early priorities for mandated shared services

The Board has identified three early priorities for new mandatory shared service arrangements it believes would deliver strong benefits to the community and the sector, while helping to test and embed this approach. These priorities are:

- sharing of key technical staff performing regulatory functions (e.g. Environmental Health Officers);
- sharing of common digital business systems and ICT infrastructure; and
- sharing of asset management expertise.

Over time, there are likely to be other services that would benefit from becoming mandatory shared services, and these may extend to areas such as stormwater management, roads, and other infrastructure. Some procurement is already being managed on a common basis by several councils through LGAT Procurement. While it may not be advantageous for larger councils to use a shared procurement arrangement, it would seem to make good business sense for all smaller councils to be buying collectively.

Another mandatory sharing arrangement that is worthy of further exploration over time is full cycle waste management. There are already several regional waste arrangements in place, and further consolidation and broadening of the services offered could be explored over time.

Sharing of key technical staff

Most councils have told us they are having difficulty recruiting and retaining key technical staff, particularly environmental health officers (EHOs), planners, and engineers. While these professions are experiencing shortages nationally, they are felt acutely in Tasmania, particularly in rural councils. There are already a range of one-off service sharing arrangements in place for these services, however these are not addressing the needs of councils. To fill this gap, the Board believes there are benefits in a whole-of-sector mandatory arrangement.

As well as making better use of the available pool of resources, a shared service arrangement for key technical staff would enable a cooperative approach to workforce development, including training, recruitment, and retention. Recommendation 36 provides more detail on workforce development for key technical staff more generally.

In the first instance, the Board believes the focus should be on the provision of environmental health services by EHOs. EHOs are the front-line workforce of the health protection and environmental management system, particularly at a local community level. They have delegated responsibilities to enforce elements of a number of legislative instruments, notably the *Public Health Act 1997*, the *Food Act 2003* and the *Environmental Management and Pollution Control Act 1994*. As noted above, we have also seen a number of regulatory compliance deficiencies in environmental health services that need to be addressed as a priority.

While it would be up to councils to produce the best design for sharing EHO services, it might operate best at a regional scale, given the need for on-site visits. These regional scale arrangements could be supported by a state-wide network, however, given the diverse range of specialist skills and knowledge EHOs need to draw on from time to time. The Tasmanian Department of Health should be an important contributor to the design of a shared service arrangement for EHOs.

Once the EHO arrangements have been bedded down, the Board recommends that similar arrangements for planners, engineers, and other areas of agreed acute need, be considered.

A shared digital business system

Recommendation 29 involves the establishment of common digital business systems and ICT infrastructure for all councils. The 2017 KPMG Northern Tasmanian Councils Shared Services Study found that adopting common IT platforms provides the greatest gains of any of the shared services considered, primarily because it provides a foundation for other shared service initiatives.

Most of the potential benefit in shared platforms is in the ability to consolidate and drive synergies in processes across all operations of the councils, regardless of their physical location, size and complexity. This includes the standardisation of all corporate applications (finance, procurement, human resources etc.) as well as specialist technology platforms used for engineering and GIS, planning and design, asset management and risk management.

Standardisation also allows for the consolidation of community facing obligations through effective customer relationship management (CRM) capability and the potential sharing of information across council boundaries to facilitate better outcomes through strategic planning occurring at a regional rather than council level. This also requires all councils to commit to consistent business processes and training methods in order that staff in one council can operate those business processes on behalf of other councils.

The Board shares this view and believes that common digital business systems should be mandatory for all Tasmanian councils. It is acknowledged the Tasmanian Government is now also working towards a similar strategic objective.

A necessary precursor to all councils using the same system would be for councils to standardise their business processes. Given the complexity of migrating all councils to new common systems, and existing contractual commitments, a reasonable transition period of five to eight years would be needed. While this kind of digital transformation is challenging, it is entirely feasible and can yield significant benefits (see the Devonport case study below).

Case Study: Digital transformation in Devonport City Council

Since 2018, Devonport City Council has gone through a digital transformation that has seen many of its business services being moved onto an online, cloud-based platform. This has yielded improved service delivery and operational efficiencies as well as greater productivity for staff and reduced frustration.

Council has undertaken more than 40 discrete projects to achieve this digital transformation, including cloud records migration, complete Microsoft 365 implementation, TechnologyOne cloud transition, asset management system implementation, Business Intelligence, 600+ process automations, seven new Council websites, 100+ self-service electronic forms for the community, 70+ internal electronic forms for employees, online service booking systems for planning, plumbing, environmental health, cloud-hosted telephony and a chatbot on Council's website offering 24/7 personalised service and quick responses to enquiries.

The digital improvements implemented before the COVID-19 pandemic ensured that the Council was well positioned to respond to the disruption of the pandemic. They enabled Council to maintain employee productivity through remote working and to continue to deliver services to the community with very little interruption.

Initially, the mandated arrangement would apply to the design, procurement, and establishment of a common digital business system. The Department of Premier and Cabinet's Digital Strategy and Services (DSS) should support councils in terms of design and procurement, establishing a vendor panel that would be made available to councils enabling streamlined procurement and ensuring trust in the security of systems. DSS currently brokers vendor panels across government for data networks and digital communications. Councils would need to work together to agree on governance of the operating and financial models as well as a technology roadmap. That will provide a foundation on which to extend other resource sharing arrangements.

One important design consideration would be integration with customer-facing online systems of Service Tasmania. Service Tasmania will soon be launching a digital services portal (myServiceTas), providing Tasmanians with a secure and easy-to-use access point for Government services, accessed through a single login. Stage 1 will allow Tasmanians to create a secure account to access their digital services, initially focused on common transport transactions. Service Tasmania is currently working to secure ongoing funding to maintain and grow myServiceTas. Over time, and subject to this further funding, it will provide foundational tools that could potentially assist councils to enhance the range of services that can be offered online. Examples of these tools include e-forms, a central customer relationship management platform and a systems integration capability.

Once the common digital business systems are put in place, councils should consider how the system can best support the delivery of online services to council clients and how councils can best work together, through the sharing of resources to maximise the effectiveness and efficiencies the system will deliver.

Rather than leading to centralisation of jobs, the opposite would be enabled. A council officer in any part of Tasmania with good internet access would be able to carry out work for any other council elsewhere in the State.

There may be some reluctance from the largest councils to participate in common digital business systems. While they may have the capability to operate an independent system themselves, this would not be in the best interests of the community, council staff and the sector at large, as it would limit the ability of those councils to collaborate with the rest of the sector and would deny their staff transferrable skills that lead to enhanced job opportunities across the sector.

Asset management

The Board heard from councils throughout the Review that there is a critical need for more consistent and transparent asset management to ensure the financial sustainability of councils and their assets into the future. Asset management is currently undertaken by councils in-house. The Board identified major anomalies in the way different councils value and assess the condition of otherwise similar assets. We have been concerned to hear from the sector, and explore further through our inquiries, that the useful lives of assets may be being improperly extended, including through overly favourable condition assessments. Inaccurate asset assessments would make councils' operating results and balance sheets look better than they should, thereby jeopardising councils' long-term financial sustainability.

To improve the robustness of asset assessments, the Board is recommending that the asset management function be established as a mandatory shared service. This service would undertake asset valuations, and condition assessments and support councils to develop whole-of-life costings for major assets and infrastructure. It would assess and cost assets according to a set of agreed, objective standards, independent of the influence of individual councils. In the future, it could also provide support to councils in formulating and updating their long-term strategic asset management plans. However, it is important that strategic asset management decisions remain with councils.

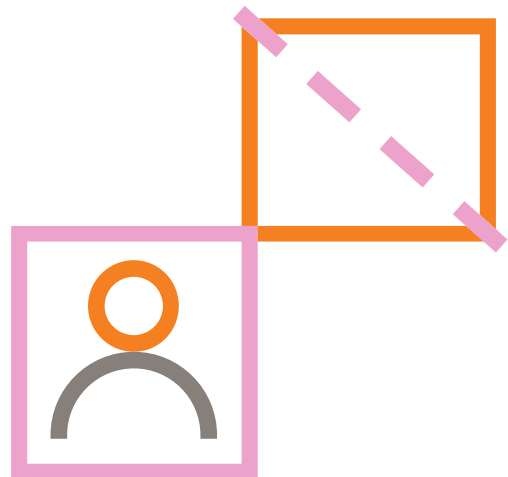
With asset management expertise consolidated in this shared service, the new council-owned body would be well placed to coordinate councils' bids for asset funding from the Australian and Tasmanian Governments. A shared approach would reduce the risk of unhealthy competition for funding between councils, and of 'pork-barrelling' leading to councils receiving capital grants that do not meet their community's highest needs.

For the new entity to be effective in this role, however, it would need to be recognised by both Australian Government and State funding bodies, and its advice on priorities accepted by them. While councils should be given the opportunity to design this service themselves, the Board believes that a single state-wide body should be carefully considered. A single body would be more influential with other spheres of government and could marshal the expertise needed to give weight to its assessments.

This initiative to establish an independent shared asset management capability complements reforms to standardise useful life ranges for assets (Recommendation 31) and to streamline asset management documentation and improve council compliance (Recommendation 30).

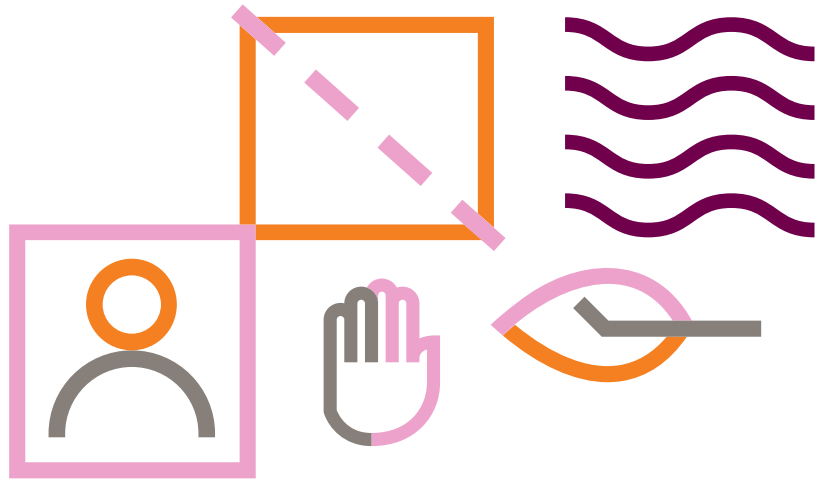
Recommendation 13: The first priorities for developing mandatory shared service arrangements should be:

- sharing of key technical staff;
- sharing of common digital business systems and ICT infrastructure; and
- sharing of asset management expertise through a centralised, council-owned authority.





4. Specific Reform Recommendations



Key Takeaways

- > Our Specific Reform recommendations are aimed at improving the overall governance, funding, and service performance of councils and at delivering on the five Core Community Outcomes.
- > Specific reforms will deliver better outcomes where they are accompanied by substantive structural reform. However, they should be progressed irrespective of whether any council amalgamations proceed.
- > Key reforms include:
 - o a range of measures to increase the simplicity, equity, and transparency of council rating and other sources of revenue.
 - o improvements to the rigour and consistency of councils' strategic asset management practices and processes.
 - o new learning and professional development requirements for elected members, commencing from when they first choose to stand for office.
 - o the introduction of a new Strategic Planning and Reporting Framework for councils, which is linked to councils' overall delivery against their community wellbeing and sustainability goals.
 - o enhanced regulatory oversight and intervention capability based on a risk-based, intelligence driven early intervention approach.
 - o the development of a comprehensive local government workforce strategy.
 - o strategic partnerships between councils and the Tasmanian Government to support more integrated and seamless 'front desk' services to the community, and more effective co-regulation in important areas of council responsibility.

Community Outcome 1: Support healthy and sustainable local communities:

By being clear on the role of councils' and elected representatives, and ensuring they have the resources and support they need to deliver that role.

Reform recommendations under this Community Outcome focus on:

- clarifying the contemporary future role of local government - with an emphasis on supporting community wellbeing and sustainability - and having this form the basis for a new Strategic Planning and Reporting Framework to guide the future direction and continuous improvement of councils;
- building the knowledge, skills and capability of our elected representatives, so that they provide high quality representation and leadership to their communities; and
- ensuring fairer and more transparent funding mechanisms which enable councils to sustainably fund and deliver the services their communities need.

A clearer wellbeing role for local government, guiding strategic decision-making and continuous performance improvement

Tasmania is facing growing set of issues which are impacting the wellbeing of our communities and will continue to do so. These include climate change and increasing natural disasters, access to housing, population ageing, safety and social inclusion, and access to employment and essential services. Our engagement revealed these issues are major concerns for our younger generations, who will be significantly impacted by them in the future.

There is broad acceptance that councils should continue to play a key role in supporting the wellbeing of their communities. Councils have a range of local knowledge, resources, and policy levers available to them which can impact and support the wellbeing of their communities. This includes how they plan and manage their built and natural environments, fund or facilitate services, or advocate to the Tasmanian and Australian Governments to support action for pressing community issues.

However, several structural and policy issues are presenting a barrier to councils being able to maximise wellbeing outcomes in their communities, such as:

- there is no definitive definition of wellbeing that is relevant to local (and State) government;
- there is no clear policy or legislative framework that acknowledges councils' role in supporting community wellbeing;
- there are different understandings and expectations across the sector of what councils should and should not be doing;
- due to a lack of role clarity, there is uneven capacity and capability across the sector when it comes to strategic wellbeing planning and service delivery; and

- there is an absence of data or insights (at a State or local level) into the wellbeing of Tasmanians to inform strategic planning and local service delivery.

An increased focus on community wellbeing and sustainability reflects an ongoing shift in governance and policy making across all spheres of Government – both nationally and overseas. The examples below demonstrate work in this space that has emerged since the beginning of the Review. These provide our sector with the opportunity to be a key partner with Australian and Tasmanian Governments to deliver the best possible local wellbeing outcomes, but the councils need a solid foundation to build their capacity and capability across these areas.

- In July 2023 the Australian Government released [Australia's first Wellbeing Framework](#), featuring 50 indicators across five key themes – healthy, secure, sustainable, cohesive and prosperous. The Australian Government is currently working to embed these indicators into all facets of its decision making.
- The Tasmanian Government is currently developing its own [Wellbeing Framework](#) and [Sustainability Strategy](#), both with a focus on how we can best support the wellbeing and sustainability of Tasmanian communities into the future.

Recommendation 14: Include a statutory requirement for councils to consult with local communities to identify wellbeing priorities, objectives, and outcomes in a new Local Government Act. Once identified, councils would be required to integrate the priorities into their strategic planning, service delivery and decision-making processes.

In setting their key wellbeing priorities, councils should engage with their communities, in a deliberative manner, to develop a clear understanding of the key issues they face. This approach recognises that councils must have flexibility to determine their own wellbeing objectives and outcomes in accordance with the specific needs and circumstances of their communities.

The Tasmanian Government should work with the sector to ensure councils can also support and directly contribute to any state-wide wellbeing and sustainability targets where these are established in the future.

All strategic planning and performance monitoring requirements mandated under the proposed Strategic Planning and Reporting Framework (see Recommendation 3) should be done through a lens that considers the social, economic, and environmental impact of decisions and the wellbeing of local communities.

Clarifying the role of councils through the role statement and Charter (see Recommendations 1 and 2) will provide clarity on where the sector can and should be influencing community wellbeing, versus where there may be a role for the Tasmanian Government or the community or private sector.

This should also help councils understand where they should either be providing a service or instead taking on a role as advocate or facilitator for an alternative service provider (such as the operation of primary healthcare services).

Councils should be required to report publicly on progress against their sustainability and wellbeing priorities in their annual reports to provide transparency on how they are considering and working towards these priorities.

Better pre-election education for candidates

Consultation and engagement undertaken as part of this review and the previous 2020 Local Government Legislation Review found that some candidates nominate for election to council with little knowledge of the formal functions, responsibilities, and obligations of elected members.

This can result in some newly elected members entering the role with unrealistic expectations or even incorrect beliefs and assumptions about their decision-making remit and statutory responsibilities. This can be the case especially when it comes to the distinct and complex role of councils as planning authorities.

Several other jurisdictions including – Victoria, Queensland, Western Australia, and the Northern Territory – have in recent years instituted basic, mandated pre-nomination candidate training. These courses are delivered via online platforms and can typically be completed in around an hour. Sector and community feedback during the Review indicated a strong level of support for this type of initiative. There is broad acceptance that those seeking to represent their community on council need at least a good basic understanding of the role and what will be expected of them. However, it was also noted that any pre-nomination training should be concise, targeted, and meaningful, and not so onerous to become a barrier to prospective candidates.

Recommendation 15: To be eligible to stand for election to council, all candidates must first undertake – within six months prior to nominating – a prescribed, mandatory education session, to ensure all candidates understand the role of councillor and their responsibilities if elected.

To give effect to this recommendation, a new legislative provision should be introduced in either the new Act or in a new Local Government Elections Act, Candidates should have to include evidence they have completed the session as part of the formal candidate nomination process.

Good practice and precedent – mandatory pre-election training

Victoria, Queensland, and Western Australia have all instituted mandated pre-nomination candidate training courses. In all instances, courses are designed to be delivered principally online, and have a strong education and information focus – there are no ‘tests’ or ‘exams’ and the training does not confer any kind of qualification. However, candidates must be able to validate their completion of the courses.

Course content typically involves a range of information on councillor responsibilities, governance and decision-making, and available support and resources, for example:

- the basics of local government and its place in Australia’s political system;
- who is eligible to run for council;
- what councils are responsible for;
- the role and obligations of being a councillor;
- the role of the CEO/General manager and council staff;
- time commitment involved;
- councillor Code of Conduct and the Oath of Office; and
- confidentiality requirements

The requirement should apply equally to first time candidates, candidates who have run previously, and current elected members running for re-election. The course should have an education focus and cover the basics of Tasmania's system of local government and the key roles, functions, and responsibilities of elected members. It should also cover essential information about the conduct of election campaigns, including expenditure and the declaration of interests and other requirements.

The course should be developed and managed by the Office of Local Government in consultation with LGAT and the Tasmanian Electoral Commission.

The course should exist as an online module, with ongoing accessibility support for prospective candidates with a disability, literacy, financial, technology, language or issues which present a barrier to completing the course.

The course should be offered free of charge for participants, but the sector should fund the cost of its design and ongoing delivery.

Minimum prescribed learning and development modules for elected members

We heard throughout the Review about the variable capabilities and competencies of elected members both within and across councils around the State. The sector and the community strongly support reforms to improve the overall capability and professionalism of elected members.

Good governance and stewardship can only be supported by well-informed councillors who understand their role and responsibilities, as well as those of others. Prompt action is needed to lift standards overall and promote a stronger ongoing professional development culture in the sector.

While recognising their needs will be different, learning and development is important for all councillors, whether they are new or returned. A positive culture for councillors should embrace and elevate the importance of ongoing learning and professional development.

The Board strongly supports work already underway by the Office of Local Government and LGAT to develop and roll out a renewed learning and development framework for elected members. This work builds on the findings of the 2020 Local Government Legislation Review and is part of a broader set of reforms being progressed to improve the workplace culture of local government for councillors.

The Legislation Review proposed the establishment of a 'core capability framework' but stopped short of recommending mandated minimum learning and development for elected members (except for training on the specific role of councils as a planning authorities).

Recommendation 16: The Tasmanian Government and the local government sector should jointly develop and implement a contemporary, best practice learning and ongoing professional development framework for elected members. As part of this framework, under a new Local Government Act:

- all elected members – including both new and returning councillors – should be required to complete a prescribed 'core' learning and development program within the first 12 months of being elected; and
- councils should be required to prepare, at the beginning of each new term, an elected member learning and capability development plan to support the broader ongoing professional development needs of their elected members.

The Board's view is that – in hindsight – these recommendations of the Legislation Review should be bolstered. Supporting improvements in overall elected member capability and competency should be 'baked in' to the legislative framework for the sector for it be given the priority and focus it deserves. Presently, the Local Government Act is entirely silent on the professional capability and competency of elected members.

Again, the requirement should apply to both new and returning councillors, as courses will be updated every electoral cycle to reflect legislative changes and other developments relevant to the sector. This is consistent with the approach taken in other jurisdictions which have introduced mandatory training and education.

The content of the mandated learning program would be developed in further consultation with the sector and prescribed by way a Ministerial Order or similar instrument. However, we think it should cover the following topics:

- introduction to local government (post-election induction);
- good governance and professional conduct;
- legal responsibilities;
- council and committee meeting procedures;
- council as a planning authority;
- financial management and reporting;
- strategic asset management; and
- community engagement, representation, and advocacy.

Good practice and precedent – Compulsory elected member development

Several Australian jurisdictions have recently introduced compulsory minimum training and education requirements for elected members, in recognition of the unique, diverse, and challenging roles councillors are expected to undertake, and the different and varying backgrounds of the people who stand for office.

- In 2019 Western Australia brought in a requirement for all council members to undertake a 'council member essentials' course within the first 12 months of being elected, unless they have a specific existing qualification in local government administration (i.e. a Diploma of Local Government). The course must be completed by first time and returning councillors alike. The course is offered by TAFE and the local government association. Councils are also required to prepare and adopt a 'continuing professional development' policy, reviewed after each election cycle, which considers the development needs of councillors.
- In 2022, South Australia introduced a legislative requirement for mandatory minimum training for councillors, which also provides for suspension of councillors who fail to complete the training. Again, the training must be completed by new and returning councillors within 12 months of the councillor's election. It may be delivered internally by councils or by external providers. Guidelines are also provided around additional areas for professional development outside the mandatory requirements.

The mandated learning program should be regularly reviewed and refreshed – at a minimum once every council electoral cycle – to ensure it remains contemporary. The ongoing cost of the program should be met by the sector.

Councils should be required to record and publicly report – in their annual report – their compliance of councillors with the minimum learning and development obligations. Failure by elected members without good reason to comply could form the basis for issuing a Performance Improvement Direction to an individual councillor or council.

Beyond having councillors complete the minimum prescribed requirements, councils would develop their own individual learning and development plans after every election to support additional, specific needs of their elected members against the professional development framework. Councils would need to make reasonable provision in their budgets to support participation of councillors in learning and development opportunities consistent with those plans.

This approach will ensure councils have the requisite flexibility to tailor learning and development needs to their councils and councillors but will give the community confidence that all elected officials share a common, solid platform of basic core competencies which enables them to represent the community with diligence and professionalism.

Opportunities to leverage courses offered by the Tasmanian Training Consortium, the University of Tasmania, and other providers to deliver scale efficiency in the cost of delivery should be explored wherever possible.

Improving rating outcomes for electricity generation and mining

The Board has noted the advocacy of regional Tasmanian councils for improved outcomes from the rating system for land uses including hydroelectric dams, wind farms, and carbon-abatement schemes.

Under the current system, some councils apply their discretionary rating powers to impose rates that are, in effect, a form of revenue or output taxation. For example, the West Coast Council imposes rates on wind farm, mining, and aquaculture operations that are more than the annual assessed value (rental value) issued by the Valuer-General.

Using rates based on improved land values to tax the economic rents generated by mining, energy or commercial operations is not desirable or efficient because rates are unrelated to output or profitability and can therefore distort investment decisions. Councils are using rates in this way because they cannot access alternative funding sources or other efficient means to tax these operations.

It would be preferable that these kinds of major commercial operations – where land is not a major input cost or means of production – were subject to a simple and efficient output, revenue, or profit taxation model, with revenue distributed directly to councils and communities where these businesses operate. These uses would then logically become exempt from council rates.

The Board believes options for a revenue-sharing model between state and local governments should be considered for certain large commercial operations to ensure that local communities benefit from hosting these businesses and councils can provide the infrastructure they need without needing to resort to 'punitive' rating.

This type of approach would minimise the risk that council rating decisions become a barrier to much-needed renewable energy development in particular, while providing appropriate support for services and infrastructure development to communities.

Recommendation 17: The Tasmanian Government should further investigate and consider introducing an alternative framework for councils to raise revenue from major commercial operations in their local government areas, where rates based on the improved value of land are not an efficient, effective, or equitable form of taxation.

The Board recommends Tasmanian Government agencies, LGAT and key industry stakeholders work together to investigate potential models and approaches (including those that have been implemented in other jurisdictions) and make recommendations on the best way forward.

Good practice and precedent - Victoria's Payment in Lieu of Rates Scheme

Under the [Electricity Industry Act 2000](#), Victorian energy generators can elect to pay a negotiated sum in place of council rates (this is known as Payment in Lieu of Rates – PiLoR).

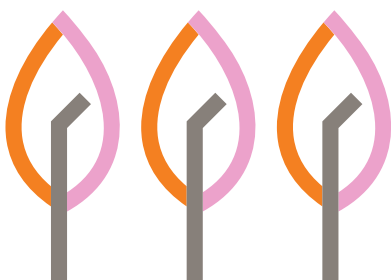
Solar and wind generators can pay a rate based upon their electricity generation, or a set amount (whichever is greater). Alternatively, if they are a large electricity generator or do not produce solar or wind, they are able to pay a fixed rate with a variable charge based upon their electricity generation.

This approach recognises that electricity generation is extremely capital investment intensive and councils imposing rates on improved land values may lead to adverse outcomes. See the [PiLoR factsheet](#) for more details.

More consistent and efficient infrastructure charging

There is a clear and compelling strategic context to improve our system of infrastructure charging. Councils and governments face increasing costs as the Tasmanian population grows and changes, and its service and infrastructure needs become more complex (and expensive) to meet.

Well-designed infrastructure charging can support housing supply and enhance the sustainability of local governments and communities. The Productivity Commission and New South Wales Productivity Commission, alongside the Henry Tax Review, have articulated the principles and benefits associated with infrastructure charging and the public and private savings associated with efficient land use.



Tasmania currently has a limited and piecemeal system of infrastructure or developer charging. Beyond open space contributions and contributed works in greenfields subdivisions, councils rely on discretionary mechanisms such as planning permit conditions and Part 5 agreements under the *Land Use Planning and Approvals Act 1993*. These mechanisms are viewed by the sector as limited and vulnerable to challenge.

Tasmania raises the least of any Australian jurisdiction per lot from developer contributions. It also levies charges for only a limited scope of infrastructure and services compared to other states, which in some cases capture broad social infrastructure and service costs.

Infrastructure charges promote efficiency and encourage the development of well-located land to its highest value. Lower density, greenfields housing development imposes high infrastructure costs per dwelling relative to infill development, and in rural communities, dispersed development imposes higher costs than township development, including on service provision.

Recommendation 18: The Tasmanian Government should work with the sector and the development industry to further investigate and consider introducing a marginal cost-based integrated developer charging regime.

The Board recommends the Tasmanian Government works with the sector and key stakeholders to undertake a significant policy review to consider a legislated, state-wide, and consistent infrastructure charging regime.

The review should include consideration of the range of social infrastructure which might be appropriately supported by revenue raised through such a scheme.

The review should focus on establishing a consistent, state-wide system to ensure best practice can be achieved and that councils do not undermine the efficiency of land use decisions by undercutting each other on infrastructure charges. LGAT has called for a system of “general charging” for infrastructure charging¹³, integrated with infrastructure planning. The Board is broadly in support of this concept, provided reform is oriented towards efficient, marginal cost pricing and supported by legislated guidelines.

Increased transparency of rates information to the community

Reforms to the rating tools and powers afforded to councils should be accompanied by measures to enhance public confidence in councils’ financial management.

Councils set a tax rate—or many tax rates—in their annual budget process. Because these are imposed upon the shifting target of statutory valuations, which may be adjusted or reissued by the Valuer-General in a given year, it is very difficult for members of the public to understand what underpins their annual rates notice.

Councils currently adopt a variety of approaches for communicating information about rates and rating changes to their communities. Some already councils issue information on how rates are applied in respect of various functions and community services in the community.

However, there is no consistency in current approaches, which makes it hard for community members in different local government areas to have access to a common set of simple and comparable information on rating changes.

¹³ LGAT 2022. *Infrastructure Contributions Discussion Paper*. (www.lgat.tas.gov.au/_data/assets/pdf_file/0030/1139691/LGAT-Infrastructure-Contributions-Discussion-Paper-II-April-2022.pdf)

The Local Government Act only requires councils to provide the following information in rates notices.

- the land in respect of which the rates are payable;
- the rates payable by that ratepayer;
- the basis on which the rates payable are calculated;
- any factor by which the rates are varied;
- the period for which the rates are payable;
- the date by which the rates are due to be paid;
- the place or places where the rates may be paid;
- the date on which the notice is issued;
- whether the rates may be paid in one sum or by instalments;
- the date or dates on which instalments are to be paid;
- any rebate payable for early payment;
- if interest is payable on unpaid rates, the rate at which it is payable;
- if a penalty is payable if rates are not paid by the due date, the percentage rate applicable to such a penalty;
- if a minimum amount is payable, that minimum amount.

Providing, additional, standardised, easy to understand information in rates notices will help communities understand their council's rating practices and financial management decisions and should increase community engagement and council accountability.

Recommendation 19: Introduce additional minimum information requirements for council rates notices to improve public transparency, accountability, and confidence in council rating and financial management decisions.

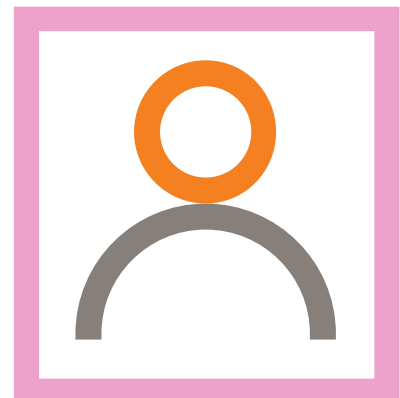
New mandatory 'plain english' information requirements for council rates notices should be prescribed through a Ministerial Order or comparable instrument.

These requirements should be developed in consultation with the sector to ensure they are useful to the community and fit for purpose, but they might include for example:

- an explanation of the landowner's year-on-year change in general rates payable, and what component of this is attributable to:
 - o any rating policy change of the council (such as the imposition of a varied or progressive rate);
 - o change in the property's valuation; and
 - o changes in the general rate component fixed by the council each year;
- the average year-on-year general rate change for a property in the municipality, expressed as relative change; and
- a simple break-down of how a council has rates have been applied to categories of functions and services provided to the community.

The Office of Local Government should also review its Consolidated Data Collection Process to significantly enhance the granularity, quality, and reliability of rating and revenue information collected from councils, including the reporting of councils' rates resolutions in a comparable format.

This information would underpin a continuing and enhanced performance dashboard as part of the proposed integrated Strategic Planning and Reporting Framework (see recommendation 3).



Efficient and effective distribution of Australian Government Financial Assistance Grants

The general purpose and roads financial assistance grants paid by the Australian Government and distributed by the Tasmanian State Grants Commission (the Commission) are an important source of revenue support for smaller councils. For councils such as the islands, Central Highlands, and Southern Midlands, these grants represent comparable or greater revenue per rateable property than rates.

The total financial assistance grant pool of almost \$98 million in 2023–24 is split between \$51 million in roads grants and \$47 million in general purpose assistance, of which more than \$14 million is allocated purely on a per-capita basis. Importantly, these funds once received by councils are entirely untied, increasing their importance as a source of recurrent and flexible operational revenue.

The grants are distributed by the Commission in accordance with principles contained within or set under the *Local Government (Financial Assistance) Act 1995* of the Commonwealth, including a general horizontal equalisation principle.

Within that framework, the Commission uses an assessment of road preservation requirements, along with an assessment of revenue capacity (based on relative property valuations) and various “cost adjusters” to apportion grants using a balanced budget approach. Importantly, the available pool of funding is only sufficient to meet a small part of the funding that would be required to allow councils to achieve a comparable standard.

While the Commission must operate within principles set at the national level, there is significant scope for the distribution of grants to be reconsidered to ensure assistance from the limited pool of funding is directed to those councils least able to meet the needs of their communities from their own resources.

UTAS research commissioned by the Board¹⁴ suggests there may be several options – available within the constraints of the national framework – to adjust the grants allocation methodology

which could deliver more equitable outcomes for communities by better targeting relative fiscal disadvantage. These include:

- Allocating the entire base grant on a relative-need basis;
- Weighting the allocation of relative need-basis grant to reflect fiscal gaps as a share of councils’ assessed expenditure needs (‘proportional scaling’); and
- Reviewing expenditure cost adjusters to address anomalies and better reflect community need.

The technical aspects of these options are explained in more detail in the UTAS local government funding research paper¹⁵.

Separately to the methodology applied by the Commission is the broader matter of transparency and awareness around grants distribution. The Board has frequently heard from councils during the Review process that the current allocation methodology – in terms of both its underlying objectives and its technical application – is not well understood, and efforts should be made to improve overall awareness and understanding among elected members given the grants pool represents such a significant proportion of overall revenue for smaller regional councils in particular.

Recommendation 20: Within the context of the national framework, the Tasmanian Government should seek advice from the State Grants Commission on how it will ensure the Financial Assistance Grants methodology:

- is transparent and well understood by councils and the community,
- assistance is being targeted efficiently, and effectively, and
- is not acting as a disincentive for councils to pursue structural reform opportunities.

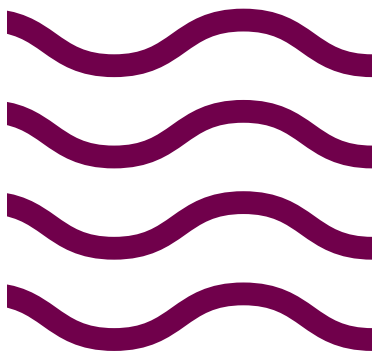
¹⁴ Tasmanian Policy Exchange 2023. Funding Tasmanian local government in the future: Key issues and reform options. Background Paper for the Future of Local Government Review. University of Tasmania.

¹⁵ Tasmanian Policy Exchange 2023. Funding Tasmanian local government in the future: Key issues and reform options. Background Paper for the Future of Local Government Review. University of Tasmania.

The Board notes the Commission has consulted with councils regarding an alternative approach to administering the ‘minimum grant’ principle, which would see it considered as a ‘floor’ rather than an initial allocation. Modelling indicates this would have a modest, positive outcome on the extent of fiscal disadvantage faced by Tasmanian councils. While acknowledging the Commission’s independence, the Board endorses this approach and recommends the Commission proceed with its proposal.

Subsequently, the Board recommends consideration be given to further review of the Commission’s methodology, considering:

- approaches of other jurisdictions, including the weighted balanced budget approach used in Queensland, rather than meeting a fixed proportion of all councils assessed deficits as at present;
- whether fewer, simpler, and more transparent cost adjustors can achieve comparable or superior equalisation outcomes; and
- the utility of caps and collars.



Clear and equitable road funding

Establishing and maintaining roads is the largest individual cost item most councils face. Councils have access to capital grants for road construction, largely from the Australian Government, as well as access to some State funding sources for road maintenance.

One Tasmanian Government funding source is Heavy Vehicle Motor Tax Revenue, which the Tasmanian Government raises from heavy vehicle users through a road use charge designed to recover the costs of road wear and tear. The State Grants Commission recommends to the Tasmanian Treasurer the distribution of Heavy Vehicle Motor Tax Revenue amongst Tasmanian local government authorities. The Commission bases its recommendations on the results of the most recent Tasmanian Freight Survey, which is typically conducted by the Department of State Growth every three years.

The local government sector is critical of the total amount of this revenue passed on by the Tasmanian Government. It is concerned that the sector has received the same amount of \$1.5 million for 25 years. During this time, it estimates that the usage of local roads has steadily increased by 4 per cent per year, and the revenue collected by the state has increased by more than 200 per cent. As a result, councils argue that they have had to raise rates and subsidise heavy vehicle road access while the Tasmanian Government is reserving revenue that is meant to provide cost recovery.

The Board believes this issue warrants further examination by the Tasmanian Government.

Recommendation 21: The Tasmanian Government should review the total amount of Heavy Vehicle Motor Tax revenue made available to councils and consider basing this total amount on service usage data.

Better and more consistent user fees and charges

User charging, either through fees or beneficiary taxation, for goods or services which are not public goods is efficient and equitable. Generally, a price helps reveal how much of a service or good should be provided and prevents members of a community funding a service or good, which they gain no benefit from, through general taxation.

Where a service is identifiably private in nature, councils fully cost recover for that service. Where services provide a mixture of private and public benefit (as is the case, for instance, with some regulatory services), councils apply a mixture of user fees and general revenue. Councils should be required to transparently account for the additional subsidisation of a service subject to user charging in their financial reports.

Tasmanian councils raise less in revenue from fees and charges than councils nationally, though there are large variations between states on this measure. The Board has seen anecdotal evidence of councils using their fee setting powers, including for planning and development permits, to realise general revenues out of proportion with the service rendered for very large developments.

Conversely, it is understood that councils generally do not recover the cost of their regulatory services, even where these services benefit only an individual or group, and not the broader community.

Recommendation 22: Introduce a framework for council fees and charges in a new Local Government Act, to support the expanded, equitable and transparent utilisation of fees and charges to fund certain council services.

The Board's recommendation builds on the reform commitment arising from the 2020 Local Government Legislation Review that fee principles or guidelines be legislated, and that "[f]ees and charges should be reflective of the cost of the service being delivered as they are not a tax to raise general revenue."

The framework should provide:

- that user fees should not exceed the cost of providing a service (as councils have access to a more efficient and equitable source of general revenue, in council rates);
- that goods and services of a private nature must be fully cost recovered; and
- the basis on which councils should assess and transparently account for the partial or full subsidisation of services and goods with both public and private benefits.

Potential future improvements to our broader rating system

The Board believes the current rating model as implemented in Tasmania could be significantly improved to increase its overall efficiency, equity, and transparency.

A well-designed and appropriate legislative framework for council rates will underpin the sector's potential to meet its own fiscal needs well into the future, without relying unduly on transfers from other spheres of government (which are typically funded from less efficient taxes).

Council rates are among the most efficient of all forms of taxation, and more efficient than many of the other taxes available to the Tasmanian or Australian Government. Rates cause little distortion to people's decision-making and little loss to the economy overall. Council rates, calculated on the improved value of landholdings, are also a progressive source of revenue, which is broadly consistent with the benefit principle.

Despite the autonomy offered to Tasmanian councils in the setting of rates, over the last decade councils have grown their own-source revenues less than the local government sector of any other state. Similarly, Tasmanian council rates have not kept pace with other sources of taxation at any level of the Australian federation.

Councils enjoy broad flexibility in the setting of rates and service rates and charges under the existing statutory framework. Given the efficiency of rates as a form of taxation there are clear benefits in councils retaining a significant degree of rating autonomy and flexibility. For this reason, the Board would not support any move to introduce rate caps adopted in other jurisdictions. Rate caps can be complex, they have been shown to result in unintended adverse outcomes, and they do not properly consider whether councils, at the outset, are raising appropriate and adequate revenues.

However, the multiple and overlapping rating tools afforded to councils under the Local Government Act create the risk that council rates as implemented are a far less efficient and equitable than they should be.

UTAS research commissioned by the Board identified a range of issues with the current rating system which warrant potential reform attention. UTAS notes “The complexity and diversity of approaches to rating, and of its interactions with valuation and equalisation processes, creates a range of challenges that limit councils’ ability to levy rates in accordance with the principles of good tax design¹⁶”.

¹⁶ Tasmanian Policy Exchange 2023. *Funding Tasmanian local government in the future: Key issues and reform options. Background Paper for the Future of Local Government Review.* University of Tasmania.

The major issues include that:

1. the rating process is complicated, difficult for residents to understand, and highly variable, not just between but also within council areas and property classes;
2. the valuations used by councils to set their rates are not always fit for purpose and nor are they always consistent with market conditions. When valuations are inaccurate, the legitimacy and equity of the rating system as a whole may be compromised;
3. for some large commercial operations where land is not a major factor of production (such as mines and windfarms, for example), improved land value can be an inefficient tax base which often doesn’t reflect a business’s use of infrastructure nor its ability to pay. Under the current regime Tasmanian rates can vary significantly over the operating life of a project potentially deterring investment;
4. the highly variable effort applied by different councils in raising rates indirectly compromises the ability of the existing Financial Assistance Grant pool to be distributed in a way that maximises its potential for fuller equalisation and greater equity;
5. councils are subject to growing and unevenly distributed gaps in their rate bases created by partially and fully exempt property; and
6. rates are a tax on wealth and not income although the two are related. The growing numbers of asset-rich but cash-poor ratepayers – such as retirees and pensioners – limit the scope and prospects of systemic reform and more efficient use of the desirable tax base to which councils have access.

UTAS notes that “Together, these challenges undermine the fairness, efficiency, and sustainability not only of council rating but of the wider funding and equalisation system on which Tasmanian councils depend. This funding reform can’t be addressed by local governments alone but requires a cooperative approach.”

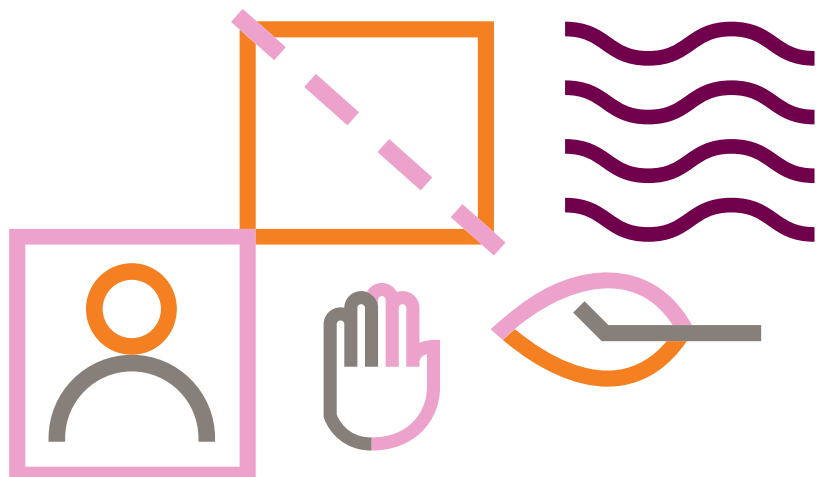
Recommendation 23: The Tasmanian Government should review the current rating system under the Local Government Act to make it simpler, more equitable, and more predictable for landowners. The review should only be undertaken following implementation of the Board's other rating and revenue recommendations.

Following consideration of all the measures proposed previously in this Report to improve and broaden non-rate sources of council revenue, a review of the current rating model in Tasmania should be done to identify options to address issues flagged with the Board, and improve its overall efficiency, effectiveness, and transparency.

The review should be done in close consultation with the sector – potentially under the auspices of the Premier's Local Government Council.

The review should focus on ensuring council rating tools and provisions under the Act form a complementary and integrated system that balances appropriately the interests of councils, communities, and landowners.

The Review should focus on addressing the six key issues identified above.



Community Outcome 2: Deliver better services locally

By helping councils build the systems they need to deliver better government services in their community, including through partnerships with other tiers of government.

Reform recommendations under this Community Outcome focus on:

- giving councils the right tools and frameworks to help them strategically engage on, plan, and deliver services that meet community wellbeing needs and expectations in an efficient, effective, and sustainable way;
- enhancing accountability by improving the quality, consistency, and transparency of councils' performance information so communities and the sector can understand clearly how well councils are performing and can continuously improve; and
- building and strengthening partnerships between local and Tasmanian Government that leverage shared systems, processes, and resources to unlock capability and improve local service delivery with a specific focus on collaboration in relation to important regulatory activities and customer facing front desk services.

Enhanced performance monitoring that supports the continuous improvement of councils

As we explained in Chapter 1, the strategic planning practices of councils should be clearly aligned with the role statement and Charter. This will ensure councils are considering their legislative requirements and responsibilities through their planning all the way through to practical service delivery.

A key feature in any democratic government is the responsibility of elected officials to answer to their constituents on decisions made on their behalf, and to be clear about what factors or considerations influenced those decisions. There is substantial literature on the transparency value of consistent performance monitoring for local government, particularly in driving practical performance improvements at the individual council and sector-wide level, as well as supporting greater self-regulation and good governance.

In recent years, most other jurisdictions have undergone processes to improve transparency and accessibility of local government performance information. In many cases, this has involved the development of user-friendly websites that allow the community to quickly understand how their council is performing against a range of clear, consistent, and easy to understand performance measures. The Board developed a 'pilot' version of its own performance dashboard as part of the Review process. This has been well received by the community and the sector.

The Tasmanian local government performance monitoring system is due for a substantive review and renewal. There is broad consensus that the existing suite of local government financial, asset management, and service metrics are inadequate and inhibit genuine scrutiny of the absolute and relative performance of councils. This has stymied the Review's inquiry in several areas and made it difficult to glean a clear and consistent picture of absolute and relative historical performance of councils.

The 2020 Local Government Legislation Review recommended the introduction of an improved performance reporting system. Little progress has been made since then, and this needs to be remedied as a priority.

The need for a renewed system drawing on the substantial work that has been done in other jurisdictions has received almost universal support during consultation (noting that this support is on the assumption that any new reporting arrangements must replace, and not simply be built on top of, existing obligations).

The development and prompt and effective implementation and oversight of a renewed performance reporting system is a critical centrepiece of our reform package to support continuous improvement in the sector. It is essential to improve current reporting and monitoring deficits (particularly around service levels and quality), but also to allow for tracking of individual council and whole of sector performance over time to support robust, evidence-based decision-making on future structural or other reform in the sector.

Recommendation 24: The Tasmanian Government should work with the sector to develop, resource, and implement a best practice local government performance monitoring system.

A key feature of the system should be regular public reporting against a consistent and meaningful set of performance metrics covering councils' financial (including rating), regulatory, statutory compliance, and service level, cost, and quality performance.

The Minister for Local Government should have the power to prescribe specific metrics and approaches to collecting and presenting data to support transparent reporting on those metrics.

This reporting should be presented in an accessible and interactive format via a public online dashboard or portal, providing for the standalone and relative assessment of council performance on both a single year and longitudinal basis.

The dashboard should provide a 'one stop shop' for all data on council performance, including the delivery of functions performed under all relevant Tasmanian Government legislative frameworks – for example, building and plumbing, environmental health, and planning approvals.

Current data collection processes – particularly the annual Consolidated Data Collection – should be reviewed and streamlined wherever possible, with consideration given to developing a 'back end' digital reporting interface as part of the performance dashboard to eliminate current manual collection exercises and allow councils to upload their data directly.

As part of this process, all existing performance reporting obligations – including those under Ministerial Order – should be reviewed in consultation with the Tasmanian Audit Office, the sector, and all key end users of data to ensure they are useful and fit for purpose.

Recommendation 25: The Tasmanian Government should develop clear and consistent set of guidelines for the collection, recording, and publication of datasets that underpin the new performance reporting system to improve overall data consistency and integrity, and prescribe data methodologies and protocols via a Ministerial Order or similar mechanism.

The system will enable councils to transparently benchmark and track performance, setting targets for improvement in their strategic planning processes.

The development and implementation of this system should be led by the Office of Local Government, and ideally supported with specific, dedicated project funding.

Enhancing regulatory oversight and support for the sector

Improved transparency in performance reporting, monitoring, and management will only deliver tangible improvements if it is supported by a well-resourced regulatory oversight capability with the requisite 'teeth' to intervene and address poor performance as and where it emerges.

Throughout the Review, the Board observed concerning statutory compliance failures by councils. For example, we found extensive non-compliance with statutory requirements to maintain and publish critical strategic planning documentation, and failures to undertake activities which pose genuine risks to public health and safety. While we believe many of these failures are in large part due to capability challenges facing councils (often linked to a lack of scale and skills gaps), a lack of effective regulatory oversight in some areas by responsible entities also plays a role.

The Board believes the Office of Local Government should, wherever possible, adopt a regulatory approach that is risk-based and pro-active and that allows for proportionate, early intervention.

The Board notes and supports the approved reforms from the 2020 Local Government Legislation Review which would see the Director of Local Government given the power to appoint 'advisors' and 'financial supervisors' to enter a council to review its operations, request information from the council administration (and the audit panel), provide guidance to elected members and senior staff, and make recommendations to the council on a range of matters.

The effective utilisation of these kinds of tools, however, necessarily depends on good intelligence and robust and reliable data on the performance of councils, and a capability within regulatory entities to analyse and interpret it.

Resourcing constraints are a challenge for the Office of Local Government, and the natural consequence of this is that limited resources tend to be deployed reactively in response to issues that have already escalated to a point where a more acute or serious intervention may be required. Investment in data-driven intelligence-gathering systems and a more structured, routine pro-active compliance monitoring program are likely to be required to extract maximum value from the Board's proposed performance monitoring system for the sector.

The Tasmanian Government should review the current resourcing and structure of the Office of Local Government to ensure it has the necessary capability to develop and manage an appropriate proactive, risk-based compliance monitoring and intervention program for the sector. Consideration should be given to sector contributions to fund the regulatory oversight functions of the Office of Local Government.

The role, function, and resourcing of council audit panels is another area that needs attention. An audit panel acts as an advisory committee to a council, and its broad functions are to 1) rigorously review and assess council performance; and 2) make recommendations to a council on strategic and operational matters that may require attention. The scope of audit panels' statutory remit is broad and includes the review of a council's performance in relation to its financial system, financial governance and risk management arrangements, financial management, all strategic, financial and asset management plans of the council, and all policies, systems and controls the council has in place to safeguard its long-term financial position. The Board's view is audit panels are currently under resourced, and do not meet frequently enough to provide effective assurance consistent with their broad-ranging responsibilities under the Local Government Act. Non-compliance by some councils with core statutory requirements for statutory plans in particular shows audit panels are not always able to pick up key risks and issues, or where they do there is insufficient accountability on councils for addressing compliance failures that are identified.

The current role, functions, powers, obligations, and resourcing of council audit panels should therefore be reviewed as a priority to ensure they have the capability to not only meet their current objectives, but also effectively support councils meet the requirements of the new Strategic Planning and Reporting Framework. Options for regional audit panels serving multiple councils should be actively explored.

The Board also believes this to a large part because audit panels lack support from a dedicated and well-resourced internal audit capability. Bolstering this capability should be a priority.

Tasmanian Government agencies are required under Treasurer's Instructions to have an internal audit function because of the importance of the function in providing objective assurance and advice on a range of risk and compliance matters. Consideration should be given to introducing a similar requirement for councils given their responsibilities for managing significant public assets and resources, and whether this requirement needs to be legislated or otherwise mandated. Consideration should also be given to resourcing internal audit via service sharing or pooling arrangements, particularly for smaller councils. LGAT may be well placed to provide support for joint procurement for these councils of a shared capability.

Recommendation 26: The new Strategic Planning and Reporting Framework should actively inform and drive education, compliance, and regulatory enforcement activities for the sector, and entities with responsibility for compliance monitoring and management – including the Office of Local Government and council audit panels – should be properly empowered and resourced to effectively deliver their roles.

As part of this the Tasmanian Government should consider introducing a requirement for councils to have an internal audit function given their responsibilities for managing significant public assets and resources, and whether this requirement needs to be legislated or otherwise mandated. Consideration should also be given to resourcing internal audit via service sharing or pooling arrangements, particularly for smaller councils.

Building on the agreed reforms of the 2020 Local Government Legislation Review and utilising a bolstered internal audit function, the Director of Local Government should be given the power to not only request audit panel reports, but to request internal audits be undertaken, with reports provided to the relevant council and the Director. Failure by a council to act on the recommendations of its audit panel – without sound justification – should be grounds for formal regulatory intervention, including the issuing of performance improvement directions under the Act.

The Office of Local Government, the Tasmanian Audit Office, and other State regulatory agencies should collaborate to improve the integration, efficiency, and effectiveness of performance oversight and compliance activities, including specific performance audits. Consideration should be given to staff secondments between regulatory entities to build capability.

Co-regulation for better outcomes

Councils have a range of regulatory responsibilities under Tasmanian legislation. State agencies can share some of these regulatory responsibilities with councils or may have their own separate but related responsibilities.

Key regulations (and relevant state agencies) include:

- *Land Use Planning and Approvals Act 1993* (State Planning Office, Tasmanian Planning Commission, Parks and Wildlife Service)
- *Building Act 2016* (Consumer, Building and Occupational Services)
- *Environmental Management and Pollution Control Act 1994* (Environment Protection Authority)
- *Food Act 2003* (Department of Health)
- *Public Health Act 1997* (Department of Health)
- *Local Government Act 1993* (Office of Local Government).

There has at times been limited communication and coordination between councils and State agencies in the way they implement these responsibilities. Each works in isolation from the other. The respective responsibilities are not clearly documented and, as a result, risk being poorly understood by all parties. There is little shared understanding of the performance expectations of each party – both have historically perceived the other as under-performing.

For the community, this has caused confusion and frustration. They have often found it hard to know who to approach for advice. This poor communication can even be a problem within councils. An example that arose through the 2022 Tasmanian Agritourism Regulatory Mapping and Reform Project was agritourism businesses not realising they needed to talk to both a council planner and environmental health officer about holding events and providing a food service. For the broader community, the result has been poor regulatory outcomes, leading to public health and safety risks being poorly managed.

Recommendation 27: The Tasmanian Government should collaborate with the local government sector to support a genuine, co-regulatory approach to councils' regulatory responsibilities, with State agencies providing ongoing professional support to council staff and involving councils in all stages of regulatory design and implementation.

State agencies with legislative responsibility for regulatory functions delivered by councils need to collaborate with the local government sector to develop and implement a co-regulatory strategy. The aim of the strategy must be to ensure regulatory objectives are being achieved in the most cost-effective way, and without undue burden on the community.

The strategy should document the current regulatory responsibilities of councils and agencies and activities and identify priority actions that will improve the operation of the regulatory system.

Priority actions could include, for example:

- the creation or sharing of guidance material, templates and decision-making tools;
- collaboration on education and compliance programs;
- coordination on regulatory campaigns to achieve improved regulatory outcomes or address regulatory backlogs;
- agreements to review or redesign regulations to be more effective in achieving regulatory outcomes; and
- collaboration on shared workforce strategies to improve the regulatory capacity and capability of the public sector in Tasmania.

Good practice and precedent - Victoria's Better Regulatory Practice Framework.

In Victoria, local government has a statutory responsibility to perform certain functions (such as registering food premises) on behalf of government. The Victorian Department of Health and Human Services sets overall policy and also works directly with local government and other co-regulators.

In 2018 the department published a Better Regulatory Practice Framework. It states that the department will tailor how it works with local government based on the nature of the risk, the range of non-regulatory tools available (for example, funding arrangements and capability building), and the powers provided in the relevant legislative frameworks. As the framework notes: "Where department regulators work with local government, as with any co-regulators, the department's regulators understand that the community has expectations about the outcomes that they expect 'government' to achieve (for example, 'providing all Victorians with equal access to health and human services' or 'ensuring safe drinking water'). These expectations are rarely guided by the jurisdictional roles, functions or operating models selected by 'government' – such as differentiating between 'local government' and 'Tasmanian Government'. Therefore, the department's regulators work with co-regulators and other stakeholders to achieve community outcomes."

Where appropriate, consultation with the community would inform the setting of priorities. As part of its contribution to the strategy, each state agency should ensure there is a dedicated support point where council regulators can access advice and information.

The development of new co-regulatory strategies could logically be piloted through partnerships in regions where new, larger councils are being created through voluntary amalgamation. This would assist participating councils at a time when they are already bringing together their regulatory systems and establishing new ways of operating.

It would be prudent to focus the pilot on a particular area of regulatory responsibility, such as plumbing permitting, and then applying the lessons learned more broadly over time to other regulations including building permits and development approvals.

Undertakings in relation to ongoing Tasmanian Government regulatory support for the whole sector could form part of the Tasmanian Government and Local Government Agreement within the proposed Charter for Local Government (see Recommendation 2).

Strengthening partnerships for better customer-facing services

Integrating Tasmanian Government and local government customer-facing services provides opportunities to make life simpler for Tasmanians and unlock economies of scale.

During life's key events, information that people need is often distributed across layers of government, as well as non-government sources. Collaboration and service alignment around the individual, rather than government silos, means people can find support more easily and do not need to tell their story repeatedly. An example would be someone moving home, who requires information from both local government and multiple state entities.

To deliver these outcomes, both the Tasmanian Government and councils need to maintain common service delivery capability, such as face-to-face, phone and digital services. Sharing the costs of these capability not only helps optimise the customer experience but also helps make them more sustainable and comprehensive.

Our engagement revealed that Service Tasmania (ST) currently provides council services for six of Tasmania's 29 councils, meaning residents can enter any ST location to undertake a range of local government transactions. Council services provided include:

- rates payment/enquiry
- general invoice/statement payments
- council enquiries – general
- parking Infringement payment/enquiry
- dog registration – establish/renew
- dog health and kennel licencing
- pensioner parking permit
- pensioner rates remission application
- planning/building/ venue/miscellaneous item hire applications
- dog nuisance complaints
- general application receipt/payment
- event RSVP
- make council officer appointment
- receipt documents
- service delivery complaint

Three ST service centres are currently physically co-located alongside council staff in their premises (Beaconsfield, Oatlands, Currie). One council arrangement (Devonport City Council) is more developed, where ST now acts as the first point of contact for the majority of council customers physically visiting co-located premises. Many of these transactions can be resolved at this first point of contact. ST charges councils for services provided on a per transaction basis. Additionally, ST also provides services for the Australian Government, particularly Services Australia.

Co-location offers convenience for the public in accessing multiple government services, and in many instances furthers the 'no wrong door' principle where people need not know which layers of government they should be interacting with. It is often financially advantageous to share rent and other costs with a partner organisation. Staff from the various organisations can share knowledge and ideas, and in some instances share certain tasks and activities.

Based on experience with Devonport City Council, the approach of service integration offers the most comprehensive advantages of any current co-location model. Under this approach ST can utilise existing systems to process basic transactions on behalf of councils (under a negotiated financial agreement).

Where councils have service agreements in place with ST, residents benefit from being able to access local services at any of ST's 27 service locations around the State, as well as by phone and online. Analysis has shown that a considerable number of these rate payers transact outside of their LGA, indicating people find the option of multiple payment points to be convenient.

The Government Contact Centre (GCC) currently handles a wide variety of service enquiries, and opportunities also exist for local government to leverage this capability. This could contribute to decreased community costs and smooth financial impacts across the State.

Integrating local government enquiries into a shared contact centre capability would provide access to efficient and effective operating practices, best in class technology and support, along with economies of scale. Councils often experience surges in demand such as around rates notice periods and emergencies, and so leveraging a more scalable capability can assist at these times.

Recommendation 28: The Tasmanian Government should work with the local government sector to pursue opportunities for strengthened partnerships between local government and Service Tasmania.

Opportunities should therefore be pursued wherever possible to co-locate ST and council face-to-face service and contact centres, effectively establishing 'one stop' government service hubs.

These partnership opportunities could logically be identified and piloted in councils participating in voluntary amalgamations.

Common systems for council digital business systems

Councils broadly accept that moving to common digital business systems would have a range of benefits, and cloud-based digital systems are making these transitions easier. Benefits include:

- reduced capital costs for procurement;
- reduced cost of ongoing technical support;
- portability of staff skills, allowing for professional development opportunities;
- allowing closer collaboration between councils in sharing staff, services and other resources;
- opportunities for staff to work from regional locations, maintaining regional employment;
- simpler integration with Tasmanian Government systems, further broadening both customer service offerings and staff professional development opportunities; and
- reduced barriers to voluntary structural reform.

There is a wide range of systems currently in place in councils. Misalignment of digital systems is widely accepted as an obstacle to closer collaboration between councils.

There are examples of councils moving to common systems. For example, Devonport City Council is now using the TechnologyOne ‘One Council’ software, as are their neighbours in the combined administration of Kentish and Latrobe Councils.

Business continuity and financial and commercial risks would need to be carefully managed in the procurement process, but these are routinely managed in other sectors. DSS has procurement experience it should be able to share. There are a number of major providers of such systems, and the collective bargaining power of the sector should be able to be leveraged in any negotiations and re-negotiations of systems and service offerings.

In late 2023/early 2024, ST will launch a digital services portal, myServiceTas, providing Tasmanians with a secure and easy-to-use access point for government services, accessed through a single login. The portal will provide foundational tools that could potentially assist councils to enhance the range of services that can be offered online. Examples of these tools include e-forms, a central customer relationship management platform and a systems integration capability.

Stage 1 will allow Tasmanians to create a secure account to access their digital services and digitise many common transport transactions. Subject to further funding, future stages will grow the portal to support a wide range of services based on the foundations that are already established.

Benefits of councils leveraging myServiceTas would include:

- ability to leverage a central, robust model for complex, resource intensive and higher risk activities such as cyber security;
- potential to link into existing infrastructure where councils have already made investments in systems and tools;
- significantly reduced need to invest in other foundational requirements to hold and secure information such as digital identity through investing in a common platform and solutions; and

- reduced public confusion by offering a common entry point to state and local government services, allowing many services to be presented side-by side (e.g., care registration and rates notices).

Recommendation 29: Councils should migrate over time to common digital business systems and ICT infrastructure that meet their needs for digital business services, with support from the Department of Premier and Cabinet’s Digital Strategy and Services (DSS).

All Tasmanian councils should collaborate on developing and implementing a strategy for migrating council business systems to a common, cloud-based system. DSS should support councils to design and procure and agreed set of services and appropriate operating and financial models. This would result in a vendor panel being established that streamlines adoption and manages security. The strategy and systems should be owned and implemented by the sector with governance and oversight provided by a technology roadmap and service relationships with cloud suppliers and DSS.

Migration to the common system would pragmatically occur over a significant period to allow existing contractual commitments and broader challenges to be resolved and to gain the returns expected from existing investments. While it is essential that the sector is supported and has a comprehensive opportunity to collaborate and agree on the service provider and other critical design elements, migration to the agreed platform should be a state-wide council requirement within a defined period of five to eight years.

The sector should determine the appropriate design, structure, and governance for such a system, which could be under the auspices of LGAT, another entity, or with one or more councils playing the leading service-provider role.

The scope of this strategy should cover both customer-facing and internal council business systems, including the following:

- integrated planning and performance reporting
- financial management
- property and rates management
- procurement and supplies management
- human resource management
- GIS spatial management
- records management
- customer management
- regulatory and compliance management
- strategic asset management
- asset management
- project management
- cyber security.

Council staff should be supported during the transition with dedicated training programs.

The design of the system must enable staff working for one council to easily use their knowledge and skill in the system to support other councils.

The system must also be designed to maximise opportunities for staff to work from regional locations in local communities, and to provide enhanced council service offerings to regional communities. Where necessary, this may require enhancements to digital coverage to ensure all necessary locations have the network access they need to use the systems.

As far as possible, the system should be integrated with Tasmanian Government business systems, particularly for customer-facing ST applications. Integrating council and State online digital services portals would provide Tasmanians with a secure and easy-to-use access point for (state and local) government services, accessed through a single login.



Community Outcome 3: Build and maintain future- ready community assets:

By setting clearer standards for the way councils manage assets and holding them to those standards.

Reform recommendations under this Community Outcome focus on:

- delivering greater confidence that community assets are being managed to a high standard in a transparent, consistent, and equitable manner that reflects current and future community needs;
- understanding and continuously improving the overall maturity of asset management practices across the sector and minimising the risk of infrastructure renewal backlogs resulting from poor practices; and
- ensuring legislative requirements for strategic financial and asset management plans are fit for purpose and support good practice and compliance by councils.

Recommendations under this outcome complement and support the asset management shared services proposal. However, while a new asset management shared services entity would be well placed to support the implementation of reforms outlined below, we believe they should be progressed even where such an entity is not established.

Simplifying and streamlining statutory requirements for strategic financial and asset management planning

Councils manage more than \$11 billion worth of vital infrastructure across the State. It is essential councils adopt and maintain sound strategic asset management practices. Effective long-term strategic asset management requires informed decision-making based on reliable data - that is subject to regular testing and review - about asset life, condition, depreciation, and replacement costs.

However, we know councils have varying capabilities when it comes to the maturity of their strategic asset management processes and practices, and a lack of high quality and consistent systems and data across the sector can make it difficult to get a clear and true picture of existing and emerging asset renewal backlogs.

Despite being introduced over eight years ago, the Review found there are many instances where councils are still not complying with their statutory requirements relating to key strategic financial and asset management planning documents.

For instance, only 21 per cent of councils were found to be complying with their statutory obligations to prepare a Long-Term Strategic Asset Management Plan (LTSAMP) and Long-Term Financial Management Plan (LTFMP) in accordance with the Local Government (Content of Plans and Strategies) Order 2014.

The Review has found that some councils have adopted their own approaches to meeting the statutory requirements for asset management plans that are not technically compliant despite templates and resources being made available to assist with these tasks. This results in a loss of consistency and comparability across the local government sector in Tasmania.

This is not simply a technical compliance or consistency issue. Collectively, this suite of documents is intended to provide critical information to assist councils make decisions about services from infrastructure that are needed, affordable, and financially sustainable. The plans should also play an important part in supporting performance oversight, monitoring, and management.

For example, a lack of compliance with the formal statutory requirements has limited the Review's capacity to undertake further and deeper analysis of the extent to which councils are aligning their LTSAMPs with their LTFMPs.

Having a current LTSAMP that is aligned and balanced with an LTFMP is crucial, because it will assist councils to improve financial sustainability and minimise any unexpected financial shocks. Integrating asset management and financial management activities can result in enhanced information for those in the stewardship role and can therefore lead to better decisions and improved community outcomes.

The Board believes the current situation with respect to strategic planning documentation could be a result of several factors, including uneven capability and capacity limitations in some councils regarding strategic asset management, and a lack of investment in the internal audit function supporting audit panels.

An absence of reliable, ongoing, and consistent compliance oversight on statutory plans has also potentially signalled to councils that maintaining this suite of documents is not considered a regulatory priority.

The Board has made recommendations elsewhere in the Report it believes will help address these aspects of the problem – specifically, recommendations relating to a resourcing and capability review of the Office of Local Government, and a bolstering of the internal audit function in councils.

Ultimately, however, councils should see inherent value in developing and maintaining strategic financial and asset management plans because they help them make sound decisions on behalf of their communities, rather than treating them as a compliance or 'box ticking' exercise. It may be, therefore, that there are opportunities to improve the current framework itself, including by simplifying and streamlining the overall suite of documents councils must prepare and maintain.

Given it has been almost 10 years since the current statutory requirements around strategic planning documents were first introduced, the Board believes the current situation merits a specific and targeted review to ensure they remain fit for purpose, serves the needs of councils needs and, therefore, incentivises active and consistent compliance.

However, it is also important to understand in more precise terms the level of variance across the sector in terms of asset management maturity and capability, so this can be used to as a 'benchmark' to target efforts to deliver improvements and monitor ongoing performance.

Recommendation 30: The Tasmanian Government – in consultation with the sector – should review the current legislative requirements on councils for strategic financial and asset management planning documentation to simplify and streamline the requirements and support more consistent and transparent compliance.

Councils should be supported to implement any changes emanating from the review as a priority, and ongoing compliance with the revised framework should be subject to close monitoring and transparent public reporting.

Informed by the findings of that review, all councils should implement a continuous improvement program for asset management maturity and capability so that they can demonstrate they achieve and can maintain a minimum 'core' level of maturity under that framework.

The proposed new asset management shared service entity (Recommendation 13) would support individual councils to adopt any changes to the framework by developing and delivering revised guidelines and templates for the preparation of key strategic planning documents.

Ongoing compliance should be routinely monitored by the Office of Local Government, and publicly reported via the interactive, online dashboard as part of the proposed new performance monitoring (see Recommendation 24 above).

Improving consistency and transparency of asset lives

'Useful life' is the period over which an asset is expected to be available for use by a council. It is the estimated or expected time between placing the asset into service and removing it from service either by renewal/replacement or disposal.

The Review found evidence of significant variations across councils in the useful lives of assets in the major asset classes, and instances where councils had extended useful lives with no apparent supporting engineering or other evidence.

Anecdotally, we heard across the sector that many councils are arbitrarily extending the useful lives as a budget management tool, as it reduces the depreciation cost incurred. The Australian Local Government Association's 2021 'State of the Assets' report¹⁷ found that Tasmanian councils have the lowest rate of depreciation.

Extending asset lives without justification reduces the capacity of councils to complete required asset renewal programs identified in their LTFMP and can result in lower service levels for the community.

In its Report the Board recommends certain asset management functions be centralised and established as a mandatory shared service (see Recommendation 13). This should include asset valuations, condition assessments and support for councils to develop whole-of-life costings for major assets and infrastructure. It would assess and cost assets according to a set of agreed, objective standards, independent of the influence of individual councils.

Recommendation 31: The Tasmanian Government – in consultation with the sector – should investigate the viability of, and seek to implement wherever possible, standardised useful asset life ranges for all major asset classes.

Standardised asset life ranges should be implemented and rolled out under the auspices of a centralised asset management entity (see Recommendation 13).

The new asset management entity could also review current lives and condition assessment practices for major asset classes across councils. The aim of this review would be to understand where councils have been extending useful lives without justification and 'reset' remaining useful lives in accordance with agreed standardised useful asset life ranges.

¹⁷ Australian Local Government Association 2021. 2021 National State of the Assets Report. (https://alga.com.au/app/uploads/ALGA_NSotA_SummaryReport2021.pdf)



Community Outcome 4: Ensure local government represents you and your community

By requiring councils to listen to the whole community when setting priorities and be more open and accountable for the decisions they make.

Reform recommendations under this Community Outcome focus on:

- increasing community engagement and participation in local decision-making generally;
- improving the capability of councils to reach, reflect, and represent the broad diversity of ideas, priorities, and perspectives of the people in their communities, particularly those who are not heard as often, such as younger people and Aboriginal Tasmanians;
- ensuring standing for election to councils is an attractive proposition for a broad range of community members who want to represent their communities; and
- improving the overall standard of elected member conduct across the sector and increasing community confidence that serious poor behaviour will not be tolerated.

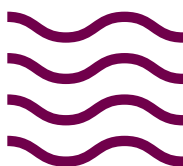
Strengthening councils' community engagement obligations and practices

During the Review we have identified an increasing acknowledgement, both in Australia and Internationally, of local government's key role in 'place shaping'. This is a trend which has seen councils move toward a more active role in developing and preserving local identity and promoting community wellbeing.

This is the case in Tasmania too. Research by the University of Tasmania¹⁸ has identified that effective place shaping requires that councils support and contribute to community networks and are prepared to engage with or devolve decision making responsibilities to their residents.

Tasmanians have an increasing expectation that their councils will continually engage with them and will listen and respond to the issues and challenges they face. Establishing frameworks that enable and empower councils to do this will create better outcomes for the whole state.

Councils should plan and engage with their communities in a way which is genuine, informative, and representative. This does not mean that councils need to undertake long, deliberative engagement processes (such as citizen's juries) for every decision they make, but they should ensure people impacted by a decision are genuinely consulted about those impacts.



¹⁸ Tasmanian Policy Exchange 2022. National and international trends in local government and their relevance to Tasmania. Background Research Paper No. 2 for the Future of Local Government Review. University of Tasmania.

As evidenced through our research, where deliberative community engagement is deployed at a local government level, outcomes for communities are better – council decisions reflect local values more closely and are more widely accepted and supported. Additionally, citizens who are given the opportunity to participate in deliberative engagement processes feel stronger connections to their communities, and with their representatives. This will also enhance the capability of our councillors, by elevating the importance of their role in decision making to a more strategic level – to genuinely consider and represent all relevant community voices.

While there are many positive examples of community engagement in local government in Tasmania, engagement planning and approaches are patchy in their application, and this is reflected in community dissatisfaction with how their councils go about engagement. This is reflected in our state-wide survey of Tasmanians, which found that councils rated poorly on how well their decisions represented the whole of the community.



Good practice and precedent - Council community engagement in NSW

In New South Wales, councils are required to engage with their communities through a structured framework outlined in the *Local Government Act 1993*. The Act emphasises community engagement and participation as integral components of local governance. The key components of this are:

1. **Community strategic planning:** Councils are mandated to develop 10-year Community Strategic Plans (CSP) that outline the long-term vision, goals, and strategies for their LGA. The CSP is developed through extensive community engagement, ensuring that the priorities and aspirations of the community are integrated into the plan.
2. **Integrated planning and reporting framework:** The Integrated Planning and Reporting (IP&R) framework requires councils to develop a suite of plans, including the CSP, Delivery Program, Operational Plan, and Resourcing Strategy. These plans must align with each other and reflect community priorities and preferences.
3. **Public exhibition of documents:** Councils must publicly exhibit key strategic documents, including the draft CSP, Delivery Program, and Operational Plan. During the exhibition period, community members have the opportunity to provide feedback and suggestions.

4. Community consultation: Councils are required to consult with the community when developing, reviewing, or amending their strategic plans and policies. Consultation methods may include surveys, workshops, public meetings, and online platforms.
5. Reporting to the community: Councils are obligated to report back to the community on their progress in achieving the objectives and strategies outlined in the Community Strategic Plan. This reporting ensures transparency and accountability.
6. Community advisory committees: Some councils establish community advisory committees to provide input and advice on specific issues or areas, such as youth, sustainability, or heritage. These committees can include community members and stakeholders.
7. Engagement in planning and development: Councils must engage with the community in the planning and development process, particularly for significant projects or changes that affect the local area.

To support the overall quality and consistency of engagement approaches, the sector should be supported to develop overarching deliberative engagement guidance, and a best-practice toolkit that councils can draw on when developing, implementing, monitoring, and reporting their strategies.

Specific engagement methods should not be mandated – but deliberative engagement principles should be enshrined through the Local Government Charter (see Recommendation 2), coupled with more definitive guidance and support to enable and empower councils to deliver meaningful community engagement relevant to their communities.

Engagement plans should also outline how smaller communities within councils are more effectively represented. This could be through a range of mechanisms, including local community plans, leveraging improved technology to hold more face-to-face regional council meetings in different townships, and otherwise providing digital hubs that councils can utilise for more effective community engagement, connectivity, and service delivery. Individual councils should invest in capability to better understand local community needs and priorities (particularly as they relate to supporting wellbeing-related objectives). They should use a range of contemporary tools and methods to pro-actively engage as broad cross section of their communities as possible.

Councils should also invest specific and dedicated effort to increase engagement with sections of the community that do not feel current council engagement activities are relevant or appropriate. This includes better understanding the engagement preferences of young people and Aboriginal Tasmanians.

Improving community engagement on major or novel service and infrastructure decisions

The service offerings and infrastructure holdings of many councils have expanded over time in response to local needs and challenges – sometimes in response to market failures, local demand, or political pressure. Councils also increasingly find themselves taking on the ongoing management of new infrastructure resulting from one-off election funding from the Tasmanian and Australian Governments.

If decisions are made without consideration of the medium to long-term financial impacts on council and the community, it can create sustainability challenges and a diversion of resources and funding away from core services and functions.

Through our engagement, we heard calls for more formal, consistent mechanisms to allow councils to consider the impacts (financial, social, environmental) from decisions to take on new services or infrastructure and inform their communities about these impacts. The objective is to support councils to articulate to their communities the financial costs and impacts, as well as impacts on service delivery, clearly and transparently (including potential rate increases or service trade-offs). This, in turn, would help them to explain their decisions to deliver a new service or seek an alternative pathway to delivering that service – such as advocating for Tasmanian Government support.

The 2020 Local Government Legislation Review recommended establishing high-level financial management principles to provide a clear expectation for councils when developing their strategic plans and budgets that focus on transparency, accountability, and sound financial management. The Review observed that transparency and community engagement in the way council services are delivered and funded fosters and maintains community trust and goodwill and demonstrates that communities are receiving value for money in public spending.

Ensuring councils assess the community impact of all significant new services or infrastructure broadly supports this recommendation, as well as ensuring council decisions support the wellbeing of their communities and environments.

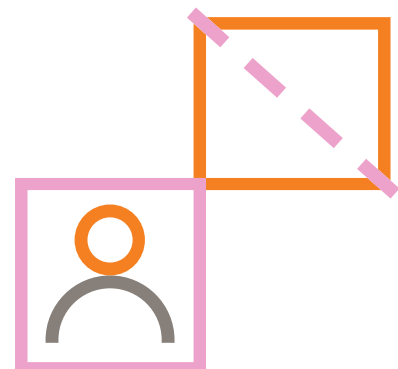
Recommendation 33: A new Local Government Act should require councils, when developing and adopting their community engagement strategies, to clearly set out how they will consult on, assess, and communicate the community impact of all significant new services or infrastructure.

The Office of Local Government and LGAT should jointly develop a common, best practice framework and toolkit councils can use when developing and applying their community impact assessment processes to support overall quality and consistency between councils.

As part of this, there would be a clear threshold for what constitutes a significant new service or infrastructure asset, to ensure the process is well-targeted, practical, and fit for purpose.

The application of community impact assessment processes and practices should be the subject of regular review by audit panels as part of ordinary council compliance monitoring activities.

As part of the community impact assessment process, councils should also be required to consult with, identify, and report to their communities – via their annual report – the ongoing costs of any major infrastructure or service arising from one-off state or national grant funding or functions and services outside the core roles and responsibilities of councils.



Good practice and precedent - Community impact assessments

Through our research, we identified several examples of councils undertaking community impact assessments for major infrastructure projects or delivery of services.

- City of Toronto, Ontario, Canada: Toronto has implemented community impact assessments for major infrastructure projects, urban development initiatives, and transit expansions. These assessments involve engaging with residents and stakeholders to understand their concerns, gather feedback, and consider local needs and preferences.
- City of Manchester, UK: Manchester has employed community impact assessments to evaluate the effects of new service delivery and infrastructure projects on local communities. They use the assessments to identify any potential negative impacts and to develop strategies to mitigate adverse consequences.
- City of Copenhagen, Denmark: Copenhagen has integrated community impact assessments into their urban planning processes. They use these assessments to understand how proposed changes in infrastructure and services may affect different neighbourhoods and demographic groups within the city.
- City of Wellington, New Zealand: Wellington has adopted community impact assessments as part of their approach to sustainable development. The assessments help to evaluate the financial, social, and environmental costs of new projects and to identify opportunities for community engagement and co-design.

Ensuring fair and appropriate councillor remuneration

The Board's engagement throughout the Review has heard widespread agreement that current councillor allowances:

- do not support or encourage a diverse range of individuals to run for council;
- do not reflect the level of effort realistically required from councillors, given the increasing complexity of their role, community expectations, and statutory responsibilities; and
- may mean councils fail to attract and retain talented councillors and may limit the time and effort some councillors can devote to their role.

Most councils we spoke to told us there need to be reforms to improve and support the diversity, capability, and capacity of elected representatives. Improving the remuneration of elected representatives is regarded as an important first step – and has been the impetus for recent reviews of the allowances of elected representatives in Victoria and New South Wales.

Evidence also shows low remuneration for councillors is a problem across the sector nationally. A 2021 study by the Australian National University¹⁹ found NSW councillors were being paid less than the minimum wage compared to the hours of work their role entails. The same study also found 81 per cent of councillors found their role dissatisfying due to low remuneration.

The 2020 Local Government Legislation Review recommended the Local Government Board be required to regularly review councillor numbers and allowances.

Having consistent reviews of councillor numbers and allowances should ensure the level of representation and remuneration of elected representatives accurately reflects the responsibilities and time commitments associated with the role while maintaining transparency and accountability to the community.

¹⁹ Local Government NSW 2022. Submission to the Local Government Remuneration Tribunal. February 2022. (www.lgnsw.org.au/common/Uploaded%20files/Submissions/2022/Submission-to-the-Local-Government-Remuneration-Tribunal_Feb2022.pdf)

Consideration should be given to how many elected representatives are needed to effectively serve the needs of a particular community, and the merits of having, for example, fewer councillors who are remunerated at a higher level versus a greater number of councillors on relatively lower allowances.

Recommendation 34: Following the phase 1 voluntary amalgamation program, the Tasmanian Government should commission an independent review into councillor numbers and allowances.

The review should establish a new set of allowance categories for councillors, mayors and deputy mayors, underpinned by a clear and equitable methodology that considers variations in:

- geographic size, population, and population density of the local government area;
- the number of councillors elected to the council (as also decided by this review);
- nature of services delivered by council;
- value of assets under council management, staffing levels, and the council's operational budget;
- growth and development projections in the local government area;
- differences in the respective roles, functions, and responsibilities of mayors, deputy mayors and councillors; and
- capacity of local government to attract and retain potential future candidates from a diverse cross-section of the community.

In setting new allowance categories, the review should also aim to reduce the existing seven allowance categories – resolving the consequent disparities between council allowances – particularly where any new or existing councils are of comparable size and delivering similar services and functions.

Consideration should also be given to whether councillors involved in voluntary amalgamation processes should receive an additional allowance that recognises the complexities in managing a council through a significant transitional period.

Good practice and precedent - Councillor remuneration for amalgamating councils

Each Australian jurisdiction undertakes regular reviews to ensure councillor allowances reflect factors such as the scope of responsibilities and workloads.

In 2013, following a series of council amalgamations in Queensland which started in 2008, a review of councillor allowances was conducted to establish fair compensation for the larger council areas that resulted from the amalgamations.

During the Queensland amalgamations, elected councillors on merged councils were provided with transition allowances to ease the financial impact of the changes. These allowances were aimed at recognising the adjustments required due to the new council structures and altered representation areas.

Improving standards of councillor conduct and performance

Poor behaviour by some elected members can seriously undermine community confidence in the integrity, professionalism, and competence of both individual councils and the sector overall. Incidences of misconduct or inappropriate behaviour, while infrequent, need to be met with appropriate, proportionate, and timely responses when they do occur.

Unfortunately, there have been several high-profile instances in recent times that have attracted significant public attention, and have highlighted the importance of having a strong, diverse, and effective system of tools – including sanctions – available to regulators when responding.

The Board has heard throughout the Review that the local government sector and the community are currently frustrated by the limited sanctions and accountability for genuine and serious misconduct by elected representatives.

The Code of Conduct framework for elected members has also been a vexed topic in the sector and the community in recent times. There have been persistent challenges in striking a balance between a system that preserves and protects robust political debate while at the same time maintaining a standard of behaviour the community rightfully expects our elected officials to uphold. Claims of the framework being ‘weaponised’ by both councillors and community members have led to calls for the system to be redesigned or even abolished entirely.

The Board shares the Tasmanian Government’s view²⁰ that there are presently insufficient direct mechanisms to address instances where the misconduct of a councillor is of such gravity that it may seriously undermine public confidence in local government.

In combination with enhanced councillor training and professional development (see Recommendation 16), the Board considers some strengthening of sanctions is necessary to ensure communities are well represented, and to protect other councillors and council employees.

The 2020 Local Government Legislation Review recommended the Minister should be given the power to dismiss a council or individual councillor on the recommendation of the Director of Local Government. The Board understands the intent of this proposal but considers its design and implementation would need to be done with extreme care, given it involves the removal of democratically elected officials.

Recommendation 35: The Tasmanian Government should expedite reforms already agreed and/or in train in respect of statutory sanctions available to deal with councillor misconduct or poor performance.

The Board is aware the Tasmanian Government has been considering expanded powers—with appropriate safeguards, procedural fairness, and independence from the Minister for Local Government—to dismiss or suspend a councillor in response to individual misconduct.

It is anticipated the Director of Local Government will be empowered to seek dismissal or extended suspension of a councillor under the Model Code of Conduct by application to the Code of Conduct Panel or to the Tasmanian Civil and Administrative Tribunal (TASCAT). This approach is considered broadly appropriate.

The Government consulted on options in March 2023, and we understand it is planning to introduce legislation in 2024.

In September 2023 Parliament also passed legislation that makes several important improvements to the Code of Conduct framework. The main changes arising from this legislation are a standard code of conduct for councils, a mandatory local dispute resolution policy in councils, an improved process for the initial assessment of complaints, and the disclosure and management of interests by the members of the Code of Conduct Panel.

The Tasmanian Government has also begun a feasibility study into transferring administrative responsibility for the Code of Conduct Panel to TASCAT, which – at face value – the Board believes has significant merit. Implementation of changes to the Code of Conduct framework should be monitored and reviewed for effectiveness within two years of coming into effect.

²⁰ Office of Local Government 2023. Addressing councillor misconduct. Discussion Paper. (https://www.dpac.tas.gov.au/___data/assets/pdf_file/0021/285204/Discussion-paper-Addressing-councillor-misconduct.pdf)

Community Outcome 5: Enhance local job opportunities in councils

By developing a local government workforce strategy that provides training and jobs to local people.

Reform recommendations under this Community Outcome focus on:

- supporting the sector to better plan for and respond to current and projected future workforce skills gaps and shortages, particularly in areas of acute need.
- improving the sector's ability as an employer generally to recruit and retain skilled staff to deliver services locally and support healthy and sustainable regions.
- further strengthening the role councils in supporting resilient local communities by enhancing their capacity and capability of their workforce to plan for and respond to emergency events.

Addressing local government workforce challenges

Workforce development is an essential task in the management of any organisation, helping ensure the organisation has the capability and capacity to carry out all its functions in a sustainable way.

Workforce development is particularly important for local councils in Tasmania, given the workforce challenges identified in this Review. The Board has identified concerning capability gaps, driven in part by workforce and skills shortages, that were manifesting in sub-standard delivery of important regulatory functions.

For example, in 2018, 69 per cent of councils were experiencing a skills shortage and 50 per cent were experiencing skills gaps. In 2022 this had deteriorated, with 86 per cent of Tasmanian councils experiencing a skills shortage. Engineers, town planners, environmental health officers, and building surveyors were in the top five areas of shortages²¹.

The need for strategic sector-wide workforce development in Tasmania has been previously identified and acted upon. In 2016, LGAT and a number of councils collaborated with the University of Technology Sydney's, Centre for Local Government to develop [Workforce Planning Guidelines for Local Government in Tasmania](#).

These guidelines have been used by some individual councils but there has rarely been collaboration in workforce development at the regional or statewide scale. A notable exception is [A workforce development strategic plan for Environmental Health Officers](#) prepared by LGAT in collaboration with the University of Tasmania. The LGAT submission to Stage 3 of the Review has noted that councils' other requirements have meant they have been challenged giving appropriate resources to workforce planning.

²¹ SGS Economics & Planning 2022. 2022 Local Government Workforce Skills and Capability Survey. Tasmania Report. (<https://alga.com.au/app/uploads/LG-Workforce-Skills-and-Capability-Survey-TAS-Report.pdf>)

During Stage 2 the Board sought feedback on two options related to workforce development:

- implementing a shared Tasmanian Government and local government workforce development strategy; and
- targeting key skills shortages, such as planners, in a sector-wide or shared state/local government workforce plan.

There was broad support for these options, on the basis that shared Tasmanian Government and local government workforce development would help build the skills in both workforces and would support cost sharing for training and development. Some councils thought the options did not take account of workforce shortages across the national economy and would not resolve the issue of councils and the Tasmanian Government competing with the private sector for workers.

The Board acknowledges the local government sector and the Tasmanian Government have distinct workforce priorities and needs, despite some areas of overlap. Given this, the Board recommends an approach to local government workforce development that is based on the Tasmanian Government's system but is tailored to the sector. This will allow the local government sector to form partnerships and linkages with the Tasmanian Government – as well as with the community and private sectors – where it makes sense and there are clear benefits to doing so.

This preserves the independence of councils and recognises the differences between Tasmanian Government and local government roles, while allowing for alignment where there is mutual benefit: e.g., common recruitment campaigns, shared training opportunities, shared job descriptions, career progression opportunities in both local and Tasmanian Government, and professional development opportunities through placements.

While there are many workforce development tools available, these are not being used by councils in a consistent way. The task of workforce development can fall to the bottom of the priority list of a council executive occupied by shorter term workforce priorities such as recruitment. There is always a risk that producing a workforce plan becomes an end in itself, rather than a means for guiding workforce development actions. The Board believes that giving LGAT the responsibility of developing these tools and driving council workforce development at the regional level should lead to more consistent and effective implementation. While the Board believes the Tasmanian Government should provide funding support for LGAT to establish this process initially, workforce development is ultimately the responsibility of councils and should be funded by them in the longer term, potentially by using LGAT as a centralised resource for all councils.

Councils are best placed to identify the skills, knowledge and expertise they need, and the priority they need to give that, so the Board is not recommending a prescriptive approach to workforce development by councils, only that councils have workforce plans that they are implementing. A well-managed and capable council, led by the general manager, should be giving workforce development due priority as part of its organisational planning and risk management arrangements.

The sector informed the Board of four key areas of identified workforce need: environmental health officers, planners, engineers and building inspectors. These are issues state-wide and, indeed, nation-wide, but are particularly acute in regional councils. They are likely to continue as areas of need in regional areas, even if these services are being provided by larger more capable entities in that region (whether councils and shared service bodies).

Similar skills are also required by the Tasmanian Government, and it faces similar challenges, such as competition for staff with the private sector. It would be helpful if a state-wide approach were developed in consultation with the relevant state agencies.

The Board sees merit in providing a degree of transparency and accountability for workforce 'health' through the performance reporting system. The Consolidated Data Collection currently reports data from each council on numbers of positions, occupational category, gender, rate of recruitment, hours worked and staff turnover rate. The review of data collection should assess whether these are the most suitable indicators of workforce 'health' for the future.

Recommendation 35: The Tasmanian Government should:

- support the Local Government Association of Tasmania (LGAT) to develop and implement – in consultation with councils and their staff – a workforce development toolkit tailored to the sector and aligned with the Tasmanian Government's workforce development system;
- support councils to update their workforce plans at the time of any consolidation;
- support LGAT to lead the development and implementation of state-wide approach to workforce development for key technical staff, beginning with environmental health officers, planners, engineers and building inspectors;
- recognise in statute that workforce development is an ongoing responsibility of council general managers – and that it be included as part of the new Strategic Planning and Reporting Framework; and
- include simple indicators of each council's workforce profile in the proposed council performance dashboard.

LGAT should be funded to work with the State Service Management Office to adapt the Tasmanian State Service workforce development toolkit (currently in development with a draft expected in early 2024) for use by the local government sector.

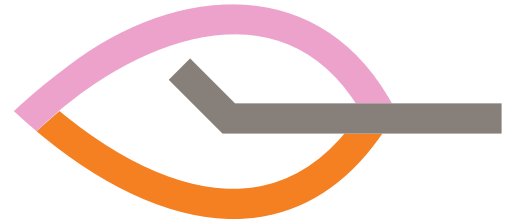
LGAT should adapt the toolkit in consultation with councils, unions, and workers, and be supported to assist groups of councils working at the regional level to apply the toolkit to develop their own workforce plans.

The local government workforce development toolkit would be completed before to the commencement of any voluntary amalgamation negotiations between councils, so that the toolkit can be used in the creation of new council structures.

Under this approach, it would be used by consolidating councils to:

1. review the profile of the current workforce
2. assess current workforce capability and capacity against the new council's responsibilities
3. identify strategies and actions to address any workforce gaps

These workforce strategies and actions would then be implemented as part of the creation of a new council. The new council may be able to draw upon any Tasmanian or Australian Government funds provided for that purpose. Workforce development should also take advantage of the common digital business systems proposed as a shared service under Recommendation 28. Common business systems will enable the easy sharing of staff between councils. Rather than leading to centralisation of jobs, the opposite would be enabled. A skilled council officer in any part of Tasmania with good internet access would be able to carry out work for any other council elsewhere in the state.



Good practice and precedent - UK Local Government Association workforce planning support

The UK Local Government Association (LGA) supports UK authorities with strategic workforce planning. As well as providing guides and tools to all member councils, they provide intensive capacity building support, including:

- interactive workforce planning workshops for senior leaders and managers;
- bite-sized workforce planning sessions designed to fit busy diaries;
- reviews of talent management and workforce strategies and plans;
- support with developing career pathways;
- people analytics;
- a support network for workforce planning professionals, using digital platforms to work through common issues;
- facilitation for smaller councils to collaborate across county areas; and
- service-based support on specific workforce challenges.

The workforce planning support program receives excellent feedback from councils. The Chief Executive of Torbay Council commented: “[The LGA’s] support, challenge, knowledge and sharing of best practice from elsewhere has been fundamental in getting the council’s senior leaders and managers to really think about what workforce planning is, and how the activity can help the Council move forward and plan effectively for the future.”

While this approach should be state-wide, it should include regional scale assessments to ensure that their actions and strategies are relevant to each region’s particular needs. It should explore a range of strategies for meeting the councils’ business needs, including:

- creating graded jobs with different duties based on the business need - for example, greater use of planning assistants and other para-professional positions; an
- creating training and recruitment opportunities for locally based staff who wish to continue living and working in regional areas.

A new Local Government Act should make clear that workforce development is a responsibility of each council’s general manager. However, councils should be encouraged to collaborate with each other on a the regional and state scale, and with the State Service on a state scale, where that is beneficial. In the longer term, councils should be responsible for workforce development as a component of their four-year Strategic Reporting suite, and for resourcing LGAT to carry out any coordination and support needed, rather than relying on Tasmanian Government support.

Indicators of the workforce profile and its ‘health’ should be incorporated into the council performance dashboard. Indicators should be chosen based on being ‘fit for purpose’ to guide council’s management actions and provide transparency to workers and the community. These indicators should be developed in consultation with councils, noting there are already a number of workforce statistics reported in the Consolidated Data Collection which may be suitable.

Improving councils' emergency response and climate change capability

Climate change is a global issue and the greatest challenge facing humanity, but its impacts are felt by communities at the local level. When talking to Tasmanians about what they saw as the biggest concern or the future of their local area, climate change was the most common response. Furthermore, climate change was the biggest concern for the future identified by almost 500 younger Tasmanians surveyed for the Future of Local Government Review.

There is recognition that effective climate action requires concerted and coordinated effort from all levels of government, business, and society, from international agreements to grassroots community action. Strong, capable, and adaptive councils are required to tackle climate change proactively at a community level, highlighting the need to build capability and coordination across councils. The Review has identified at least four specific ways in which local government can help communities respond to climate change.

1. Mitigation and emissions reduction

All organisations and individuals have a role to play in emissions reduction and local government has a particular opportunity to contribute to this effort through innovative waste management by planning more compact and liveable cities and settlements to reduce transport emissions.

2. Engagement and advocacy

As the closest level of government to the community, councils are uniquely positioned to help citizens navigate the challenges of climate change at the local level.

3. Adaptation

Local government's most important role is in ensuring communities are prepared to the greatest extent possible for the consequences and opportunities arising from unavoidable climate change. This includes upgrading infrastructure to cope with extreme weather events, building community resilience and emergency response and disaster recovery capacity at a local level. It is widely recognised that adaptation planning is best undertaken with communities at a local level although in many cases the resources are provided by the Tasmanian and Australian Governments.

4. Coordination and collaboration

To ensure we are well placed to meet the challenge, councils need to coordinate with state and national governments to align with and contribute to broader regional and national agendas and endeavours. Tasmania's recently amended [Climate Change \(State Action\) Act 2022](#) includes a commitment to produce a climate change action plan, and emissions reduction and resilience plans. The State and local governments will need to work collaboratively to ensure plans recognise specific community needs and support action to address these at a local level.

Recommendation 37: The Tasmanian Government should partner with, and better support councils to build capacity and capability to plan for and respond to emergency events and climate change impacts.

This should include supporting councils to provide opportunities for their staff to access quality emergency management training.

The Tasmanian Government should provide up-to-date climate data that can support councils to identify and manage local risks and hazards and opportunities to improve climate resilience.

The Tasmanian Government should consult with the sector to identify councils with poor disaster response capability and support these councils to resource emergency management and recovery roles as a priority.

Councils should be required to work with other councils in their region to develop and align disaster response and prevention strategies.





5. Reform Roadmap – The Way Forward

The Board's reform package will require careful planning and dedicated resourcing if it is to be successfully implemented. In this chapter we chart an indicative reform roadmap for the governance, resourcing, and timing, of reform implementation.

Project governance and resourcing

Implementation will require the management and coordination of three main work streams:

1. Technical support and analysis for voluntary amalgamation proposals, and review, analysis, and potential development of mandatory shared services proposals

The Board recommends this stream is overseen by a single Local Government Board with appropriate operational and change management expertise (see chapter 3). The Board would be supported by a small secretariat and technical advisory committees for each of the proposed amalgamations. A technical advisory panel may also be needed to support the Board undertake shared services assessments.

2. Development of a transition and community support package to underpin and complement amalgamation proposals

The Board recommends this stream is led by the Tasmanian Government (via the Office of Local Government) under a partnerships program, supported by a Community Working Group comprising councils, relevant State agencies, and community leaders (see Chapter 4).

3. Further development and implementation of all Specific Reforms, including the drafting and delivery of a new Local Government Act

The Board recommends this stream be managed by the Office of Local Government in close consultation with the sector, via LGAT.

Proposed high-level governance arrangements for the three key streams are summarised in Figure 5.

Each of the above workstreams will require dedicated additional resourcing for successful implementation. Implementation may be most effectively and efficiently supported by a new or significantly augmented project management and reform delivery capability within the Office of Local Government.

This resource would:

- act as secretariat to the new Local Government Board and any supporting technical committees/panels;
- coordinate and support the work program of the Community Working Group (CWG); and
- supplement and support existing policy and project capability in the Office of Local Government to deliver the new Act and work with the sector to implement both statutory and non-statutory reforms.

Separate to the management of reform implementation, additional funding will be needed for any agreed transitional support and/or community infrastructure and service improvement investments proposed by the CWG to complement voluntary amalgamation proposals.

Funding requirements will be contingent on the nature and scope of initiatives developed by the CWG, which would need to be supported by the Government. However, the Board considers it reasonable for the Tasmanian Government to expect substantial funding support being required to support implementation of each successful amalgamation proposal.

Timeframes

Should the Government agree to our proposed recommendations, we anticipate successful implementation of both the Phase 1 voluntary amalgamation process, shared services, and all supporting specific reforms would need to occur over approximately a two-year period (from the delivery of our Final Report).

Any subsequent voluntary amalgamation phases would be considered at the conclusion of Phase 1.

We expect formal implementation, including establishing a new Board and the CWG, would be unlikely to begin until the second quarter of 2024, taking into account:

- the statutory obligations on the Minister to consult with the sector under the Act; and
- the need for the Tasmanian Government to take advice and formulate its policy position in response to the recommendations.

Preliminary preparatory work – e.g., project scoping and staff recruitment – could begin in parallel with the above processes to ensure formal implementation begins as soon as possible.

A high-level, indicative timeline for the delivery of the Board’s reform program is outlined in Figure 7. Note the program necessarily assumes the Government supports and agrees to implement the key elements of the Board’s recommended reform package.

Figure 6: High level governance arrangements for implementing the Future of Local Government reforms.

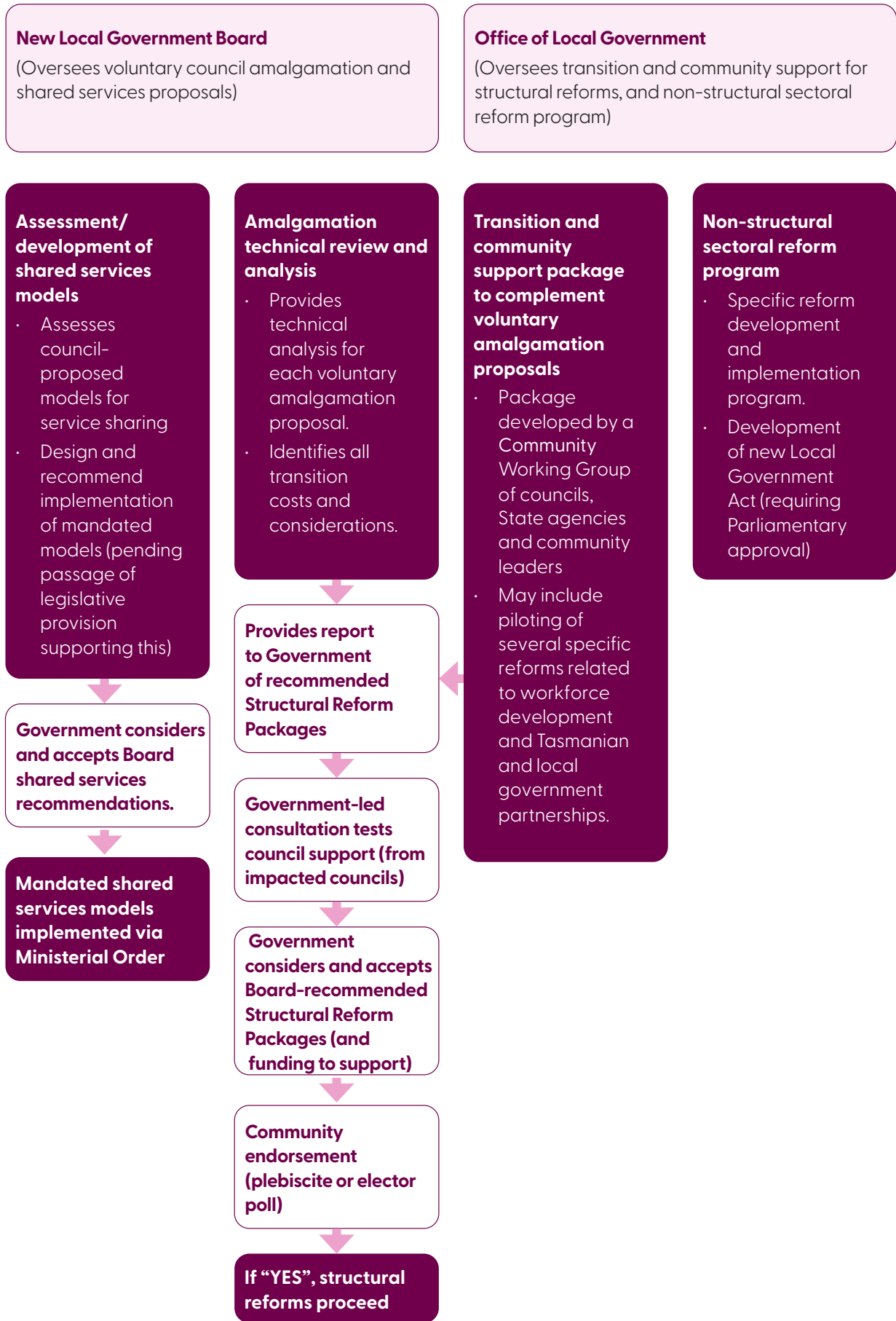
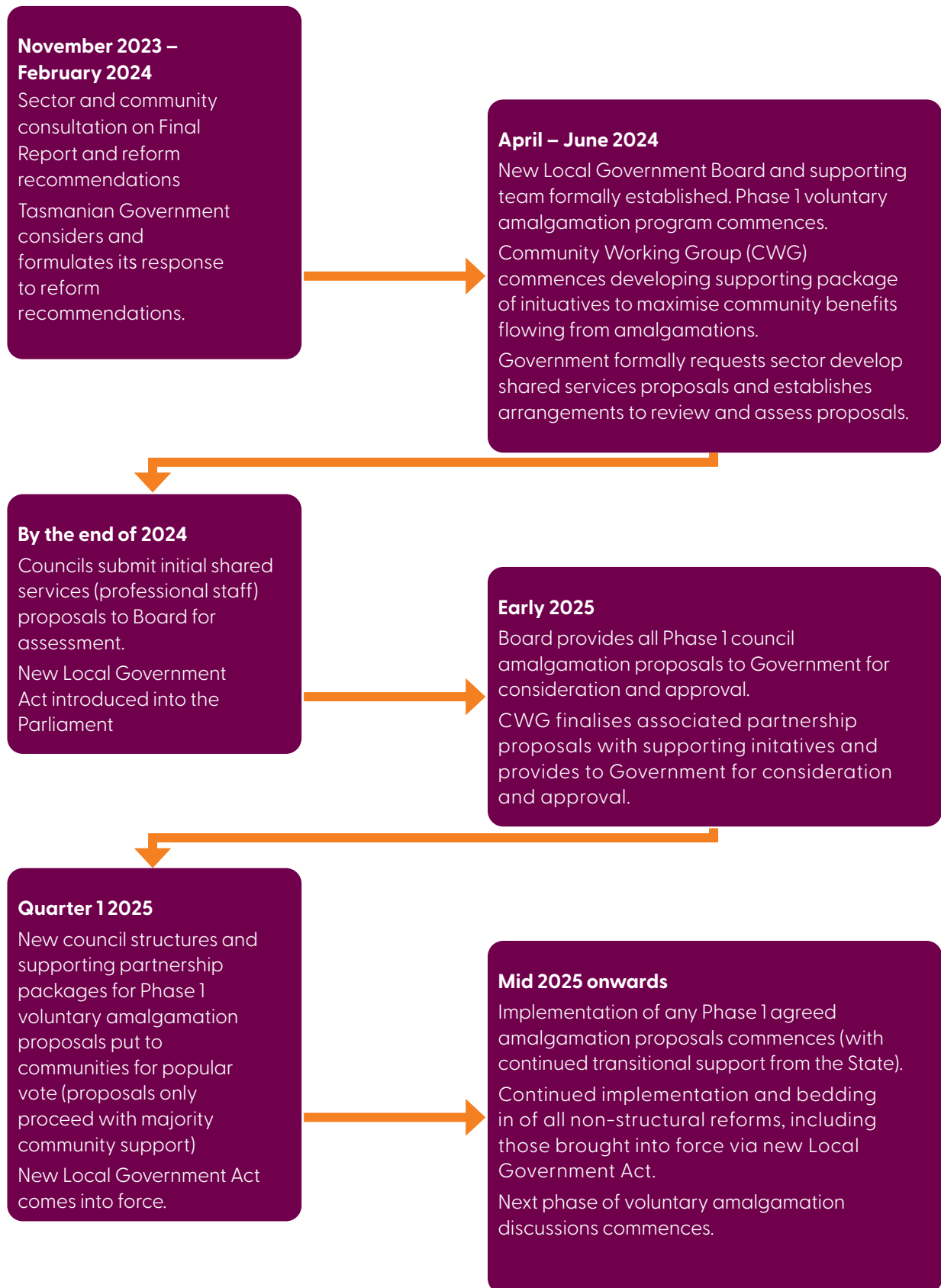


Figure 7: Indicative timeline for implementing the Future of Local Government reforms.





6. Next Steps – Procedural Matters

The submission of the Board's Final Report to the Minister ends the substantive Review process under the Act.

However, the Act sets out certain procedural requirements that follow the provision of a report to the Minister. These include that:

- the Minister must, on receipt of the Report, forward a copy to impacted councils and invite submissions within a specified period but councils are required to keep all matters contained in the Report confidential until it is published;
- the Minister must publish the report and recommendations of the Board; and
- after considering any submissions, the Minister may accept any or all of the Board's recommendations; request the Board to reconsider any or all of its recommendations; refer to the Board any alterations to its report requested by a council; or reject any or all of the Board's recommendations.

The Report and our recommendations are now matters for the Minister to consider. Given the public nature of this Report we recommend that the Report be published at the same time it is provided to councils.





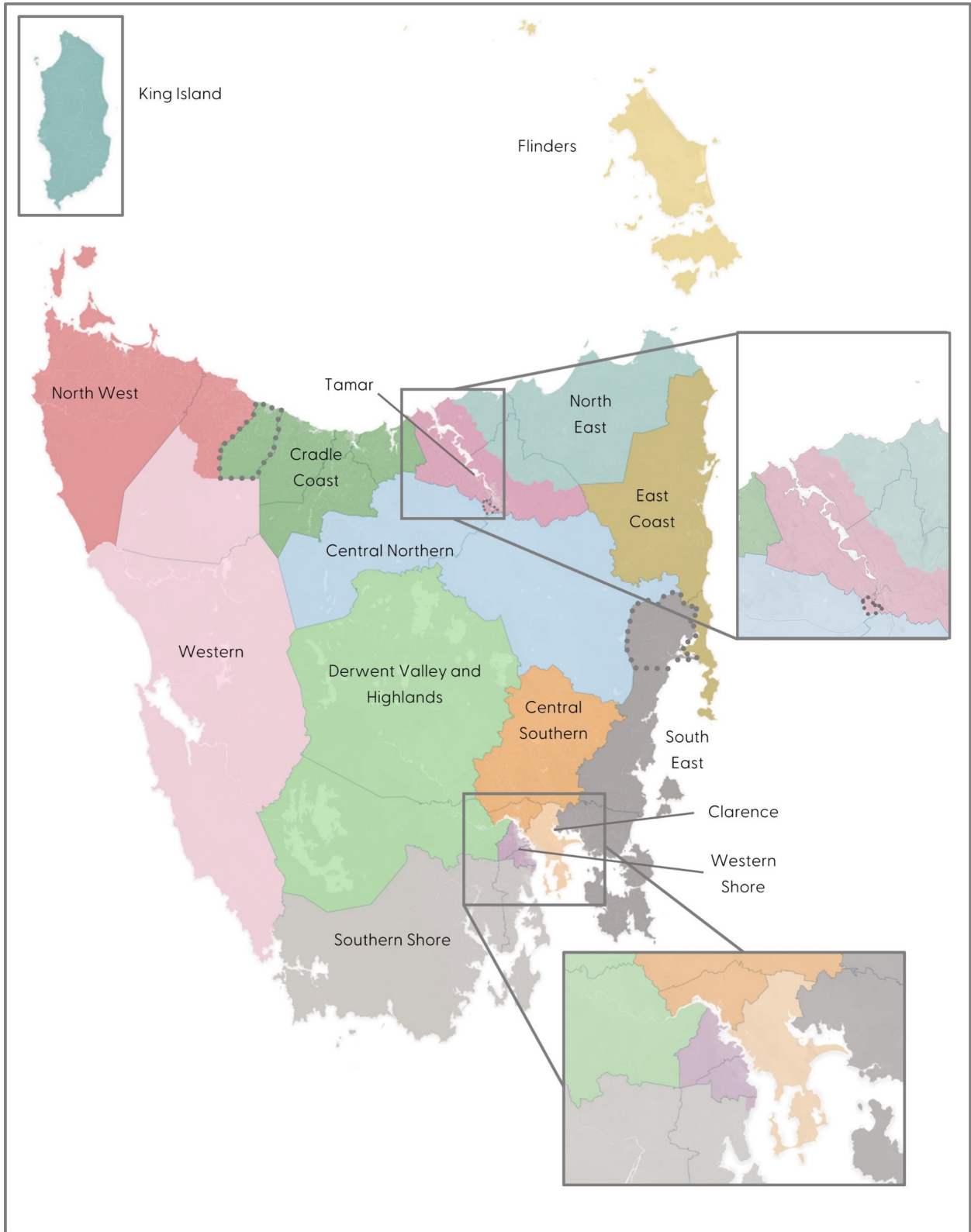
Appendix 1: New council profiles for future structural design for local government

This Appendix has been prepared by the Local Government Board with the assistance of the Tasmanian Policy Exchange at the University of Tasmania and the Department of State Growth. It draws on ABS Census, council, and the Office of the Valuer General data.

All calculation methods and definitions used in this Appendix are outlined in Information Pack – Supporting Paper. Methods and Technical Background. There are limitations involved with this analysis, and it is acknowledged that the modelled revenues underestimate actual council revenues in some instances.

Any decision to proceed with creating a new council structure should be preceded by further detailed analysis using the most current data available from councils and other sources.

Figure 8: Future structural design for local government showing 'grey areas' (dotted lines) and current LGA boundaries (solid grey lines).



King Island



Description

This council serves the communities of King Island off the far north-west coast of Tasmania, and is not subject to any proposed consolidation in this report.

Criterion 1: Place and Representation

King Island is a remote region with specific strengths, challenges and needs, as well as a distinctly independent culture and sense of place. Given that it represents a cohesive and highly self-contained community of interest, the Board has deemed it appropriate that King Island retain its own separate local representation. It is nevertheless likely that, as a very small and isolated municipality, King Island Council will continue to require considerable support via participation in shared services, regional partnerships (with the proposed Cradle Coast council to its south), and equalisation to compensate for diseconomies of scale.

Key evidence:

- Population: 1,615
- Median Age: 45.2
- Population living at different address 5 years ago: 30.8%
- SEIFA decile: 6

Criterion 2: Future Needs and Priorities

While King Islanders are, on average, more advantaged than most of the rest of Tasmania, they are also considerably older. With a median age of 45.2, King Island is among the older communities in the state. In terms of workforce, King Island is one of only two councils proposed in this report whose workforce has shrunk (by around 1.5%) over the past ten years. As the population continues to age, and as younger working-aged people continue to depart King Island in search of education and employment opportunities elsewhere, this council is likely to face challenges in the provision of aged care and community services.

Key evidence:

- Population change 2011-21: 45
- Dwelling vacancy rate: 19.9%
- Population under age 15: 17.5%
- Population over age 65: 25.8%
- 10-year change in median age: 0.7 years

Criterion 3: Financial Sustainability

The Tasmanian Councils Data Dashboard shows that the existing King Island Council performs below the state average on almost all key financial and asset sustainability indicators. As the capability and financial capacity of almost other councils in Tasmania would increase under the consolidation scenarios proposed here, King Island's need to rely on reformed shared service arrangements and regional partnerships would be heightened.

Key evidence:

- Estimated total value of rateable land: \$1,018,837,000
- Estimated rate revenue: \$2,225,000
- Length of sealed roads managed by council: 63.7km
- Length of unsealed roads managed by council: 345.4km

Criterion 4: Operational Capability

Remote and isolated LGAs like King Island already struggle to access qualified technical staff and expertise, which will remain the case without consolidation. King Island will therefore rely heavily on procurement via shared services arrangements, most likely from the larger and therefore more capable proposed Cradle Coast Council.

Key evidence:

- 92.5% of residents would be within a 30-minute drive of the service hub at Currie.
- 0% of the population would be in urban areas of 10,000 or greater.

Key issues for consultation and technical analysis

King Island Council does not support amalgamation with any other council.

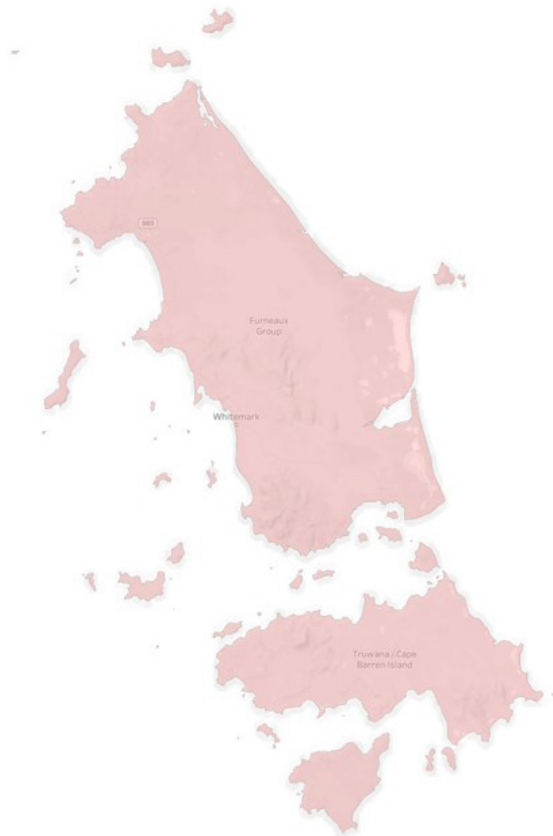
The ongoing sustainability of King Island Council will be contingent on expanded shared services and regional partnership arrangements. Reforms to the current systems of equalisation and grant distribution could see King Island attract a greater quantum of Commonwealth Financial Assistance Grant Funding than it currently does, but any such changes will require further independent technical analysis and review.

Full data table

Criteria	Indicator	Measure	King Island
Overview	Demographic	Population	1,615
		Median age	45.2
	Income and Employment	SEFIA IRSAD Score	955.0
		SEIFA IRSAD Decile	6
	Housing	Total dwellings	888
		No. of single person households	229
% dwellings unoccupied on Census night		19.9	
Place and Representation	Established administrative, commercial and service hub/s	% of population within 30 mins of administrative hub	92.5
		% of population within 60 mins of administrative hub	100.0
		% of population within 60 plus mins of administrative hub	0.0
	Urbanisation	% of population in urban areas of population 10,000 or greater	0.0
	Mobility/ Migration	% of population living at a different address 5 years ago	30.8
Future Needs and Priorities	Population growth	Ten-year population change (2011-21)	45
	Housing supply and infrastructure demand	Ten-year change in total dwelling numbers (2011-21)	10
	Employment growth	Ten-year per cent change in resident labour force (2011-2021)	-1.5
	Older/aging communities	Ten-year change in median age	0.7
		% Population over 65	25.8
Younger communities	% Population under 15	17.5	
Financial Sustainability	Value of rateable land	Value of rateable land - residential	\$228,630,000
		Value of rateable land - primary production	\$656,281,000
		Value of rateable land - industrial	\$16,666,000
		Value of rateable land - commercial	\$47,514,000
		Value of rateable land - vacant	\$37,001,000
		Value of rateable land - other	\$32,745,000
		Value of rateable land - Total	\$1,018,837,000

Criteria	Indicator	Measure	King Island
Financial Sustainability (cont.)	Estimation of theoretical rate revenue applying current rates	Estimated rate revenue - residential	\$493,000
		Estimated rate revenue - primary production	\$1,453,000
		Estimated rate revenue - industrial	\$43,000
		Estimated rate revenue - commercial	\$103,000
		Estimated rate revenue - vacant	\$113,000
		Estimated rate revenue - other	\$19,000
		Estimated rate revenue - Total	\$2,225,000
	Estimated % revenue as a share of land value by land-use class	Estimated rate revenue as a share of land value - residential	0.22
		Estimated rate revenue as a share of land value - primary production	0.22
		Estimated rate revenue as a share of land value - industrial	0.26
		Estimated rate revenue as a share of land value - commercial	0.22
		Estimated rate revenue as a share of land value - vacant	0.31
		Estimated rate revenue as a share of land value - other	0.06
		Estimated rate revenue as a share of land value - Total	0.22
	Road Infrastructure	Km of council roads - unsealed	345.4
Km of council roads - sealed		63.7	

Flinders



Description

Similar to King Island, the existing Flinders Council serves the remote and isolated communities of Flinders Island and Truwana/Cape Barren Island. As a highly self-contained community of interest, Flinders should likewise retain its own representation rather than be merged into a new North East council.

Criterion 1: Place and Representation

In addition to their isolation, Flinders and Truwana/Cape Barren islands are culturally distinctive with a unique sense of place. The islands' rich Aboriginal history and large Aboriginal populations are sources of strength and distinction that also pose specific and important service provision challenges.

Key evidence:

- Population: 914
- Median Age: 57.3
- Population living at different address 5 years ago: 31.5%
- SEIFA decile: 5

Criterion 2: Future Needs and Priorities

While its small size and isolation poses service provision and scale challenges, perhaps its ageing population will constitute the most pressing area of future need for Flinders. Residents of Flinders are already the oldest in the state, with a median age of 57, and have aged more rapidly than in any other area proposed in this report (the median age of Flinders LGA increased by almost six years between 2011 and 2021).

Key evidence:

- Population change 2011-21: 144
- Dwelling vacancy rate: 32.7%
- Population under age 15: 14.9%
- Population over age 65: 36.3%
- 10-year change in median age: 5.7 years

Criterion 3: Financial Sustainability

Flinders Council already relies heavily on contracted/shared provision arrangements to deliver services given its limited scale and capacity and lack of capability in key technical specialisations. This need will continue and likely even become more comparatively acute under the scenarios proposed in this report, meaning that shared services and regional partnership arrangements will be critical. Even with such arrangements in place, and considering its isolation and unique challenges, a standalone Flinders Council would be sub-scale and require continued support through equalisation funding and special-purpose grants.

Key evidence:

- Estimated total value of rateable land: \$545,359,000
- Estimated rate revenue: \$2,140,000
- Length of sealed roads managed by council: 72.5km
- Length of unsealed roads managed by council: 273.7km

Criterion 4: Operational Capability

Remote and isolated LGAs like Flinders already struggle to access qualified technical staff and expertise, which will remain the case without consolidation. This council will therefore rely heavily on procurement via shared services arrangements, most likely from the larger and therefore more capable Tamar Valley Council.

Key evidence:

- 83.2% of residents would be within a 30-minute drive of the likely service hub at Whitemark.
- 0% of the population would be in urban areas of 10,000 or greater.

Key issues for consultation and technical analysis

Flinders Council does not support amalgamation with any other council.

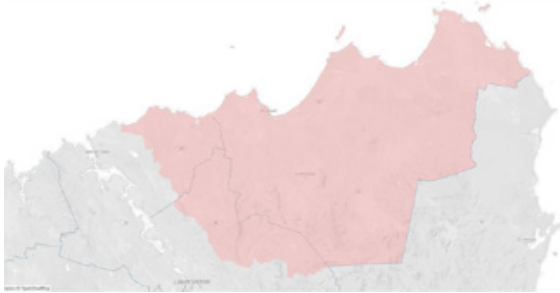
Reforms to the current systems of equalisation and grant distribution could see Flinders attract a greater quantum of Commonwealth Financial Assistance Grant Funding than it currently receives, but any such changes will require further independent technical analysis and review.

Full data table

Criteria	Indicator	Measure	Flinders
Overview	Demographic	Population	914
		Median age	57.3
	Income and Employment	SEFIA IRSAD Score	946.6
		SEIFA IRSAD Decile	5
	Housing	Total dwellings	683
		No. of single person households	157
% dwellings unoccupied on Census night		32.7	
Place and Representation	Established administrative, commercial and service hub/s	% of population within 30 mins of administrative hub	83.2
		% of population within 60 mins of administrative hub	88.9
		% of population within 60 plus mins of administrative hub	11.1
	Urbanisation	% of population in urban areas of population 10,000 or greater	0.0
	Mobility/ Migration	% of population living at a different address 5 years ago	31.5
Future Needs and Priorities	Population growth	Ten-year population change (2011-21)	144
	Housing supply and infrastructure demand	Ten-year change in total dwelling numbers (2011-21)	24
	Employment growth	Ten-year per cent change in resident labour force (2011-21)	13.9
	Older/aging communities	Ten-year change in median age	5.7
		% Population over 65	36.3
Younger communities	% Population under 15	14.9	
Financial Sustainability	Value of rateable land	Value of rateable land - residential	\$192,012,000
		Value of rateable land - primary production	\$242,269,000
		Value of rateable land - industrial	\$2,470,000
		Value of rateable land - commercial	\$20,357,000
		Value of rateable land - vacant	\$51,637,000
		Value of rateable land - other	\$36,615,000
		Value of rateable land - Total	\$545,359,000

Criteria	Indicator	Measure	Flinders
Financial Sustainability (cont.)	Estimation of theoretical rate revenue applying current rates	Estimated rate revenue - residential	\$754,000
		Estimated rate revenue - primary production	\$949,000
		Estimated rate revenue - industrial	\$8,000
		Estimated rate revenue - commercial	\$85,000
		Estimated rate revenue - vacant	\$325,000
		Estimated rate revenue - other	\$20,000
		Estimated rate revenue - Total	\$2,140,000
	Estimated % revenue as a share of land value by land-use class	Estimated rate revenue as a share of land value - residential	0.39
		Estimated rate revenue as a share of land value - primary production	0.39
		Estimated rate revenue as a share of land value - industrial	0.32
		Estimated rate revenue as a share of land value - commercial	0.42
		Estimated rate revenue as a share of land value - vacant	0.63
		Estimated rate revenue as a share of land value - other	0.06
		Estimated rate revenue as a share of land value - Total	0.39
	Road Infrastructure	Km of council roads - unsealed	273.7
Km of council roads - sealed		72.5	

North East



Description

The proposed LGA is similar to the existing Dorset Council but expands westward to include rural and regional tracts of the existing George Town and City of Launceston Council areas. This change balances the need for increased scale and regional coherence in the north-east of the state against the strong commuting links that connect George Town and the Tamar Valley to Launceston. Bridport and Scottsdale would remain the major commercial and service centres for this council.

Criterion 1: Place and Representation

The proposed North East Council is united primarily by a common industrial specialisation in the agricultural and tourism sectors. While parts of the new area proposed here form a regional hinterland with close connections to Greater Launceston, some of its more easterly communities are very remote.

Key evidence:

- Population: 9,922
- Median Age: 47.9
- Population living at different address 5 years ago: 28.4%
- SEIFA decile: 3

Criterion 2: Future Needs and Priorities

As in several other areas, population ageing, socio-economic disadvantage and a shrinking (relative to population) labour force pose major long-term financial and service provision challenges in the North East.

Key evidence:

- Population change 2011-21: 291
- Dwelling vacancy rate: 19.1%
- Population under age 15: 17.1%
- Population over age 65: 24.5%
- 10-year change in median age: 3.6 years

Criterion 3: Financial Sustainability

While larger and more populous than the existing Dorset Council, this new council would nevertheless be small compared to several of the new areas proposed in this report. Its size, dispersed population, and relative inaccessibility in some areas also pose considerable challenges for service provision and scale. Nevertheless, a large primary production rate base (almost 20% of estimated rate income), in addition to new and emerging tourism ventures and renewable energy projects, offer the prospect of reasonable and sustainable revenues if rated appropriately. As a less populous council characterised by very low density, however, equalisation in the form of grant funding is likely to remain a key funding source into the future.

Key evidence:

- Estimated total value of rateable land: \$4,403,019,000
- Estimated rate revenue: \$10,313,000
- Length of sealed roads managed by council: 381.2km
- Length of unsealed roads managed by council: 623.9km

Criterion 4: Operational Capability

The addition of more population and a broader rate base will assist this council in developing operational capability relative to the current Dorset Council, but it will likely still need to rely heavily on shared services arrangements and regional partnerships to procure specialist technical expertise.

Key evidence:

- 89.8% of residents would be within a 30-minute drive of the likely service hubs of Bridport and Scottsdale.
- 0% of the population would be in urban areas of 10,000 or greater.

Key issues for consultation and technical analysis

This potential new council was proposed by Dorset Council. George Town Council did not support moving its eastern boundary to exclude rural areas. City of Launceston Council did indicate some support for its rural areas to the east being included in this council.

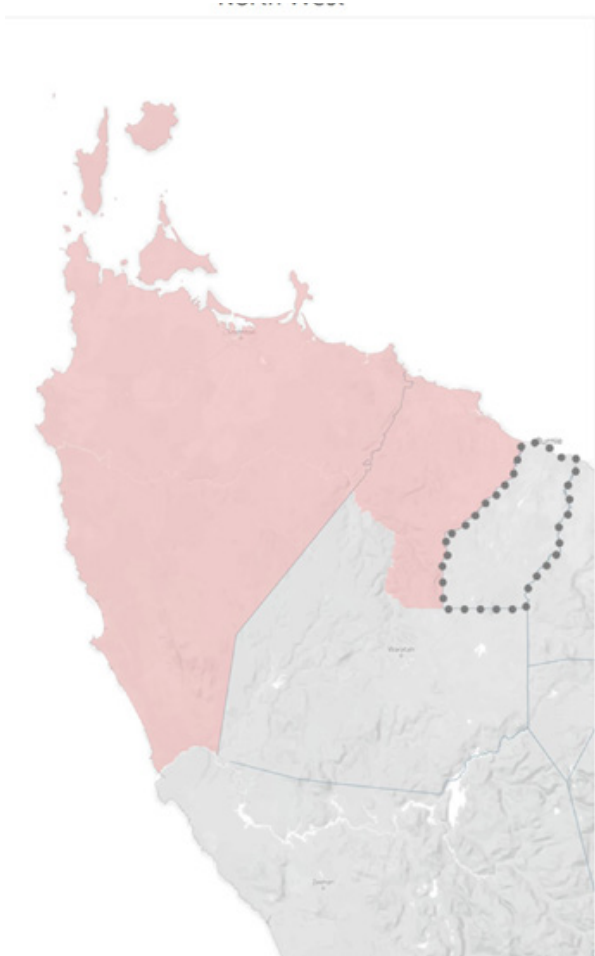
The ongoing sustainability of the North East Council will be contingent on expanded shared services and regional partnership arrangements. A technical review of rating and valuation practices relevant to wind farms, mines, and quarries may contribute to more equitable and consistent revenues across all land uses.

Full data table

Criteria	Indicator	Measure	North East
Overview	Demographic	Population	9,922
		Median age	47.9
	Income and Employment	SEFIA IRSAD Score	915.5
		SEIFA IRSAD Decile	3
	Housing	Total dwellings	5,501
		No. of single person households	1,129
% dwellings unoccupied on Census night		19.1	
Place and Representation	Established administrative, commercial and service hub/s	% of population within 30 mins of administrative hub	89.8
		% of population within 60 mins of administrative hub	99.2
		% of population within 60 plus mins of administrative hub	0.8
	Urbanisation	% of population in urban areas of population 10,000 or greater	0.0
	Mobility/ Migration	% of population living at a different address 5 years ago	28.4
Future Needs and Priorities	Population growth	Ten-year population change (2011-21)	291
	Housing supply and infrastructure demand	Ten-year change in total dwelling numbers (2011-21)	187
	Employment growth	Ten-year per cent change in resident labour force (2011-21)	2.1
	Older/aging communities	Ten-year change in median age	3.6
		% Population over 65	24.5
Younger communities	% Population under 15	17.1	
Financial Sustainability	Value of rateable land	Value of rateable land - residential	\$2,097,398,000
		Value of rateable land - primary production	\$1,679,887,000
		Value of rateable land - industrial	\$33,011,000
		Value of rateable land - commercial	\$148,376,000
		Value of rateable land - vacant	\$182,677,000
		Value of rateable land - other	\$261,670,000
		Value of rateable land - Total	\$4,403,019,000

Criteria	Indicator	Measure	North East
Financial Sustainability (cont.)	Estimation of theoretical rate revenue applying current rates	Estimated rate revenue - residential	\$4,610,000
		Estimated rate revenue - primary production	\$3,687,000
		Estimated rate revenue - industrial	\$111,000
		Estimated rate revenue - commercial	\$903,000
		Estimated rate revenue - vacant	\$580,000
		Estimated rate revenue - other	\$422,000
		Estimated rate revenue - Total	\$10,313,000
	Estimated % revenue as a share of land value by land-use class	Estimated rate revenue as a share of land value - residential	0.22
		Estimated rate revenue as a share of land value - primary production	0.22
		Estimated rate revenue as a share of land value - industrial	0.34
		Estimated rate revenue as a share of land value - commercial	0.61
		Estimated rate revenue as a share of land value - vacant	0.32
		Estimated rate revenue as a share of land value - other	0.16
		Estimated rate revenue as a share of land value - Total	0.23
	Road Infrastructure	Km of council roads - unsealed	623.9
Km of council roads - sealed		381.2	

North West



Description

The proposed North West Council combines the existing Circular Head LGA with the northern half of Waratah-Wynyard LGA (largely following the natural boundary created by the Arthur River). The towns of Waratah and Savage River, and the remaining southern parts of Waratah-Wynyard, would be absorbed into a larger Western Council.

Criterion 1: Place and Representation

Tasmania's far North West constitutes a strong and cohesive region based on agriculture and primary production, geography, and a well-established community of interest. The inclusion of the township of Wynyard in this configuration reflects its importance as a service and employment centre not just for its own LGA but also for many rural parts of the existing Circular Head Council.

Key evidence:

- Population: 22,138
- Median Age: 45.5
- Population living at different address 5 years ago: 32.4%
- SEIFA decile: 2

Criterion 2: Future Needs and Priorities

As in most other rural and regional parts of Tasmania, the North West is confronting the challenges of population ageing, a shrinking labour force and socio-economic disadvantage. The median age of this proposed council has increased by 4.2 years since 2011 (to 45.5 years), during which time the labour force has grown by just 1.7%, indicating that labour force participation has declined relative to population.

Key evidence:

- Population change 2011-21: 775
- Dwelling vacancy rate: 11.8%
- Population under age 15: 19%
- Population over age 65: 23.4%
- 10-year change in median age: 4.2 years

Criterion 3: Financial Sustainability

The integration of Wynyard with the existing Circular Head Council area in this proposal adds both an important regional service centre and a growing residential rate base, both of which will contribute to the financial sustainability of a new council.

Key evidence:

- Estimated total value of rateable land: \$6,891,843,000
- Estimated rate revenue: \$18,112,000
- Length of sealed roads managed by council: 581.9km
- Length of unsealed roads managed by council: 669km

Criterion 4: Operational Capability

A larger population and a broader rate base will assist this council in developing operational capability relative to the current Circular Head Council, but it will likely still need to rely heavily on shared services arrangements and regional partnerships to procure specialist technical expertise.

Key evidence:

- 97.2% of residents would be within a 30-minute drive of the likely service hubs of Smithton and Wynyard.
- 15.3% of the population would be in urban areas of 10,000 or greater.

Key issues for consultation and technical analysis

Circular Head and Waratah-Wynyard Councils support exploring a merger with each other. Waratah-Wynyard are open to the Waratah and Savage River areas being allocated to a new expanded Western Council.

In the long-term, it may be desirable to amalgamate the new North-West and Western Councils. While they have quite different community and industrial bases, they do share challenges in being relatively remote from large service centres. In the short-term, these new councils should be exploring greater service sharing with each other, and with the councils in the Cradle Coast region.

The current Burnie City Council area has been notionally allocated to the new Cradle Coast Council because of the strong internal living and working patterns across the whole region. However, the Board believes that a case could be made for including Burnie in the new North West Council, given the role it plays as a service centre to the regions to the west and south-west. The table below shows the impact on a new North West Council of including Burnie LGA. The Board believes that this option should be explored further when the appropriate boundaries of a new North West Council are being investigated.

Table 6: Impact of adding the current Burnie LGA to a new North West Council

Measure	North West	North West with Burnie LGA	% change
Population	22,138	42,056	+90%
Total dwellings	10,761	19,991	+86%
Value of rateable land - Total	\$6,891,843,000	\$11,351,765,000	+65%
Estimated rate revenue - Total	\$18,112,000	\$35,196,000	+94%
Km of council roads - unsealed	669.0	715.0	+7%
Km of council roads - sealed	581.9	888.2	+53%

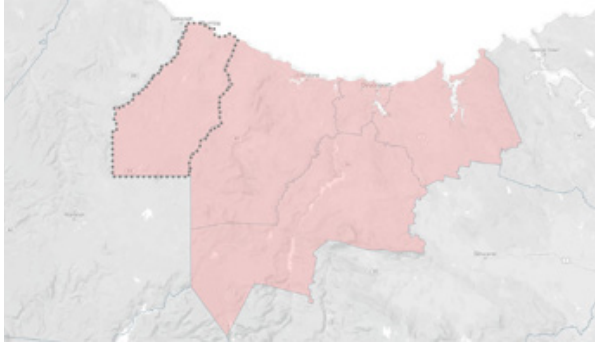
Another key issue to be investigated in establishing the new North West Council is the new council's potential access to funding streams controlled by State Government – potentially by enabling the council to raise rates revenue from wind farms to reflect their commercial return, and by directing a greater proportion of the heavy vehicle tax to the council.

Full data table

Criteria	Indicator	Measure	North West
Overview	Demographic	Population	22,138
		Median age	45.5
	Income and Employment	SEFIA IRSAD Score	903.9
		SEIFA IRSAD Decile	2
	Housing	Total dwellings	10,761
		No. of single person households	2,681
% dwellings unoccupied on Census night		11.8	
Place and Representation	Established administrative, commercial and service hub/s	% of population within 30 mins of administrative hub	97.2
		% of population within 60 mins of administrative hub	99.7
		% of population within 60 plus mins of administrative hub	0.3
	Urbanisation	% of population in urban areas of population 10,000 or greater	15.3
	Mobility/ Migration	% of population living at a different address 5 years ago	32.4
Future Needs and Priorities	Population growth	Ten-year population change (2011-21)	775
	Housing supply and infrastructure demand	Ten-year change in total dwelling numbers (2011-21)	852
	Employment growth	Ten-year per cent change in resident labour force (2011-21)	1.7
	Older/aging communities	Ten-year change in median age	4.2
		% Population over 65	23.4
Younger communities	% Population under 15	19.0	
Financial Sustainability	Value of rateable land	Value of rateable land - residential	\$3,574,547,000
		Value of rateable land - primary production	\$2,602,601,000
		Value of rateable land - industrial	\$148,110,000
		Value of rateable land - commercial	\$208,952,000
		Value of rateable land - vacant	\$168,896,000
		Value of rateable land - other	\$188,737,000
		Value of rateable land - Total	\$6,891,843,000

Criteria	Indicator	Measure	North West
Financial Sustainability (cont.)	Estimation of theoretical rate revenue applying current rates	Estimated rate revenue - residential	\$9,673,000
		Estimated rate revenue - primary production	\$6,043,000
		Estimated rate revenue - industrial	\$695,000
		Estimated rate revenue - commercial	\$959,000
		Estimated rate revenue - vacant	\$465,000
		Estimated rate revenue - other	\$279,000
		Estimated rate revenue - Total	\$18,112,000
	Estimated % revenue as a share of land value by land-use class	Estimated rate revenue as a share of land value - residential	0.27
		Estimated rate revenue as a share of land value - primary production	0.23
		Estimated rate revenue as a share of land value - industrial	0.47
		Estimated rate revenue as a share of land value - commercial	0.46
		Estimated rate revenue as a share of land value - vacant	0.28
		Estimated rate revenue as a share of land value - other	0.15
		Estimated rate revenue as a share of land value - Total	0.26
	Road Infrastructure	Km of council roads - unsealed	669.0
Km of council roads - sealed		581.9	

Cradle Coast



Description

The proposed Cradle Coast Council combines the five existing LGAs of Burnie, Central Coast, Kentish, Devonport, and Latrobe. This part of the north-west coast has long had a strong connection and sense of place based on common geography and a shared industrial base, focusing on manufacturing and agriculture. Reflecting this shared sense of purpose and community, a number of organisations, services, and businesses are already organised at a regional scale.

Criterion 1: Place and Representation

While the Cradle Coast hosts several important regional centres – Burnie, Penguin, Ulverstone, Latrobe, Sheffield, and Devonport – analysis of resident movement data reveals that all are closely connected with one another. Residents of this area, connected by the Bass Highway, move frequently along the coast and its hinterland. Close to 1,000 workers commute between Burnie and Devonport daily. However, these connections are less clear in the area beyond Wynyard to the west and do not extend into the Meander Valley or the existing West Tamar LGA to the East.

Key evidence:

- Population: 87,883
- Median Age: 44.8
- Population living at different address 5 years ago: 34.7%
- SEIFA decile: 2

Criterion 2: Future Needs and Priorities

As in many other parts of the state, the Cradle Coast faces challenges associated with demographic ageing and rural areas of static or declining population, although the city of Burnie and the Latrobe area have both experienced recent strong population growth. Economic and industrial restructuring also pose challenges, as a once-dominant manufacturing industry declines and is replaced by growth in services employment. Across Tasmania, the share of the total population employed in the manufacturing sector has fallen by more than half since 1993, and even more so on the Cradle Coast.

The result of this change is that many smaller regional settlements which once hosted large local manufacturing workforces are now more connected with the Coast's major population centres, particularly Burnie, Ulverstone, and Devonport. Addressing low (albeit improving) levels of educational attainment and workforce participation as well as health and wellbeing outcomes will be important for the future prosperity of the Cradle Coast community. The number of people with disability is relatively high in the region – 29% of people in Central Coast LGA have a disability – meaning that service needs in the future are likely to be high.

Key evidence:

- Population change 2011-21: 6,658
- Dwelling vacancy rate: 8%
- Population under age 15: 17.6%
- Population over age 65: 23%
- 10-year change in median age: 3.1 years

Criterion 3: Financial Sustainability

This council's large population (just under 88,000 people) and diverse rates base mean that it would likely enjoy sufficient scale, capacity, and revenue to operate on a sustainable footing. It is also likely that this large and capable authority would generate additional income by acting as a key provider of shared services to other entities in the region, particularly the proposed Flinders, Western, and North West Councils.

Key evidence:

- Estimated total value of rateable land: \$21,302,056,000
- Estimated rate revenue: \$70,741,000
- Length of sealed roads managed by council: 1,594.7km
- Length of unsealed roads managed by council: 441.5km

Criterion 4: Operational Capability

Economies of scale and scope in administrative and technical services will likely allow a new Cradle Coast Council to access specialist skills and operational capability more easily than its current constituent councils are able to as separate entities. This large council will also have an important role supporting the operations of neighbouring councils.

Key evidence:

- 99.1% of residents would be within a 30-minute drive of a major service hub.
- 61.7% of the population would be in urban areas of 10,000 or greater.

Key issues for consultation and technical analysis

There is a full spectrum of views on amalgamation amongst current councils in the region:

- Burnie City Council is open to amalgamation with other councils in this region, and would be willing to look at greater sharing of services as a sub-optimal solution.
- Devonport City Council does not support a consolidation of the whole region that includes Burnie City Council, however it is open to exploring amalgamation with Kentish and Latrobe Councils and the parts of Central Coast LGA east of Penguin. It is also open to considering expanding south and east to include Latrobe LGA and the eastern part of Kentish LGAs.
- Kentish and Latrobe Councils support merging with each other, but would not support a merger with Devonport or other councils in the region. The community in these council areas seems to share this view.
- Central Coast Council does not support the creation of a large Cradle Coast Council as it believes it would advantage the larger centres of Devonport and Burnie. It would prefer a scenario that extends its boundaries east to the Don River and south to Cradle Mountain.

Given the very different positions of member councils, it seems unlikely that a new Cradle Coast Council will arise through voluntary amalgamation in the near future. The proposal from Kentish and Latrobe Councils to merge should be explored, however as these councils are already operating under a merged administration, the Board

recognises that the formal amalgamation they are considering is likely to yield only small additional benefit. While not discouraging this iterative step forward, the Board believes that in the long term, more substantial benefit could arise if the future Cradle Coast structure was adopted. The Board encourages councils and communities to consider further moves in this direction, both in greater service sharing in the region and further amalgamations over time.

Any future amalgamation scenarios, including the amalgamation of Kentish and Latrobe, would need to consider the impact of boundary changes on eligibility for Commonwealth funding via the State Grants Commission.

The future of any waste management arrangement in the region would also need to be carefully considered. Dulverton Waste Management is currently owned by four of the five councils in the region and is considered to be a successful model both operationally and financially.

The current Burnie City Council area has been notionally allocated to the new Cradle Coast Council because of the strong internal living and working patterns across the whole region. However, the Board believes that a case could be made for including Burnie in the new North West Council, given the role it plays as a service centre to the regions to the west and south-west. The table below shows the impact of a new Cradle Coast Council not including Burnie LGA. The Board believes that this option should be explored further when the appropriate boundaries of a new Cradle Coast Council are being investigated.

Table 7: Impact of not including the current Burnie LGA in a new Cradle Coast Council

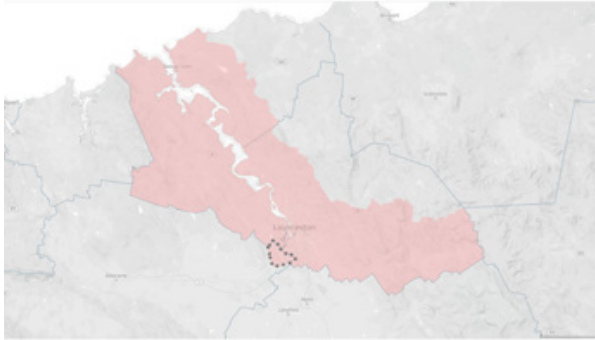
Measure	Cradle Coast	Cradle Coast without Burnie LGA	% change
Population	87,883	67,965	-23%
Total dwellings	40,397	31,167	-23%
Value of rateable land - Total	\$21,302,056,000	\$16,842,133,000	-21%
Estimated rate revenue - Total	\$70,741,000	\$53,657,000	-24%
Km of council roads - unsealed	441.5	395.5	-10%
Km of council roads - sealed	1,594.7	1,288.4	-19%

Full data table

Criteria	Indicator	Measure	Cradle Coast
Overview	Demographic	Population	87,883
		Median age	44.8
	Income and Employment	SEFIA IRSAD Score	904.9
		SEIFA IRSAD Decile	2
	Housing	Total dwellings	40,397
		No. of single person households	10,694
% dwellings unoccupied on Census night		8.0	
Place and Representation	Established administrative, commercial and service hub/s	% of population within 30 mins of administrative hub	99.1
		% of population within 60 mins of administrative hub	100.0
		% of population within 60 plus mins of administrative hub	0.0
	Urbanisation	% of population in urban areas of population 10,000 or greater	61.7
	Mobility/ Migration	% of population living at a different address 5 years ago	34.7
Future Needs and Priorities	Population growth	Ten-year population change (2011-21)	6,658
	Housing supply and infrastructure demand	Ten-year change in total dwelling numbers (2011-21)	3,831
	Employment growth	Ten-year per cent change in resident labour force (2011-21)	11.5
	Older/aging communities	Ten-year change in median age	3.1
		% Population over 65	23.0
	Younger communities	% Population under 15	17.6
Financial Sustainability	Value of rateable land	Value of rateable land - residential	\$15,307,231,000
		Value of rateable land - primary production	\$2,211,412,000
		Value of rateable land - industrial	\$725,055,000
		Value of rateable land - commercial	\$1,403,935,000
		Value of rateable land - vacant	\$674,244,000
		Value of rateable land - other	\$980,179,000
		Value of rateable land - Total	\$21,302,056,000

Criteria	Indicator	Measure	Cradle Coast
Financial Sustainability (cont.)	Estimation of theoretical rate revenue applying current rates	Estimated rate revenue - residential	\$47,296,000
		Estimated rate revenue - primary production	\$6,081,000
		Estimated rate revenue - industrial	\$4,998,000
		Estimated rate revenue - commercial	\$8,960,000
		Estimated rate revenue - vacant	\$2,123,000
		Estimated rate revenue - other	\$1,282,000
		Estimated rate revenue - Total	\$70,741,000
	Estimated % revenue as a share of land value by land-use class	Estimated rate revenue as a share of land value - residential	0.31
		Estimated rate revenue as a share of land value - primary production	0.28
		Estimated rate revenue as a share of land value - industrial	0.69
		Estimated rate revenue as a share of land value - commercial	0.64
		Estimated rate revenue as a share of land value - vacant	0.31
		Estimated rate revenue as a share of land value - other	0.13
		Estimated rate revenue as a share of land value - Total	0.33
	Road Infrastructure	Km of council roads - unsealed	441.5
Km of council roads - sealed		1,594.7	

Tamar Valley



Description

This council combines much of the current area of the LGAs of West Tamar, Launceston, and George Town into a single entity. The new council would extend from the mouth of the River Tamar at Low Head and Greens Beach through the Tamar Valley to Launceston and then follow the path of the North Esk River as far as the current boundary with Break O'Day Council. The rural areas of the existing Launceston LGA north of Mount Barrow and Nunamara, including Mount Arthur, Brown's Hill, Lilydale, Lebrina, and Lower Turners Marsh, would be absorbed into an expanded North East council.

Criterion 1: Place and Representation

The consolidation of the community of George Town and the current West Tamar LGA with Greater Launceston in a single council reflects their strong commuting and resident movement connections with each other. On a normal day, almost 700 residents of George Town, 1,350 of Legana, and 2,200 of Riverside commute to Launceston for work. Residents of both the east and west Tamar regions also rely heavily on Launceston for various key services and recreation. Establishing one council for the Tamar Valley will support integrated catchment and environmental management and reflect strong geographical and cultural links across the community.

Key evidence:

- Population: 105,915
- Median Age: 41.8
- Population living at different address 5 years ago: 36.8%
- SEIFA decile: 4

Criterion 2: Future Needs and Priorities

Over the past ten years, this area has experienced considerable population and labour force growth as well as a surge in residential building completions, leading to a large increase (some 9.6%) in total dwellings. Accommodating continued growth and ensuring continued access to high quality services and infrastructure without contributing to urban sprawl will be a key strategic and land-use planning challenge.

Key evidence:

- Population change 2011-21: 9,804
- Dwelling vacancy rate: 7.7%
- Population under age 15: 17.8%
- Population over age 65: 20.4%
- 10-year change in median age: 2.4 years

Criterion 3: Financial Sustainability

The Tamar Valley Council proposed here would be the second most populous in the state and would have access to a broad and diverse rate base featuring a good balance of residential and non-residential land uses. It would also likely enjoy the benefit of considerable economies of scope and scale in administrative 'back office' and professional or technical specialisations.

Key evidence:

- Estimated total value of rateable land: \$29,092,479,000
- Estimated rate revenue: \$87,007,000
- Length of sealed roads managed by council: 943.9km
- Length of unsealed roads managed by council: 283.2km

Criterion 4: Operational Capability

This council's size and capacity suggest that it is unlikely to face major difficulties securing adequate operational capability. Moreover, it would be very well placed to act as a key provider of shared services to some of its less populous and capable neighbours.

Key evidence:

- 98.8% of residents would be within a 30-minute drive of a major service hub.
- 76.4% of the population would be in urban areas of 10,000 or greater.

Key issues for consultation and technical analysis

There is a range of views on amalgamation amongst current councils in this region:

- City of Launceston Council was open to a scenario similar to this, however it expressed a preference for including the Launceston Airport and Translink Industrial Area, which are in the current Northern Midlands Council area.
- Northern Midlands Council, West Tamar and Meander Valley Councils do not support any changes to their boundaries.
- George Town Council showed some interest in exploring a Tamar Valley Council scenario through detailed research and analysis. It also supported investigating a scenario in which it joined with West Tamar Council to form an East and West Tamar Council that did not include Launceston city.

Given the very different positions of member councils, it seems unlikely that a new Tamar Valley Council will arise through voluntary amalgamation in the near future. Nevertheless, the Board encourages councils and communities to continue to consider further moves in this direction, potentially through jointly commissioning a feasibility study. The Board also encourages greater service sharing in the region as a step towards a single council serving the community catchment.

A key issue to be considered in the establishment of any new Tamar Valley Council would be the equitable levying of rates across the area, given the range of rating strategies deployed by councils in the region.

Prospect Vale and Blackstone Heights, southwest of Launceston, have been included in this new council area but are currently part of Meander Valley Council. While they are clearly part of the continuous urban area of Launceston, further consideration should be given to their inclusion in a consolidated Tamar Valley Council (as opposed to a new Central Northern Council). The table below shows the impact of a new Tamar Valley Council not including Prospect Vale and Blackstone Heights.

Table 8: Impact of not including Prospect Vale and Blackstone Heights in a new Tamar Valley Council.

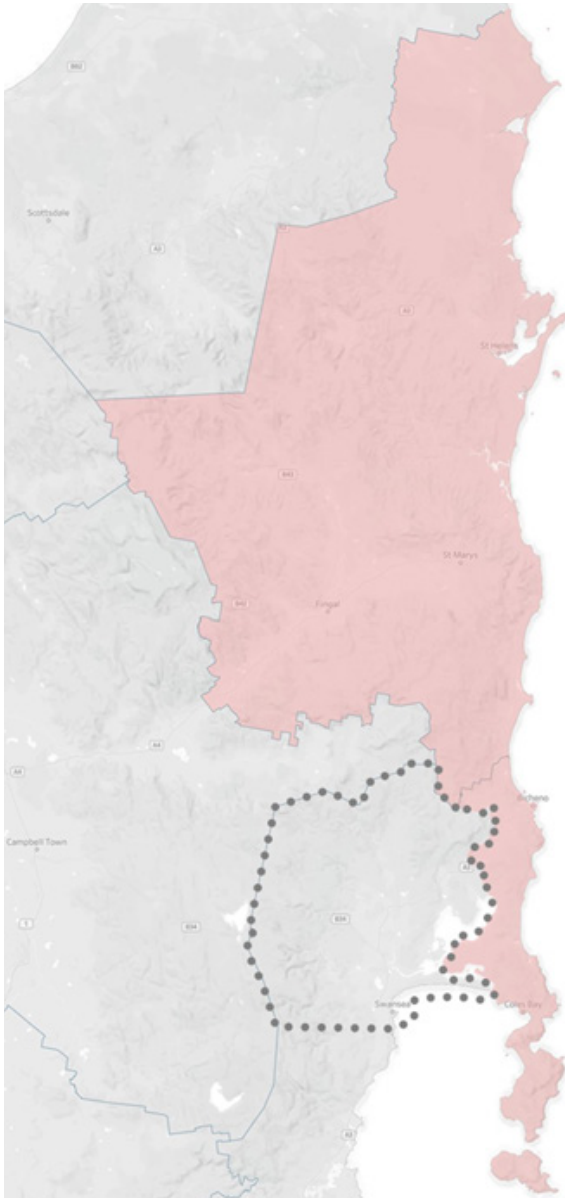
Measure	Tamar Valley	Tamar Valley without Prospect Vale and Blackstone Heights	% change
Population	105,915	98,910	-7%
Total dwellings	48,004	44,954	-6%
Value of rateable land - Total	\$29,092,479,000	\$27,304,497,000	-6%
Estimated rate revenue - Total	\$87,007,000	\$83,517,000	-4%
Km of council roads - unsealed	283.2	283.1	0%
Km of council roads - sealed	943.9	899.2	-5%

Full data table

Criteria	Indicator	Measure	Tamar Valley
Overview	Demographic	Population	105,915
		Median age	41.8
	Income and Employment	SEFIA IRSAD Score	932.8
		SEIFA IRSAD Decile	4
	Housing	Total dwellings	48,004
		No. of single person households	12,731
		% dwellings unoccupied on Census night	7.7
Place and Representation	Established administrative, commercial and service hub/s	% of population within 30 mins of administrative hub	98.8
		% of population within 60 mins of administrative hub	100.0
		% of population within 60 plus mins of administrative hub	0.0
	Urbanisation	% of population in urban areas of population 10,000 or greater	76.4
	Mobility/ Migration	% of population living at a different address 5 years ago	36.8
Future Needs and Priorities	Population growth	Ten-year population change (2011-21)	9,804
	Housing supply and infrastructure demand	Ten-year change in total dwelling numbers (2011-21)	4,192
	Employment growth	Ten-year per cent change in resident labour force (2011-21)	13.5
	Older/aging communities	Ten-year change in median age	2.4
		% Population over 65	20.4
	Younger communities	% Population under 15	17.8
Financial Sustainability	Value of rateable land	Value of rateable land - residential	\$21,463,372,000
		Value of rateable land - primary production	\$845,590,000
		Value of rateable land - industrial	\$879,351,000
		Value of rateable land - commercial	\$3,058,906,000
		Value of rateable land - vacant	\$735,720,000
		Value of rateable land - other	\$2,109,541,000
		Value of rateable land - Total	\$29,092,479,000

Criteria	Indicator	Measure	Tamar Valley
Financial Sustainability (cont.)	Estimation of theoretical rate revenue applying current rates	Estimated rate revenue - residential	\$61,112,000
		Estimated rate revenue - primary production	\$2,097,000
		Estimated rate revenue - industrial	\$5,342,000
		Estimated rate revenue - commercial	\$13,809,000
		Estimated rate revenue - vacant	\$2,322,000
		Estimated rate revenue - other	\$2,324,000
		Estimated rate revenue - Total	\$87,007,000
	Estimated % revenue as a share of land value by land-use class	Estimated rate revenue as a share of land value - residential	0.28
		Estimated rate revenue as a share of land value - primary production	0.25
		Estimated rate revenue as a share of land value - industrial	0.61
		Estimated rate revenue as a share of land value - commercial	0.45
		Estimated rate revenue as a share of land value - vacant	0.32
		Estimated rate revenue as a share of land value - other	0.11
		Estimated rate revenue as a share of land value - Total	0.30
	Road Infrastructure	Km of council roads - unsealed	283.2
Km of council roads - sealed		943.9	

East Coast



Description

This council covers an area very similar to the existing Break O'Day LGA but includes Bicheno, Coles Bay, and Freycinet National Park.

Criterion 1: Place and Representation

The primary rationale for the changes proposed under this consolidation scenario is the stronger connection of Bicheno with the communities to its north than those to its south. Bicheno is an important economic and service centre for much of the southern part of the existing Break O'Day Council.

Key evidence:

- Population: 8,351
- Median Age: 54.3
- Population living at different address 5 years ago: 36.6%
- SEIFA decile: 2

Criterion 2: Future Needs and Priorities

This area is one of the most reliant on tourism in the entire state. While a flourishing tourist industry underpins much economic activity in the East Coast, it also poses challenges. Housing and workforce shortages and seasonal variation in employment and economic activity are major and increasing challenges for this region. Demographic change is likewise a significant issue: the median age in this council is one of the oldest in the state, at 54.3 years, and has increased by 4.8 years since 2011. This likely reflects the popularity of the area as a retirement, 'sea-change', and shack destination. Nevertheless, it is likely that continued population ageing will pose major aged care and community service provision challenges in this region over the coming years.

Key evidence:

- Population change 2011-21: 1,009
- Dwelling vacancy rate: 34.2%
- Population under age 15: 12.7%
- Population over age 65: 32%
- 10-year change in median age: 4.8 years

Criterion 3: Financial Sustainability

The addition of Bicheno to this council area adds some depth to its available residential and commercial rates bases. However, it remains small by comparison to other proposed new councils and faces considerable demographic and geographic cost pressures on service provision expenditure.

Key evidence:

- Estimated total value of rateable land: \$4,235,773,000
- Estimated rate revenue: \$11,067,000
- Length of sealed roads managed by council: 244.2km
- Length of unsealed roads managed by council: 290.3km

Criterion 4: Operational Capability

Given its relative remoteness, advanced median age, and small and dispersed population (under 9,000 people spread across several small communities over a large area) it is likely that this council will face considerable challenges accessing and retaining specialist skills and providing key community services. Given these challenges, East Coast Council is expected to rely heavily on shared services arrangements and regional partnerships to meet the needs of its communities.

Key evidence:

- 57.6% of residents would be within a 30-minute drive of a service hub.
- 0% of the population would be in urban areas of 10,000 or greater.

Key issues for consultation and technical analysis

Both Break O’Day and Glamorgan–Spring Bay Councils supported exploring the establishment of this new council.

A key unresolved issue is the appropriate location of its southern boundary. This report shows it falling to the east of Dolphin Sands, but there would be a number of feasible options in the vicinity of Bicheno, Coles Bay, Freycinet, Dolphin Sands and Swansea. The table below shows the impact on a new East Coast Council of including the area to Swansea. There should be further analysis and community consultation to identify the most suitable boundary if specific boundary changes are being considered.

Table 9: Impact of adding Swansea to a new East Coast Council.

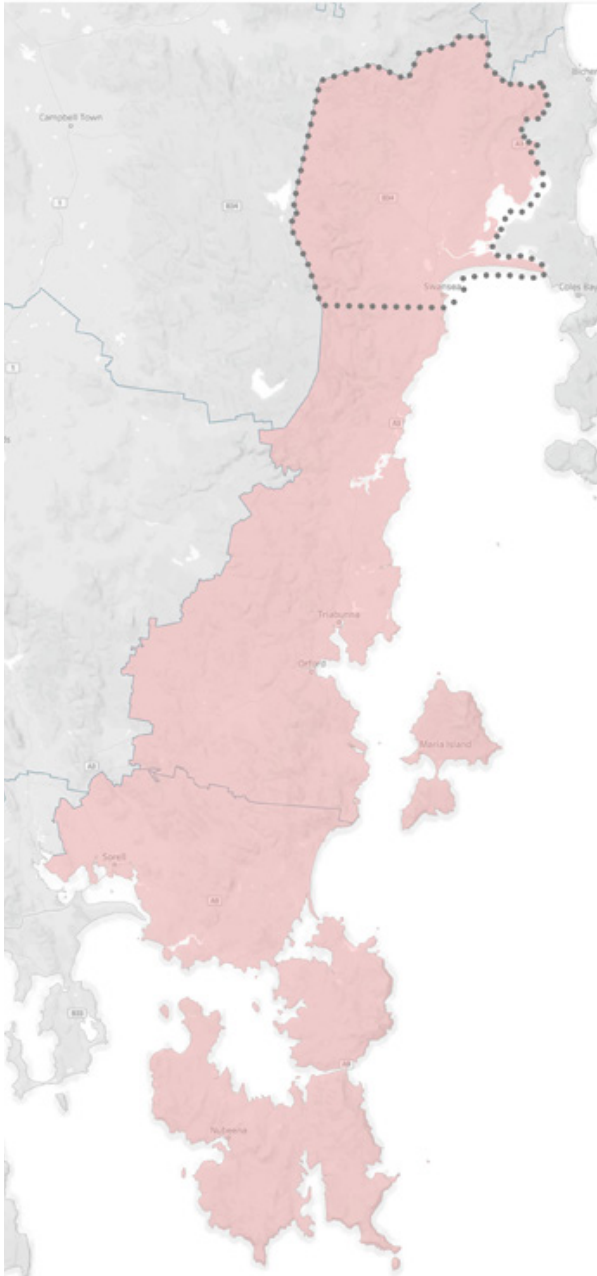
Measure	East Coast	East Coast with Swansea	% change
Population	8,351	9,606	+7%
Total dwellings	6,499	7,506	+9%
Value of rateable land - Total	\$4,235,773,000	5,090,585,000	+11%
Estimated rate revenue - Total	\$11,067,000	13,276,000	+11%
Km of council roads - unsealed	290.3	346.4	+16%
Km of council roads - sealed	244.2	286.9	+13%

Full data table

Criteria	Indicator	Measure	East Coast
Overview	Demographic	Population	8,351
		Median age	54.3
	Income and Employment	SEFIA IRSAD Score	895.6
		SEIFA IRSAD Decile	2
	Housing	Total dwellings	6,499
		No. of single person households	1,264
% dwellings unoccupied on Census night		34.2	
Place and Representation	Established administrative, commercial and service hub/s	% of population within 30 mins of administrative hub	57.6
		% of population within 60 mins of administrative hub	77.7
		% of population within 60 plus mins of administrative hub	22.3
	Urbanisation	% of population in urban areas of population 10,000 or greater	0.0
	Mobility/ Migration	% of population living at a different address 5 years ago	36.6
Future Needs and Priorities	Population growth	Ten-year population change (2011-21)	1,009
	Housing supply and infrastructure demand	Ten-year change in total dwelling numbers (2011-21)	860
	Employment growth	Ten-year per cent change in resident labour force (2011-21)	18.9
	Older/aging communities	Ten-year change in median age	4.8
		% Population over 65	32.0
Younger communities	% Population under 15	12.7	
Financial Sustainability	Value of rateable land	Value of rateable land - residential	\$2,908,365,000
		Value of rateable land - primary production	\$486,285,000
		Value of rateable land - industrial	\$27,057,000
		Value of rateable land - commercial	\$296,882,000
		Value of rateable land - vacant	\$392,134,000
		Value of rateable land - other	\$125,051,000
		Value of rateable land - Total	\$4,235,773,000

Criteria	Indicator	Measure	East Coast
Financial Sustainability (cont.)	Estimation of theoretical rate revenue applying current rates	Estimated rate revenue - residential	\$6,697,000
		Estimated rate revenue - primary production	\$1,516,000
		Estimated rate revenue - industrial	\$188,000
		Estimated rate revenue - commercial	\$1,252,000
		Estimated rate revenue - vacant	\$1,334,000
		Estimated rate revenue - other	\$79,000
		Estimated rate revenue - Total	\$11,067,000
	Estimated % revenue as a share of land value by land-use class	Estimated rate revenue as a share of land value - residential	0.23
		Estimated rate revenue as a share of land value - primary production	0.31
		Estimated rate revenue as a share of land value - industrial	0.69
		Estimated rate revenue as a share of land value - commercial	0.42
		Estimated rate revenue as a share of land value - vacant	0.34
		Estimated rate revenue as a share of land value - other	0.06
		Estimated rate revenue as a share of land value - Total	0.26
	Road Infrastructure	Km of council roads - unsealed	290.3
Km of council roads - sealed		244.2	

South East



Description

The proposed South East Council combines the existing LGAs of Sorell, Tasman, and Glamorgan Spring Bay with the exception of Bicheno and Freycinet National Park, which join the East Coast Council. This consolidation recognises the strong existing service and employment links between smaller communities on the South East Coast and the larger regional centre of Sorell.

Criterion 1: Place and Representation

The existing LGAs of Tasman, Sorell, and Glamorgan-Spring Bay already have long-established administrative, resident movement, and cultural connections with each other, but they exhibit only relatively weak employment or commuting links with more northern parts of the East Coast. These connections, and the absence of strong links with the rest of the coast, make this combination a natural community of interest. Sorell is increasingly emerging as a key regional service and employment hub for much of the lower East Coast, while at the same time functioning as an important 'satellite' commuter suburb of Hobart, with almost 3,000 residents of the Sorell ABS Statistical Area 2 (SA2) commuting to the city for work on a daily basis. These councils already engage in regional collaboration via, for example, the Southern Tasmanian Councils Authority (STCA) and Business and Employment Southeast Tasmania (BEST).

Key evidence:

- Population: 22,768
- Median Age: 46.3
- Population living at different address 5 years ago: 34.8%
- SEIFA decile: 4

Criterion 2: Future Needs and Priorities

This region – especially the areas of Midway Point, the outskirts of Sorell, and the Southern Beaches – is one of the fastest growing in the state and indeed in the country. Over the ten years to 2021, population increased by 22% and an estimated 1,596 new dwellings were completed (an increase of around 14%). As well as increasing and diversifying the proposed council's rate base, however, this rapid expansion has posed challenges for strategic regional infrastructure and

asset planning. As new development applications and subdivisions show little sign of slowing, growing pains will likely remain an issue for the foreseeable future in this area.

Key evidence:

- Population change 2011-21: 4,167
- Dwelling vacancy rate: 21.6%
- Population under age 15: 16.7%
- Population over age 65: 24.1%
- 10-year change in median age: 2.5 years

Criterion 3: Financial Sustainability

This council's size and rapid growth suggest that it will likely enjoy a considerable improvement on the financial capacity of its current constituent councils. It will further benefit from economies of scale in service provision arising from participation in shared services and expanded regional partnership arrangements.

Key evidence:

- Estimated total value of rateable land: \$9,159,557,000
- Estimated rate revenue: \$23,530,000
- Length of sealed roads managed by council: 392.2km
- Length of unsealed roads managed by council: 400.7km

Criterion 4: Operational Capability

This council's size and proximity to Hobart will likely provide the requisite scale, capacity, and access to specialist staff to ensure that will enjoy an adequate and sustainable level of operation capability. Where gaps in specific technical expertise or service provision capacity arise, shared services arrangements will ensure they

can be procured from larger or more capable neighbouring authorities.

Key evidence:

- 92.4% of residents would be within a 30-minute drive of a service hub.
- 0% of the population would be in urban areas of 10,000 or greater.

Key issues for consultation and technical analysis

Investigation of this potential new council was supported by both Sorell and Glamorgan-Spring Bay Councils. Sorell Council also sought to consider including adding Cambridge and the airports, which are currently part of City of Clarence Council. Neither Tasman Council nor City of Clarence Council support any change to their current boundaries. There is also strong opposition in the Tasman community to any change to council boundaries.

While the Board sees this new proposed East Coast Council as the most sustainable solution for the region, it understands that this is unlikely to occur voluntarily due to opposition on the Tasman Peninsula. Nevertheless, an option that merges Sorell Council and most of the Glamorgan-Spring Bay Council would be a strong step towards the creation of an East Coast Council with scale and capability.

A key unresolved issue is the appropriate location of its northern boundary. This report shows it falling to the east of Dolphin Sands, but there would be a number of feasible options in the vicinity of Bicheno, Coles Bay, Freycinet, Dolphin Sands and Swansea. The table below shows the impact of a new South East Coast Council that does not include Swansea and the areas to the east. There should be further analysis and community consultation to identify the most suitable boundary if specific boundary changes are being considered.

Table 10: Impact of excluding Swansea from a new South East Council.

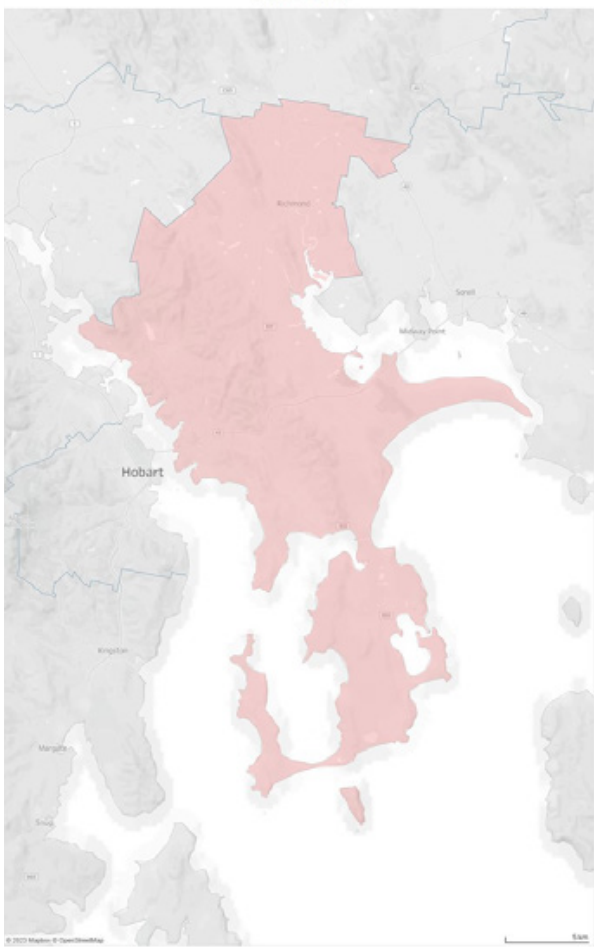
Measure	South East	South East without Swansea	% change
Population	22,768	19,052	-16%
Total dwellings	12,832	11,825	-8%
Value of rateable land - Total	\$9,159,557,000	\$7,738,837,000	-16%
Estimated rate revenue - Total	\$23,530,000	\$19,929,000	-15%
Km of council roads - unsealed	400.7	344.6	-14%
Km of council roads - sealed	392.2	335.8	-14%

Full data table

Criteria	Indicator	Measure	South East
Overview	Demographic	Population	22,768
		Median age	46.3
	Income and Employment	SEFIA IRSAD Score	935.6
		SEIFA IRSAD Decile	4
	Housing	Total dwellings	12,832
		No. of single person households	2,644
% dwellings unoccupied on Census night		21.6	
Place and Representation	Established administrative, commercial and service hub/s	% of population within 30 mins of administrative hub	92.4
		% of population within 60 mins of administrative hub	99.9
		% of population within 60 plus mins of administrative hub	0.1
	Urbanisation	% of population in urban areas of population 10,000 or greater	0.0
	Mobility/ Migration	% of population living at a different address 5 years ago	34.8
Future Needs and Priorities	Population growth	Ten-year population change (2011-21)	4,167
	Housing supply and infrastructure demand	Ten-year change in total dwelling numbers (2011-21)	1,596
	Employment growth	Ten-year per cent change in resident labour force (2011-21)	24.7
	Older/aging communities	Ten-year change in median age	2.5
		% Population over 65	24.1
Younger communities	% Population under 15	16.7	
Financial Sustainability	Value of rateable land	Value of rateable land - residential	\$7,003,776,000
		Value of rateable land - primary production	\$840,691,000
		Value of rateable land - industrial	\$39,141,000
		Value of rateable land - commercial	\$319,237,000
		Value of rateable land - vacant	\$788,320,000
		Value of rateable land - other	\$168,392,000
		Value of rateable land - Total	\$9,159,557,000

Criteria	Indicator	Measure	South East
Financial Sustainability (cont.)	Estimation of theoretical rate revenue applying current rates	Estimated rate revenue - residential	\$16,677,000
		Estimated rate revenue - primary production	\$1,936,000
		Estimated rate revenue - industrial	\$168,000
		Estimated rate revenue - commercial	\$1,887,000
		Estimated rate revenue - vacant	\$2,744,000
		Estimated rate revenue - other	\$119,000
		Estimated rate revenue - Total	\$23,530,000
	Estimated % revenue as a share of land value by land-use class	Estimated rate revenue as a share of land value - residential	0.24
		Estimated rate revenue as a share of land value - primary production	0.23
		Estimated rate revenue as a share of land value - industrial	0.43
		Estimated rate revenue as a share of land value - commercial	0.59
		Estimated rate revenue as a share of land value - vacant	0.35
		Estimated rate revenue as a share of land value - other	0.07
		Estimated rate revenue as a share of land value - Total	0.26
	Road Infrastructure	Km of council roads - unsealed	400.7
Km of council roads - sealed		392.2	

Clarence



Description

Aside from King Island and Flinders (given their very distinctive and specific needs), Clarence is the only council area for which no boundary changes have been proposed.

Criterion 1: Place and Representation

Although a very large share of Clarence residents work in the city of Hobart, the Eastern Shore is sufficiently culturally, demographically, and geographically distinctive to merit the retention of its own council.

Key evidence:

- Population: 61,465
- Median Age: 42.2
- Population living at different address 5 years ago: 34%
- SEIFA decile: 8

Criterion 2: Future Needs and Priorities

Like the proposed South East Council, this area is currently growing very rapidly. At just slightly less than 16%, growth in dwellings over the past ten years poses challenges for infrastructure planning and community service provision. The most rapidly expanding areas of Howrah, Rokeby, Tranmere, and the Coal River Valley are particular pressure points. Providing adequate built and social infrastructure to accommodate this growth will require concerted action from local and state government in close collaboration with communities, and industry. Adapting to climate change also represents a significant and growing challenge on the Eastern Shore. The area's many low-lying suburbs (Lauderdale and Cremorne, for example) will become increasingly vulnerable to inundation and coastal erosion as sea levels rise and extreme weather events become more frequent and intense.

Key evidence:

- Population change 2011-21: 9,631
- Dwelling vacancy rate: 5.7%
- Population under age 15: 17.9%
- Population over age 65: 20.8%
- 10-year change in median age: 0.7 years

Criterion 3: Financial Sustainability

This area's large rate base, relatively small geographical size, and dense urban areas mean that it will likely be capable of producing sustainable own-source revenues over the long term while providing a high quality and broad range of services.

Key evidence:

- Estimated total value of rateable land: \$21,226,403,000
- Estimated rate revenue: \$46,583,000
- Length of sealed roads managed by council: 461.8km
- Length of unsealed roads managed by council: 40.6km

Criterion 4: Operational Capability

Clarence's central location, density, amenity, and size mean that it is well-placed to attract and retain key specialist or technical skills relative to many other parts of the state. It is also likely that, as a larger and more capable council, it will have capability to act as a key provider of shared services to other councils in the region, particularly the proposed South East configuration.

Key evidence:

- 97.8% of residents would be within a 30-minute drive of a major service hub.
- 87.2% of the population would be in urban areas of 10,000 or greater.

Key issues for consultation and technical analysis

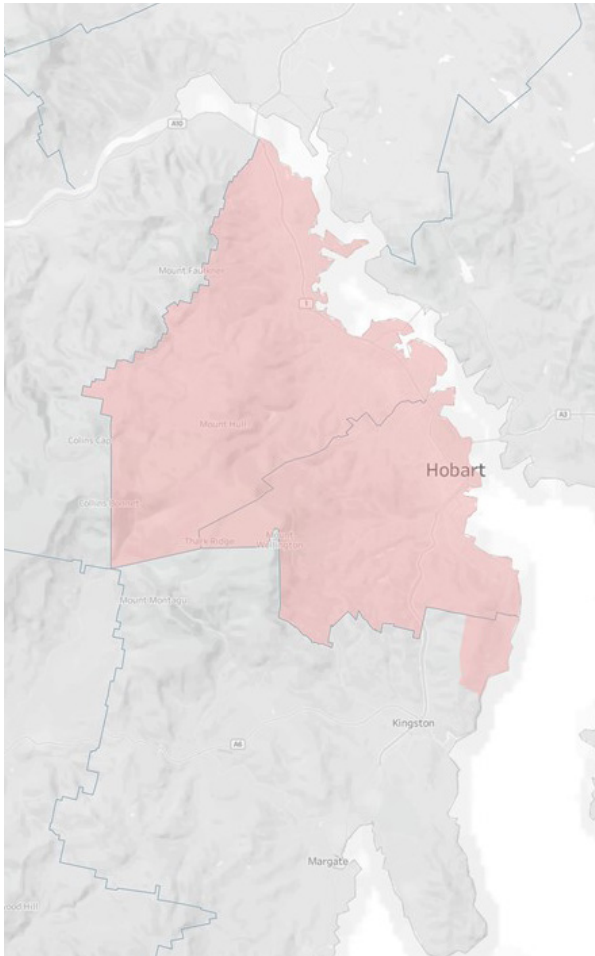
While the Board is not proposing any changes to Clarence City Council boundaries, it considers it important for the council to increase its collaboration with the other Greater Hobart councils on longer-term and more effective regional strategic and land-use planning.

Full data table

Criteria	Indicator	Measure	Clarence
Overview	Demographic	Population	61,465
		Median age	42.2
	Income and Employment	SEFIA IRSAD Score	989.1
		SEIFA IRSAD Decile	8
	Housing	Total dwellings	25,924
		No. of single person households	6,239
		% dwellings unoccupied on Census night	5.7
Place and Representation	Established administrative, commercial and service hub/s	% of population within 30 mins of administrative hub	97.8
		% of population within 60 mins of administrative hub	100.0
		% of population within 60 plus mins of administrative hub	0.0
	Urbanisation	% of population in urban areas of population 10,000 or greater	87.2
	Mobility/ Migration	% of population living at a different address 5 years ago	34.0
Future Needs and Priorities	Population growth	Ten-year population change (2011-21)	9,631
	Housing supply and infrastructure demand	Ten-year change in total dwelling numbers (2011-21)	3,569
	Employment growth	Ten-year per cent change in resident labour force (2011-21)	22.8
	Older/aging communities	Ten-year change in median age	0.7
		% Population over 65	20.8
	Younger communities	% Population under 15	17.9
Financial Sustainability	Value of rateable land	Value of rateable land - residential	\$17,506,737,000
		Value of rateable land - primary production	\$257,468,000
		Value of rateable land - industrial	\$468,465,000
		Value of rateable land - commercial	\$1,611,138,000
		Value of rateable land - vacant	\$747,304,000
		Value of rateable land - other	\$635,292,000
		Value of rateable land - Total	\$21,226,403,000

Criteria	Indicator	Measure	Clarence
Financial Sustainability (cont.)	Estimation of theoretical rate revenue applying current rates	Estimated rate revenue - residential	\$36,185,000
		Estimated rate revenue - primary production	\$452,000
		Estimated rate revenue - industrial	\$2,230,000
		Estimated rate revenue - commercial	\$4,996,000
		Estimated rate revenue - vacant	\$1,558,000
		Estimated rate revenue - other	\$1,162,000
		Estimated rate revenue - Total	\$46,583,000
	Estimated % revenue as a share of land value by land-use class	Estimated rate revenue as a share of land value - residential	0.21
		Estimated rate revenue as a share of land value - primary production	0.18
		Estimated rate revenue as a share of land value - industrial	0.48
		Estimated rate revenue as a share of land value - commercial	0.31
		Estimated rate revenue as a share of land value - vacant	0.21
		Estimated rate revenue as a share of land value - other	0.18
		Estimated rate revenue as a share of land value - Total	0.22
	Road Infrastructure	Km of council roads - unsealed	40.6
Km of council roads - sealed		461.8	

Western Shore



Description

This proposal combines the two existing LGAs of Hobart and Glenorchy into a single council, extending south down the Channel Highway as far as the Shot Tower to include the suburb of Taroona.

Criterion 1: Place and Representation

While Glenorchy and Hobart have some important demographic and economic differences, their similarities are more numerous and compelling. For example, they have similar proportions of working age people, Australian citizens and people who speak a language other than English. Crucially, the links between the two areas have become more marked over time. Where Hobart and Glenorchy may once have been highly distinctive communities with a clear rationale for separate local governance, today they are increasingly connected in terms of employment and transport. Likewise with the suburb of Taroona to Hobart's south: the very clear connection of Taroona residents with central Hobart rather than south to Kingborough makes a strong case for consolidation.

Key evidence:

- Population: 108,302
- Median Age: 38.5
- Population living at different address 5 years ago: 40.2%
- SEIFA decile: 8

Criterion 2: Future Needs and Priorities

The council proposed under this consolidation scenario would have access to better resources and capabilities to respond to current and emerging community needs, including in the areas of planning, housing, transport, and climate change mitigation. Hobart's Western Shore remains the foremost centre of economic activity in Tasmania, having experienced 22% employment growth over the last decade. While a combined council creates opportunities, it also poses distributional and equity challenges. For example, Glenorchy and Hobart LGAs have quite different rates bases and service offerings. Removing unnecessary structural and administrative divisions should help address this challenge and promote a more consistent standard of community services across the entire Hobart community.

Importantly, combining these two entities into a single council, with the inclusion of Taroona, will allow for far more streamlined, coordinated strategic regional and land-use planning than is currently the case. For both Hobart and Glenorchy, rapidly increasing housing and population density through infill development is currently a key priority, and a larger organisation would likely be able to coordinate this growth more easily. Finally, the consolidation of these councils into a single entity would assist with the implementation of important ongoing initiatives such as the Southern Tasmania Regional Land Use Strategy and the Derwent Estuary Program.

Finally, and in addition to its growing population and labour force, a Western Shore Council would be the only one in the state to have seen a decline in median age between 2011 and 2021 (to 38.5 years), largely due to strong international migration.

Key evidence:

- Population change 2011-21: 12,042
- Dwelling vacancy rate: 7.4%
- Population under age 15: 15.8%
- Population over age 65: 17.8%
- 10-year change in median age: -0.6 years

Criterion 3: Financial Sustainability

The Western Shore Council proposed here would be the most populous in the state and would have access to a broad and diverse rate base featuring a good balance of residential and non-residential land uses. It would also likely enjoy the benefit of considerable economies of scope and scale in administrative 'back office' and professional or technical specialisations.

Key evidence:

- Estimated total value of rateable land: \$39,653,982,000
- Estimated rate revenue: \$116,014,000
- Length of sealed roads managed by council: 617.4km
- Length of unsealed roads managed by council: 22.1km

Criterion 4: Operational Capability

This council's size and financial capacity suggest that it is unlikely to face major difficulties securing adequate operational capability. Moreover, Western Shore would be very well placed to act as a key provider of shared services to some of its less populous and capable neighbours.

Key evidence:

- 100% of residents would be within a 30-minute drive of a major service hub.
- 97.9% of the population would be in urban areas of 10,000 or greater.

Key issues for consultation and technical analysis

Both City of Hobart and Glenorchy City Councils have expressed interest in exploring the benefits of council consolidation. Kingborough Council has agreed to the investigation of transferring Taroona to a council to the north as part of an investigation of merging Kingborough with Huon Valley Councils.

Aligning the rating strategies and service offerings of the two main component councils will need careful consideration when investigating a merger.

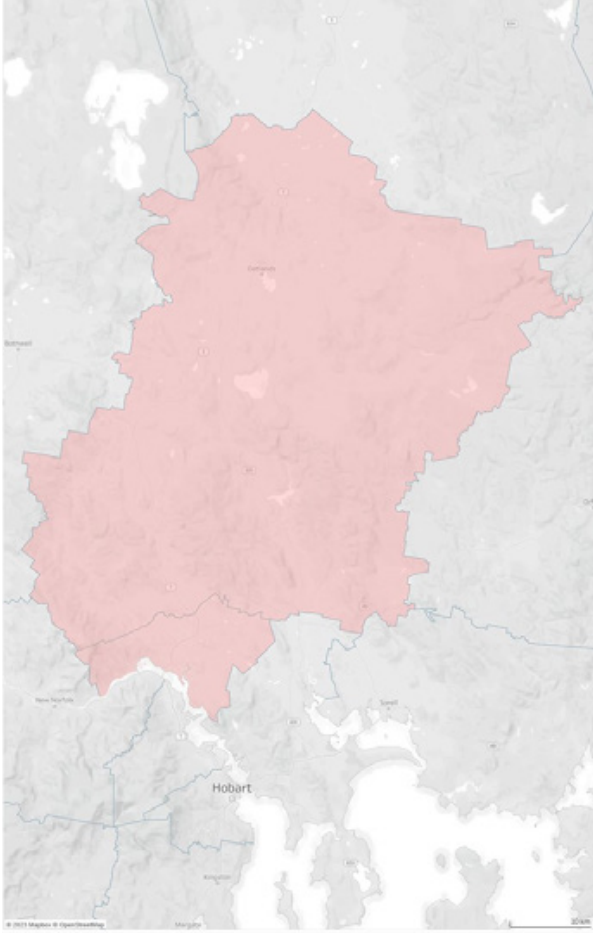
Increased coordination with the other 'Greater Hobart' councils, including through the Greater Hobart Act, will be important to ensuring longer-term and more effective regional strategic and land-use planning.

Full data table

Criteria	Indicator	Measure	Western Shore
Overview	Demographic	Population	108,302
		Median age	38.5
	Income and Employment	SEFIA IRSAD Score	992.2
		SEIFA IRSAD Decile	8
	Housing	Total dwellings	46,604
		No. of single person households	12,991
% dwellings unoccupied on Census night		7.4	
Place and Representation	Established administrative, commercial and service hub/s	% of population within 30 mins of administrative hub	100.0
		% of population within 60 mins of administrative hub	100.0
		% of population within 60 plus mins of administrative hub	0.0
	Urbanisation	% of population in urban areas of population 10,000 or greater	97.9
	Mobility/ Migration	% of population living at a different address 5 years ago	40.2
Future Needs and Priorities	Population growth	Ten-year population change (2011-21)	12,042
	Housing supply and infrastructure demand	Ten-year change in total dwelling numbers (2011-21)	3,090
	Employment growth	Ten-year per cent change in resident labour force (2011-21)	21.5
	Older/aging communities	Ten-year change in median age	-0.6
		% Population over 65	17.8
Younger communities	% Population under 15	15.8	
Financial Sustainability	Value of rateable land	Value of rateable land - residential	\$28,171,205,000
		Value of rateable land - primary production	\$21,983,000
		Value of rateable land - industrial	\$975,734,000
		Value of rateable land - commercial	\$6,310,718,000
		Value of rateable land - vacant	\$453,922,000
		Value of rateable land - other	\$3,720,420,000
		Value of rateable land - Total	\$39,653,982,000

Criteria	Indicator	Measure	Western Shore
Financial Sustainability (cont.)	Estimation of theoretical rate revenue applying current rates	Estimated rate revenue - residential	\$74,840,000
		Estimated rate revenue - primary production	\$57,000
		Estimated rate revenue - industrial	\$4,721,000
		Estimated rate revenue - commercial	\$30,627,000
		Estimated rate revenue - vacant	\$1,185,000
		Estimated rate revenue - other	\$4,584,000
		Estimated rate revenue - Total	\$116,014,000
	Estimated % revenue as a share of land value by land-use class	Estimated rate revenue as a share of land value - residential	0.27
		Estimated rate revenue as a share of land value - primary production	0.26
		Estimated rate revenue as a share of land value - industrial	0.48
		Estimated rate revenue as a share of land value - commercial	0.49
		Estimated rate revenue as a share of land value - vacant	0.26
		Estimated rate revenue as a share of land value - other	0.12
		Estimated rate revenue as a share of land value - Total	0.29
	Road Infrastructure	Km of council roads - unsealed	22.1
Km of council roads - sealed		617.4	

Central Southern



Description

This proposal combines the current Brighton and Southern Midlands LGAs in their entirety. The resulting Central Southern Council extends from the north eastern bank of the Derwent River at Old Beach to Tunbridge in the central Midlands.

Criterion 1: Place and Representation

The key rationale underpinning this consolidation proposal is the strong employment, service, and commuting connections between the current Southern Midlands LGA and the population centres of Brighton, Bridgewater, and Gagebrook. As well as important economic, demographic, geographic, and industrial similarities, the two existing councils combined in this proposal already enjoy a close partnership and well-developed service sharing relationships.

Key evidence:

- Population: 25,646
- Median Age: 37.5
- Population living at different address 5 years ago: 31.3%
- SEIFA decile: 2

Criterion 2: Future Needs and Priorities

The southern part of this region has experienced rapid population growth and development in recent years. The increase in dwellings seen in this area is the highest of any consolidation scenario proposed in this report at 21.4% (some 1,853 new dwellings). Population growth has likewise been very strong, at 19.2%. Rapid expansion has also brought growing pains and contributed to urban sprawl that is beginning to impact significantly on transport infrastructure both locally and in neighbouring Glenorchy. These impacts will need to be carefully managed through more collaborative and systematic approaches to regional strategic planning among all of the southern Tasmanian councils to ensure that development is occurring at the right scale in the right places.

Key evidence:

- Population change 2011-21: 4,138
- Dwelling vacancy rate: 6.4%
- Population under age 15: 22.8%
- Population over age 65: 14.8%
- 10-year change in median age: 1.8 years

Criterion 3: Financial Sustainability

The council proposed here would be among the more populous regional councils in the state and would have access to a reasonably broad and diverse rate base featuring a good balance of residential and non-residential land uses. It would also likely enjoy the benefit of considerable economies of scope and scale in administrative and professional or technical specialisations, suggesting ample financial capacity to ensure that it remains sustainable over the long term.

Key evidence:

- Estimated total value of rateable land: \$6,414,851,000
- Estimated rate revenue: \$13,667,000
- Length of sealed roads managed by council: 364.9km
- Length of unsealed roads managed by council: 577.7km

Criterion 4: Operational Capability

Brighton Council has a history of providing services to other local governments, suggesting a high level of capability. Given their strong existing partnership arrangements (in both directions), the consolidation with Southern Midlands Council is likely to enhance this existing capacity and capability. The Central Southern Council would therefore be well-placed to remain a key shared services provider to a number of its neighbours.

Key evidence:

- 98.1% of residents would be within a 30-minute drive of a major service hub.
- 61.8% of the population would be in urban areas of 10,000 or greater.

Key issues for consultation and technical analysis

Both Southern Midlands and Brighton Councils are opposed to mergers. Brighton Council appears to have community support for this position. Brighton Council has stated that if mandatory amalgamations were imposed on it, it would see amalgamating with Southern Midlands as the least worst scenario.

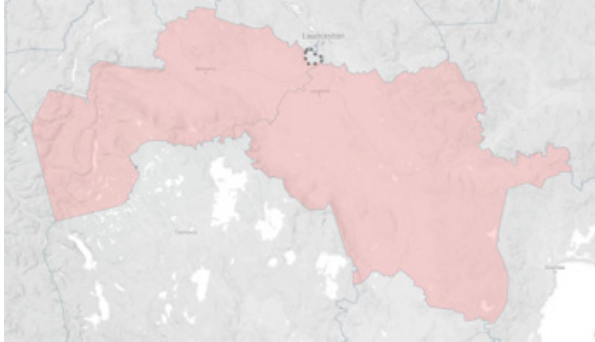
If this new council were to be established, careful attention would need to be paid to the rating regime. Unlike Southern Midlands Council, Brighton Council currently has a 'flat rate' regime which is quite unusual in Tasmania.

Full data table

Criteria	Indicator	Measure	Central Southern
Overview	Demographic	Population	25,646
		Median age	37.5
	Income and Employment	SEFIA IRSAD Score	875.0
		SEIFA IRSAD Decile	2
	Housing	Total dwellings	10,499
		No. of single person households	2,126
% dwellings unoccupied on Census night		6.4	
Place and Representation	Established administrative, commercial and service hub/s	% of population within 30 mins of administrative hub	98.1
		% of population within 60 mins of administrative hub	100.0
		% of population within 60 plus mins of administrative hub	0.0
	Urbanisation	% of population in urban areas of population 10,000 or greater	61.8
	Mobility/ Migration	% of population living at a different address 5 years ago	31.3
Future Needs and Priorities	Population growth	Ten-year population change (2011-21)	4138
	Housing supply and infrastructure demand	Ten-year change in total dwelling numbers (2011-21)	1,853
	Employment growth	Ten-year per cent change in resident labour force (2011-21)	29.9
	Older/aging communities	Ten-year change in median age	1.8
		% Population over 65	14.8
Younger communities	% Population under 15	22.8	
Financial Sustainability	Value of rateable land	Value of rateable land - residential	\$4,643,041,000
		Value of rateable land - primary production	\$1,005,255,000
		Value of rateable land - industrial	\$167,721,000
		Value of rateable land - commercial	\$175,116,000
		Value of rateable land - vacant	\$281,167,000
		Value of rateable land - other	\$142,552,000
		Value of rateable land - Total	\$6,414,851,000

Criteria	Indicator	Measure	Central Southern
Financial Sustainability (cont.)	Estimation of theoretical rate revenue applying current rates	Estimated rate revenue - residential	\$9,464,000
		Estimated rate revenue - primary production	\$2,117,000
		Estimated rate revenue - industrial	\$530,000
		Estimated rate revenue - commercial	\$677,000
		Estimated rate revenue - vacant	\$691,000
		Estimated rate revenue - other	\$198,000
		Estimated rate revenue - Total	\$13,677,000
	Estimated % revenue as a share of land value by land-use class	Estimated rate revenue as a share of land value - residential	0.20
		Estimated rate revenue as a share of land value - primary production	0.21
		Estimated rate revenue as a share of land value - industrial	0.32
		Estimated rate revenue as a share of land value - commercial	0.39
		Estimated rate revenue as a share of land value - vacant	0.25
		Estimated rate revenue as a share of land value - other	0.14
		Estimated rate revenue as a share of land value - Total	0.21
	Road Infrastructure	Km of council roads - unsealed	577.7
Km of council roads - sealed		364.9	

Central Northern



Description

This proposal combines most of the existing Meander Valley and Northern Midlands LGAs into a single council area. The only boundary change under this consolidation scenario is the transfer of two Launceston suburbs, Prospect Vale and Blackstone Heights, to the new Tamar Valley Council.

Criterion 1: Place and Representation

This council would cover a large area taking in several small- and medium-sized regional communities, notably Deloraine, Westbury, Longford, Evandale, and Campbell Town. While distant geographically, these communities do share considerable demographic similarities, service needs, and a strong focus on agricultural production.

Key evidence

- Population: 27,671
- Median Age: 45.7
- Population living at different address 5 years ago: 31.4%
- SEIFA decile: 4

Criterion 2: Future Needs and Priorities

The large area covered by this council, as well as the remoteness and relative inaccessibility of some of its smaller communities, currently pose challenges for both of its constituent councils and would continue to require careful management under a consolidated council. A further issue that will require careful management is rapid but uneven population growth, creating pressure on infrastructure and asset management, especially in areas close to Launceston.

Key evidence

- Population change 2011-21: 2,844
- Dwelling vacancy rate: 8.7%
- Population under age 15: 18.2%
- Population over age 65: 23.1%
- 10-year change in median age: 2.7 years

Criterion 3: Financial Sustainability

Although the increased size of this council area will add some depth and breadth to its residential and non-residential rates bases (particularly primary production), its population remains relatively small and very widely dispersed by comparison to some other proposed consolidated councils. As a result, it will likely continue to face considerable demographic and geographic cost pressures on service provision expenditure.

Key evidence

- Estimated total value of rateable land: \$10,225,309,000
- Estimated rate revenue: \$21,604,000
- Length of sealed roads managed by council: 1,081km
- Length of unsealed roads managed by council: 620.2km

Criterion 4: Operational Capability

While its increased size and revenue will doubtless contribute to increased operational capacity in this consolidation scenario, it is likely that a new Central Northern Council will still rely on shared services and regional partnership arrangements with neighbours like the new Tamar Valley Council to bolster its service provision capacity in some areas.

Key evidence

- 92.4% of residents would be within a 30-minute drive of a service hub.
- 0% of the population would be in urban areas of 10,000 or greater.

Key issues for consultation and technical analysis

Both Meander Valley Council and Northern Midlands Council oppose any change to their boundaries, and they appear to have significant community support for their positions. Northern Midlands Council has stated that if it were forced to amalgamate, it would prefer to merge with Meander Valley Council rather than other scenarios, because of its similar geography, demographics and community of interest, and a history of shared service arrangements.

Prospect Vale and Blackstone Heights, which are currently part of Meander Valley Council, have been proposed to be included in the new Tamar Valley Council rather than the new Central Northern Council. While these localities are clearly part of the continuous urban area of Launceston, if boundary changes were being explored, further consideration should be given to whether they should be included in the new Central Northern Council. The table below shows the impact of a new Central Northern Council including Prospect Vale and Blackstone Heights.

Table 11: Impact of including Prospect Vale and Blackstone Heights in a new Central Northern Council.

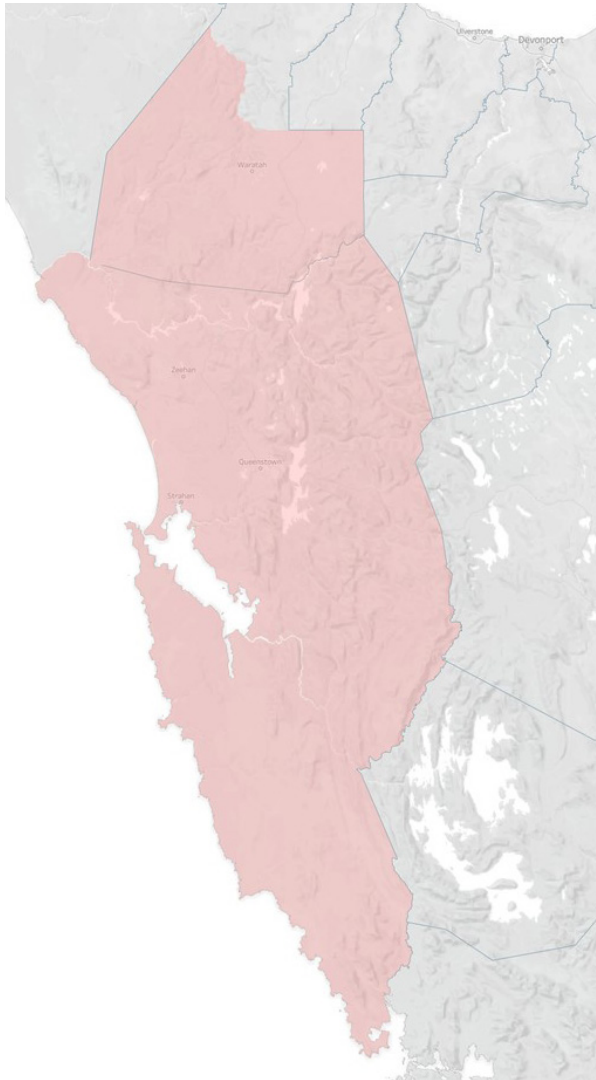
Measure	Central Northern	Central Northern with Prospect Vale and Blackstone Heights	
			% change
Population	27,671	34,676	+25%
Total dwellings	12,903	15,953	+24%
Value of rateable land - Total	\$10,225,309,000	\$12,013,291,000	+17%
Estimated rate revenue - Total	\$21,604,000	\$25,093,000	+16%
Km of council roads - unsealed	620.2	620.3	0%
Km of council roads - sealed	1,081.0	1,125.7	+4%

Full data table

Criteria	Indicator	Measure	Central Northern
Overview	Demographic	Population	27,671
		Median age	45.7
	Income and Employment	SEFIA IRSAD Score	928.9
		SEIFA IRSAD Decile	4
	Housing	Total dwellings	12,903
		No. of single person households	3,057
		% dwellings unoccupied on Census night	8.7
Place and Representation	Established administrative, commercial and service hub/s	% of population within 30 mins of administrative hub	92.4
		% of population within 60 mins of administrative hub	99.6
		% of population within 60 plus mins of administrative hub	0.4
	Urbanisation	% of population in urban areas of population 10,000 or greater	0.0
	Mobility/ Migration	% of population living at a different address 5 years ago	31.4
Future Needs and Priorities	Population growth	Ten-year population change (2011-21)	2,844
	Housing supply and infrastructure demand	Ten-year change in total dwelling numbers (2011-21)	1,662
	Employment growth	Ten-year per cent change in resident labour force (2011-21)	14.0
	Older/aging communities	Ten-year change in median age	2.7
		% Population over 65	23.1
	Younger communities	% Population under 15	18.2
Financial Sustainability	Value of rateable land	Value of rateable land - residential	\$4,926,790,000
		Value of rateable land - primary production	\$4,065,041,000
		Value of rateable land - industrial	\$338,534,000
		Value of rateable land - commercial	\$268,318,000
		Value of rateable land - vacant	\$348,993,000
		Value of rateable land - other	\$277,633,000
		Value of rateable land - Total	\$10,225,309,000

Criteria	Indicator	Measure	Central Northern
Financial Sustainability (cont.)	Estimation of theoretical rate revenue applying current rates	Estimated rate revenue - residential	\$12,233,000
		Estimated rate revenue - primary production	\$5,443,000
		Estimated rate revenue - industrial	\$1,814,000
		Estimated rate revenue - commercial	\$1,001,000
		Estimated rate revenue - vacant	\$838,000
		Estimated rate revenue - other	\$274,000
		Estimated rate revenue - Total	\$21,604,000
	Estimated % revenue as a share of land value by land-use class	Estimated rate revenue as a share of land value - residential	0.25
		Estimated rate revenue as a share of land value - primary production	0.13
		Estimated rate revenue as a share of land value - industrial	0.54
		Estimated rate revenue as a share of land value - commercial	0.37
		Estimated rate revenue as a share of land value - vacant	0.24
		Estimated rate revenue as a share of land value - other	0.10
		Estimated rate revenue as a share of land value - Total	0.21
	Road Infrastructure	Km of council roads - unsealed	620.2
Km of council roads - sealed		1,081.0	

Western



Description

The proposed Western Council expands the existing West Coast LGA to incorporate Waratah and Savage River, extending north-east as far as the Arthur River.

Criterion 1: Place and Representation

The West Coast of Tasmania is both culturally distinctive and has very different industrial, socio-economic, and demographic characteristics to much of the rest of the state. The area proposed here reflects this unique sense of place and community of interest as well as important industrial similarities. By incorporating the mining centres of Waratah and Savage River, this new council would recognise the regions' shared resources industry specialisation as well as emerging wilderness-based tourism industries.

Key evidence

- Population: 4,542
- Median Age: 45.9
- Population living at different address 5 years ago: 34.3%
- SEIFA decile: 1

Criterion 2: Future Needs and Priorities

The area faces common challenges of a declining population over the past decade, a growing drive-in/drive-out workforce, inadequate housing stock and the various service challenges associated with remoteness. The West Coast also faces pressing social and economic challenges. It is the most disadvantaged region in the state and exhibits a high level of need for targeted, place-based community services.

Key evidence

- Population change 2011-21: -437
- Dwelling vacancy rate: 29.2%
- Population under age 15: 15.2%
- Population over age 65: 22%
- 10-year change in median age: 7.2 years

Criterion 3: Financial Sustainability

Creating a larger council that includes all major mines in western Tasmania would give the new council the opportunity to maximise revenue from mining operations. This would be an important supplement to the rates revenue from residential land in this relatively sparsely populated area.

Key evidence

- Estimated total value of rateable land: \$928,300,000
- Estimated rate revenue: \$5,567,000
- Length of sealed roads managed by council: 96.4km
- Length of unsealed roads managed by council: 69.7km

Criterion 4: Operational Capability

The new council would have access to an administration centre and outdoor operations centre at Queenstown, as well as other outdoor operation centres at Strahan, Rosebery, Zeehan and Waratah. Public-facing services would be available at Queenstown, Strahan, Rosebery, Tullah, Zeehan and Waratah. Operational capability, and particularly the retention of specialist technical staff, has long been a challenge in this region. The expansion of the council area to Savage River and Waratah will help alleviate this issue to an extent by providing further sources of revenue, but it is likely that staffing and capability issues will remain. This council will likely rely heavily on the procurement of key services from other, larger councils (particularly the proposed Cradle Coast Council) via shared services models and regional partnership arrangements.

Key evidence

- 69.8% of residents would be within a 30-minute drive of a service hub.
- 0% of the population would be in urban areas of 10,000 or greater.

Key issues for consultation and technical analysis

West Coast Council supports expanding its boundaries to include Waratah and Savage River as outlined here, but also further to include the entire Tasmanian Wilderness World Heritage Areas and Arthur River.

In the long-term, it may be desirable to amalgamate the new North-West and Western Councils. While they have quite different community and industrial bases, they do share challenges in being relatively remote from large service centres. In the short-term, these new councils should be exploring greater service sharing with each other, and with the councils in the Cradle Coast region.

A key issue to be investigated in establishing the new Western Council is the new council's potential access to funding streams controlled by State Government, for example: by enabling the council to raise rates revenue from wind farms to reflect their commercial return; by directing a greater proportion of the heavy vehicle tax to the council; by providing greater access to the State's mining royalties and aquaculture licensing fees; and through funding streams from Hydro Tasmania properties.

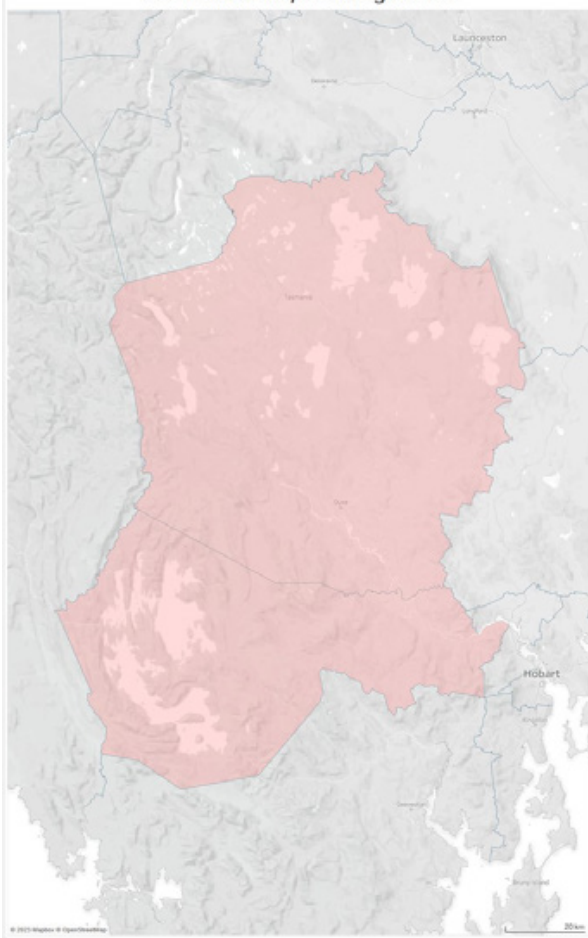
A stronger collaborative partnership with the Parks and Wildlife Service on issues of land management and road maintenance should be explored. Greater collaboration should also be explored with Service Tasmania and a range of other agencies to make best use of the council facilities to provide State and Commonwealth services to the community.

Full data table

Criteria	Indicator	Measure	Western
Overview	Demographic	Population	4,542
		Median age	45.9
	Income and Employment	SEFIA IRSAD Score	840.8
		SEIFA IRSAD Decile	1
	Housing	Total dwellings	3,311
		No. of single person households	829
% dwellings unoccupied on Census night		29.2	
Place and Representation	Established administrative, commercial and service hub/s	% of population within 30 mins of administrative hub	69.8
		% of population within 60 mins of administrative hub	98.1
		% of population within 60 plus mins of administrative hub	1.9
	Urbanisation	% of population in urban areas of population 10,000 or greater	0.0
	Mobility/ Migration	% of population living at a different address 5 years ago	34.3
Future Needs and Priorities	Population growth	Ten-year population change (2011-21)	-437
	Housing supply and infrastructure demand	Ten-year change in total dwelling numbers (2011-21)	-95
	Employment growth	Ten-year per cent change in resident labour force (2011-21)	-18.3
	Older/aging communities	Ten-year change in median age	7.2
		% Population over 65	22.0
Younger communities	% Population under 15	15.2	
Financial Sustainability	Value of rateable land	Value of rateable land - residential	\$582,031,000
		Value of rateable land - primary production	\$91,217,000
		Value of rateable land - industrial	\$40,147,000
		Value of rateable land - commercial	\$100,186,000
		Value of rateable land - vacant	\$52,351,000
		Value of rateable land - other	\$62,370,000
		Value of rateable land - Total	\$928,300,000

Criteria	Indicator	Measure	Western
Financial Sustainability (cont.)	Estimation of theoretical rate revenue applying current rates	Estimated rate revenue - residential	\$3,115,000
		Estimated rate revenue - primary production	\$261,000
		Estimated rate revenue - industrial	\$392,000
		Estimated rate revenue - commercial	\$1,058,000
		Estimated rate revenue - vacant	\$576,000
		Estimated rate revenue - other	\$165,000
		Estimated rate revenue - Total	\$5,567,000
	Estimated % revenue as a share of land value by land-use class	Estimated rate revenue as a share of land value - residential	0.54
		Estimated rate revenue as a share of land value - primary production	0.29
		Estimated rate revenue as a share of land value - industrial	0.98
		Estimated rate revenue as a share of land value - commercial	1.06
		Estimated rate revenue as a share of land value - vacant	1.10
		Estimated rate revenue as a share of land value - other	0.27
		Estimated rate revenue as a share of land value - Total	0.60
	Road Infrastructure	Km of council roads - unsealed	69.7
Km of council roads - sealed		96.4	

Derwent Valley and Highlands



Description

This proposal combines the existing Derwent Valley and Central Highlands LGAs into a single local government extending from Granton, on the outskirts of Hobart and Brighton, through the Central Plateau to the edge of the Liffey and Meander conservation areas north of Great Lake.

Criterion 1: Place and Representation

This combination recognises the strong existing employment and service links between many of the main population centres in the Central Highlands, such as Hamilton, Ouse, Bothwell, with the regional centre of New Norfolk. This council also reflects the longstanding and vital role of these areas and their communities in the state's hydroelectricity, forestry and agricultural industries, as well as the Derwent Valley's importance as a gateway to the Tasmanian highland lake country for tourists, shack owners, and other visitors.

Key evidence

- Population: 13,807
- Median Age: 43.4
- Population living at different address 5 years ago: 30.6%
- SEIFA decile: 2

Criterion 2: Future Needs and Priorities

The very large area covered by this council, as well as the remoteness and relative inaccessibility of some of its smaller communities, currently pose challenges for both of its constituent councils and would continue to require careful management under a consolidated council.

Key evidence

- Population change 2011-21: 1,643
- Dwelling vacancy rate: 12.6%
- Population under age 15: 18.6%
- Population over age 65: 19.5%
- 10-year change in median age: 1.8 years

Criterion 3: Financial Sustainability

While this council would have a relatively small population (with 13,807 residents) compared to some of the others proposed, it would benefit from greater capacity than its constituent units do currently. A further important consideration for this council is that a large number of properties in the Central Highlands are shacks (61% of dwellings in the Central Highlands LGA were unoccupied on Census night in 2021), meaning that the size of its resident population does not fully reflect the number of people who access services and pay rates in the area. Given the demographic profile of this community, it is inevitable that levels of service provision will have to increase in the future.

Key evidence

- Estimated total value of rateable land: \$4,513,718,000
- Estimated rate revenue: \$11,110,000
- Length of sealed roads managed by council: 231.9km
- Length of unsealed roads managed by council: 786.8km

Criterion 4: Operational Capability

While this council's size and revenue will doubtless contribute to increased operational capacity, it is likely that it will still rely on shared services and regional partnership arrangements to bolster its service provision capacity in some areas.

Key evidence

- 89.6% of residents would be within a 30-minute drive of a service hub.
- 0% of the population would be in urban areas of 10,000 or greater.

Key issues for consultation and technical analysis

Central Highlands Council does not support any change to its boundaries and appears to have significant community support for this position. Derwent Valley Council does not support any boundary change, however if it were to be required to change it would be least averse to shifting its northern boundary to encompass the southwestern portions of the Central Highlands (including Derwent Bridge, Bronte Park and Waddamana but not Bothwell or Interlaken).

Given the dispersed and remote nature of many of these communities, any consideration of establishing a new council would need to carefully consider how to maintain representation for, and mechanisms for ongoing engagement with, all of these communities.

A key issue to be investigated in establishing the new Derwent Valley and Highlands Council would be the new council's potential access to funding streams controlled by State Government, for example: by enabling the council to raise rates revenue from wind farms to reflect their commercial return; by directing a greater proportion of the heavy vehicle tax to the council; and through funding streams from Hydro Tasmania properties.

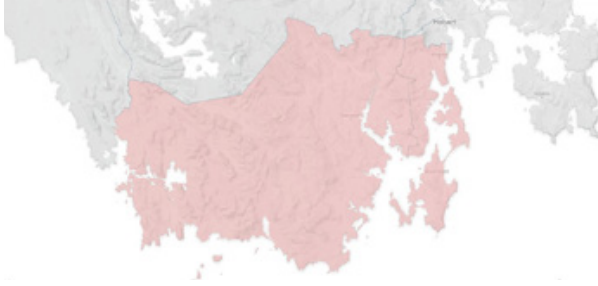
A stronger collaborative partnership with the Parks and Wildlife Service on issues of land management and road maintenance should be explored. Greater collaboration should also be explored with Service Tasmania and a range of other agencies to make best use of the council facilities to provide State and Commonwealth services to the community.

Full data table

Criteria	Indicator	Measure	Derwent Valley and Highlands
Overview	Demographic	Population	13,807
		Median age	43.4
	Income and Employment	SEFIA IRSAD Score	884.2
		SEIFA IRSAD Decile	2
	Housing	Total dwellings	7,249
		No. of single person households	1,490
% dwellings unoccupied on Census night		12.6	
Place and Representation	Established administrative, commercial and service hub/s	% of population within 30 mins of administrative hub	89.6
		% of population within 60 mins of administrative hub	96.8
		% of population within 60 plus mins of administrative hub	3.2
	Urbanisation	% of population in urban areas of population 10,000 or greater	0.0
	Mobility/ Migration	% of population living at a different address 5 years ago	30.6
Future Needs and Priorities	Population growth	Ten-year population change (2011-21)	1,643
	Housing supply and infrastructure demand	Ten-year change in total dwelling numbers (2011-21)	367
	Employment growth	Ten-year per cent change in resident labour force (2011-21)	16.8
	Older/aging communities	Ten-year change in median age	1.8
		% Population over 65	19.5
Younger communities	% Population under 15	18.6	
Financial Sustainability	Value of rateable land	Value of rateable land - residential	\$2,697,874,000
		Value of rateable land - primary production	\$1,176,029,000
		Value of rateable land - industrial	\$76,619,000
		Value of rateable land - commercial	\$144,416,000
		Value of rateable land - vacant	\$268,928,000
		Value of rateable land - other	\$149,853,000
		Value of rateable land - Total	\$4,513,718,000

Criteria	Indicator	Measure	Derwent Valley and Highlands
Financial Sustainability (cont.)	Estimation of theoretical rate revenue applying current rates	Estimated rate revenue - residential	\$7,350,000
		Estimated rate revenue - primary production	\$1,942,000
		Estimated rate revenue - industrial	\$299,000
		Estimated rate revenue - commercial	\$504,000
		Estimated rate revenue - vacant	\$877,000
		Estimated rate revenue - other	\$137,000
		Estimated rate revenue - Total	\$11,110,000
	Estimated % revenue as a share of land value by land-use class	Estimated rate revenue as a share of land value - residential	0.27
		Estimated rate revenue as a share of land value - primary production	0.17
		Estimated rate revenue as a share of land value - industrial	0.39
		Estimated rate revenue as a share of land value - commercial	0.35
		Estimated rate revenue as a share of land value - vacant	0.33
		Estimated rate revenue as a share of land value - other	0.09
		Estimated rate revenue as a share of land value - Total	0.25
	Road Infrastructure	Km of council roads - unsealed	786.8
Km of council roads - sealed		231.9	

Southern Shore



Description

This proposal combines the existing LGAs of Kingborough and Huon Valley into a single council area, with the exception of Taroona, which would be transferred from Kingborough Council to the new Western Shore Council.

Criterion 1: Place and Representation

The proposed Southern Shore LGA would cover a large area in the south of the state, the western half being mostly covered by the Southwest National Park. In the eastern half, the Huon Valley, D'Entrecasteaux Channel, Bruny Island, and the several small southerly settlements in and around Southport and Dover host a large and rapidly growing population of longstanding residents as well as more recent sea/tree-changer families and retirees. These areas share a common agricultural and, at least historically, forestry, industrial base. More recently, many communities in the region's north – most notably Kingston/Blackman's Bay, Huonville, Margate, and Snug – have become important 'satellite' commuter suburbs of Hobart. Nevertheless, Kingston remains a key commercial hub for the communities of the Southern Shore area. The combination of faster than average population ageing in the south, a reasonably high proportion of young people, with very rapid recent population growth highlights the area's diverse and increasingly dynamic demographic mix. Agriculture, aquaculture, and tourism remain important industries in the region, although employment is increasingly dominated by service industries.

Key evidence

- Population: 55,230
- Median Age: 43.1
- Population living at different address 5 years ago: 34.9%
- SEIFA decile: 8

Criterion 2: Future Needs and Priorities

The opportunities and economic benefits that have accompanied rapid population growth in this region have also created challenges. As with all areas surrounding Greater Hobart, the issues confronting southern Tasmania relate to urban sprawl, built and social infrastructure needs, and strained transport links with inner Hobart. Booming property prices and inward migration have also exacerbated a local housing affordability crisis, with troubling implications for disadvantaged and longer-term residents. The large recent influx of lifestyle-driven relocation south of Hobart has exacerbated these issues, and this is likely to continue into the future.

Key evidence

- Population change 2011-21: 9,219
- Dwelling vacancy rate: 9.5%
- Population under age 15: 19.4%
- Population over age 65: 20.5%
- 10-year change in median age: 2.5 years

Criterion 3: Financial Sustainability

This larger council would have access to a large and rapidly growing rate base comprising a reasonably well-balanced mix of residential, commercial, and industrial land uses. Because both Huon Valley and Kingborough levy similar rates per capita, the transition to a common rates regime would be relatively straightforward.

Key evidence

- Estimated total value of rateable land: \$18,004,217,000
- Estimated rate revenue: \$42,174,000
- Length of sealed roads managed by council: 457.8km
- Length of unsealed roads managed by council: 769.1km

Criterion 4: Operational Capability

This new council should have enhanced scope capabilities in areas such as strategic planning, development, addressing key skills shortages, and could help manage issues such as climate change mitigation, urban consolidation, and infrastructure planning. It would assist with streamlining and implementing initiatives such as the Southern

Tasmania Regional Land Use Strategy and could potentially support the expansion of planning initiatives focused on Greater Hobart.

The scale benefits for a larger council include the ability to attract and retain specialist staff and provide better job security and career pathways for employees, invest in productivity-enhancing equipment and improve and standardise 'back-office' systems. The size of the new area would necessitate retention of jobs and teams across the region, maintaining local employment and knowledge while providing community members with ready access to council services.

Key evidence

- 96% of residents would be within a 30-minute drive of a service hub.
- 40% of the population would be in urban areas of 10,000 or greater.

Key issues for consultation and technical analysis

Kingborough Council supports investigating a merger with Huon Valley Council, including consideration of transferring Tarooma to a new Western Shore Council. However it would like to see the option of a new governance board funded by a tourism levy established for Bruny Island. Huon Valley Council is not supportive of a merger with the urban part of Kingborough Council, but is open to considering expanding its own boundaries to encompass the rural areas of Kingborough including Bruny Island.

If this new Southern Shore Council were to be created, representation and community engagement would be significant issues to be addressed. This is because of the distances involved from north to south, and the community differences between urban Kingston and the rest of the new area. Another key issue would be maintaining the continuity of the medical services which are currently provided by Huon Valley Council.

Full data table

Criteria	Indicator	Measure	Southern Shore
Overview	Demographic	Population	55,230
		Median age	43.1
	Income and Employment	SEFIA IRSAD Score	992.1
		SEIFA IRSAD Decile	8
	Housing	Total dwellings	24,719
		No. of single person households	5,113
		% dwellings unoccupied on Census night	9.5
Place and Representation	Established administrative, commercial and service hub/s	% of population within 30 mins of administrative hub	96.0
		% of population within 60 mins of administrative hub	98.7
		% of population within 60 plus mins of administrative hub	1.3
	Urbanisation	% of population in urban areas of population 10,000 or greater	40.0
	Mobility/ Migration	% of population living at a different address 5 years ago	34.9
Future Needs and Priorities	Population growth	Ten-year population change (2011-21)	9,219
	Housing supply and infrastructure demand	Ten-year change in total dwelling numbers (2011-21)	3,729
	Employment growth	Ten-year per cent change in resident labour force (2011-21)	22.8
	Older/aging communities	Ten-year change in median age	2.5
		% Population over 65	20.5
	Younger communities	% Population under 15	19.4
Financial Sustainability	Value of rateable land	Value of rateable land - residential	\$14,586,730,000
		Value of rateable land - primary production	\$788,240,000
		Value of rateable land - industrial	\$261,130,000
		Value of rateable land - commercial	\$747,732,000
		Value of rateable land - vacant	\$1,115,818,000
		Value of rateable land - other	\$504,568,000
		Value of rateable land - Total	\$18,004,217,000

Criteria	Indicator	Measure	Southern Shore
Financial Sustainability (cont.)	Estimation of theoretical rate revenue applying current rates	Estimated rate revenue - residential	\$32,959,000
		Estimated rate revenue - primary production	\$1,920,000
		Estimated rate revenue - industrial	\$958,000
		Estimated rate revenue - commercial	\$2,963,000
		Estimated rate revenue - vacant	\$2,869,000
		Estimated rate revenue - other	\$505,000
		Estimated rate revenue - Total	\$42,174,000
	Estimated % revenue as a share of land value by land-use class	Estimated rate revenue as a share of land value - residential	0.23
		Estimated rate revenue as a share of land value - primary production	0.24
		Estimated rate revenue as a share of land value - industrial	0.37
		Estimated rate revenue as a share of land value - commercial	0.40
		Estimated rate revenue as a share of land value - vacant	0.26
		Estimated rate revenue as a share of land value - other	0.10
		Estimated rate revenue as a share of land value - Total	0.23
	Road Infrastructure	Km of council roads - unsealed	769.1
Km of council roads - sealed		457.8	



Appendix 2: The Review Process

At the end of 2021, the Tasmanian Government commissioned the Local Government Board to undertake the Future of Local Government Review (the Review) in response to recommendations made by the Premier's Economic and Social Recovery Advisory Council (PESRAC).

PESRAC's Final Report noted how important local government was in supporting local communities during the COVID-19 pandemic. Councils were – as they often are in times of crisis – on the front line working to ensure community needs were met and help was delivered where it was needed, and quickly.

PESRAC's community consultation heard about the value that communities place on having a trusted voice to government that understands, and can advocate for, their specific local needs and issues. However, PESRAC's report also highlighted those areas where communities thought both local and state governments could do better. The need for greater role clarity, with each sphere of government focusing on their areas of strength and capability, came through strongly.

The Board was established with broad statutory powers under Part 12A of the *Local Government Act 1993*. Under its [Terms of Reference](#), the Board was asked to review the way Tasmanian councils work and make recommendations about how the current system needs to change so that councils can meet the challenges and opportunities the community will face - not just in the short term, but for the next 20 – 30 years.

ToR amendments

During the Review the Terms of Reference were amended by the Minister for Local Government three times – in accordance with the *Local Government Act 1993*:

- > November 2022 – the Stage 2 timeline was extended 3 months – to 31 March 2023 – to reflect a voluntary caretaker period observed during the 2022 October Local Government Elections.
- > March 2023 – The timeline of the Review was extended to 30 September 2023 at the request of the Local Government Association of Tasmania (LGAT). At the same time, the consideration of potential changes to the current role and function of Tasmanian councils in assessing development applications under the Land Use Planning and Approvals Act 1993 was explicitly excluded from the Terms of Reference, in response to community and sector feedback on the December 2022 Options Paper.
- > May 2023 – The timeline of the Review was extended again to 31 October 2023, in response to a request from the sector for more time to engage with Stage 3 of the Review.

The Board's approach

The Review commenced in January 2022 and was structured in three main stages:

Stage 1 involved community consultation, research, and evidence-gathering. It concluded in June, when the Board provided its first Interim Report to the Minister for Local Government. This engagement highlighted the key role played by local government in Tasmania as well as current and emerging challenges, opportunities, and priorities for reform.

Stage 2 concerned the developing and testing of a broad range of possible reform options to address the issues, challenges, opportunities and priority reform areas identified in Stage 1. The Board provided a further interim report to the Minister with a refined set of options at the end of March 2023.

Stage 3 saw the further development and delivery of a specific set of reform recommendations to the Minister, supported by a clear and practical implementation plan.

Our approach to the Review involved a deliberative process of co-design with the sector, peak bodies and organisations, and everyday Tasmanians – three groups with a massive stake in the future of local government. To support this, every major milestone featured a significant program of engagement to allow Tasmanians to shape the direction of the Review, as well as transparent public reporting and regular communications and advertising, to ensure we brought communities and the sector along with us on the 'reform journey'.

A broad range of physical and virtual engagement tools and approaches, catering to Tasmanians from all walks of life, were used including:

- Community, local government sector and other expert workshops
- Targeted focus groups
- Peak body forums
- Public Hearings
- One on one meetings with key stakeholders
- Informal community 'pop ups'
- Online surveys
- Receipt of online, mail and in person written submissions.

The Board also leveraged networks including Libraries Tasmania, LGAT, and councils to help promote and support engagement activities. Additionally, a number of representative organisations such as the Australian Services Union and Local Government Professionals conducted surveys of their members – providing the results to the Board.

Through this multifaceted approach we endeavoured to give every Tasmanian the opportunity to participate, across all stages of the Review. As shown below, we visited 36 cities or towns at least once, and pleasingly received over 6 500 inputs from Tasmanians across the local government sector, peak bodies and organisations representing their members, and the community. Each stage of engagement was also supported by a significant marketing and awareness campaign that involved newspaper, radio and social media promotion of key engagement activities. In particular, our social media marketing had high visibility across Tasmania, with the following unique views for each marketing activity below.

Review Stage	Marketing Activity	Duration of marketing	Unique Views	Total Impressions
1	Community 'pop up' promotion	19 March – 29 March 2022	183,616	987,441
1	Stage 1 Survey promotion	30 March – 13 April 2022	25,056	101,142
1	Community workshops promotion	13 April – 26 April 2022	123,133	839,437
2	Stage 1 Interim Report release	21 July – 16 August 2022	74,383	501,358
2	Options Paper release	12 December 2022 - 9 January 2023	287,937	840,205
2	Local Community Meetings promotion	10 January - 13 February 2023	352,978	1,192,888
2	Options Paper submissions closing	5 - 19 February 2023	161,934	299,832
3	Information Packs release	29 May - 12 June 2023	316,288	657,092
3	Public Hearing promotion	7 July - 30 August 2023	134,658	801,230
TOTALS			1,659,983	6,220,625

Additionally, throughout the Review the Board released a series of regular Newsletters. These allowed the Board to keep its subscribers up to date on the Review process, by providing periodic updates on key milestones, publications and engagement events. Members of the public could subscribe to this newsletter through the Review's website, or by opting in when they provided an online submission. Thirteen Newsletters, which can be found here, were distributed to our 1500+ subscribers.

As demonstrated, the reform recommendations being put forward in the Final Report have been through a robust process of development and testing with Tasmanians. This gives us confidence that our reform package reflects the ideas and aspirations of the community and sector itself for a system of local government that has the capability and capacity to meet the future needs and opportunities of our local communities.



Stage 1 Engagement Overview

Stage 1 of the Review was what the Board considered its 'listening and learning' stage, consisting of a broad program of engagement, research and analysis to establish a fundamental understanding of the issues, opportunities and challenges facing our local government sector, as well as reform priorities to explore in the following stage of the Review.

It was structured around seven broad theme areas to help provide structure and focus to this stage. These themes were based around the main functional and service categories that councils in Tasmania currently deliver.

The engagement ran between February and May 2022 and provided comprehensive opportunities across Tasmania for communities and stakeholders to share their experiences, ideas and aspirations for the future of local government. We used an array of engagement approaches and mechanisms, so that every Tasmanian who wanted to had a chance to have their say.

It concluded in June 2022, when the Board provided its first Interim Report to the Minister for Local Government.

Stage 1 engagement



20 'pop-up' events
held in towns and cities
all around the state with over
600 people reached

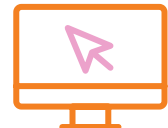
LGAT-facilitated sessions reach over
70 elected members

and approximately
150 council employees

4 interest group workshops
focused around the review themes

attended by 67 representatives
from relevant peak bodies

476 online surveys
completed



39 written
submissions



17 state-wide
community workshop
with
172 participants in total

Briefing to Members of Parliament
and Secretaria
Meetings with
all State Government agencies

Stage 2 Engagement Overview

Stage 2 of the Review was concerned with developing and testing a broad range of possible reform options to address the issues, challenges, opportunities and priority reform areas identified in Stage 1.

Early on we delivered another comprehensive program of stakeholder and community engagement and conducted and commissioned research and analysis to identify reform options and ideas.

December 2022 Options Paper

This culminated in the public release of an Options Paper on 14 December 2022. In this Paper, the Board identified eight reform outcomes to deliver for the local government sector:

1. Councils are clear on their role, focused on the wellbeing of their communities, and prioritise their statutory functions
2. Councillors are capable, conduct themselves in a professional manner, and reflect the diversity of their communities
3. The community is engaged in local decisions that affect them
4. Councils have a sustainable and skilled workforce

Stage 2 engagement

Interim report released

89 submissions FROM THE **public**

18 submissions from councils
2 submissions from mayors
2 submissions from peak bodies

33 ‘divergent views’

interviews with a wide range of

sector experts focused
on identifying innovative or unorthodox perspectives

State-wide Plenary Workshop
with 51 peak body and local
government stakeholders

6 follow-up focus groups
to discuss and develop potential
draft reform approaches

Meetings with all State Government agencies

Survey of almost
500 Tasmanians
aged 16–44



4 state-wide workshops
WITH **61 members of**
Aboriginal Communities
in Tasmania

In-person regional meetings
with council Mayors and GMs in
Burnie (6 councils), Launceston (4 councils) and
Hobart (6 councils)



6 meetings with key
stakeholders including the
Chair and Deputy Chair of the
Premier’s Health and Wellbeing
Advisory Council and the New
Zealand Local Government
Review Secretariat

5. Regulatory frameworks, systems, and processes are streamlined, simple, and standardised
6. Councils collaborate with other councils and the State Government to deliver more effective and efficient services to their communities
7. The revenue and rating system funds council services efficiently and effectively
8. Councils plan for and provide sustainable public assets and services

To support the sector to realise these outcomes, the Board proposed 33 specific reform options, based on the key pressure points councils are facing now and in the future.

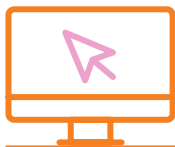
Importantly, the Options Paper noted that specific reform initiatives will only take us so far in delivering a local government sector that is in the best possible position to meet our future needs and challenges – and that the fundamental structural design issues facing the sector must also be addressed.

To support a future direction on structural reform – the Board sought feedback on three potential structural reform pathways:

1. Significant (mandated) sharing and consolidation of services
2. Significant boundary consolidation to achieve fewer larger councils
3. A ‘hybrid’ model combining both service and boundary consolidation

The Board invited public submissions on the Options Paper for over nine weeks – to 19 February 2023 – hearing from over 720 Tasmanians on their thoughts with respect to both the specific and structural reform options.

Option Paper engagement



Online survey
submissions on reform options – **146**

Regional meetings



- with Elected representatives – **134**
- with council staff – **161**
- with community members – **178**



Written submissions

- from councils – **26 out of 29 councils**
- from organisations and peak bodies – **21**
- from individuals – **61**

Stage 3

The third and final stage of the Review commenced on 1 April 2023, with the provision of the [Stage 2 Interim Report](#) to the Minister for Local Government. This Report outlined, culminating from the research and engagement undertaken during the first two stages of the Review, a preferred structural reform pathway for the local government sector.

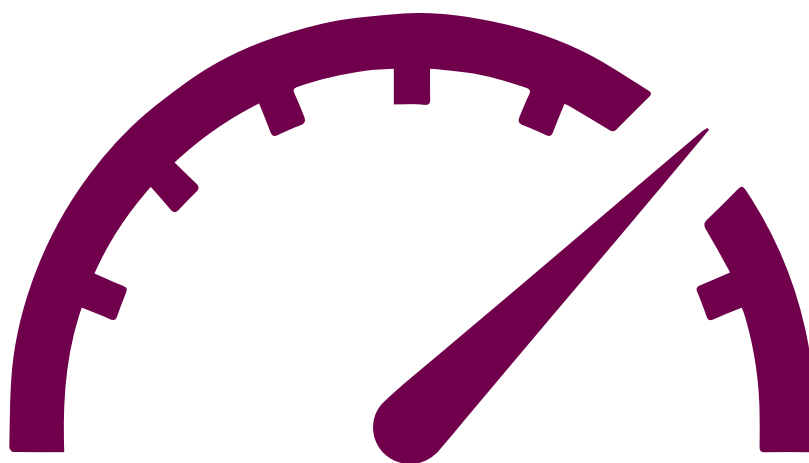
This was the ‘hybrid approach’ outlined in the December 2022 Options Paper; a combination of boundary consolidation to achieve fewer, larger councils, coupled with targeted sharing of services. The preferred approach to a ‘hybrid’ option, as demonstrated below, anticipated more scale benefit from boundary consolidation than service sharing.

The Interim Report also identified nine ‘Community Catchments’. These Catchments were regions of inherent connectedness in how Tasmanians live, work and play. The Catchments also provided the foundation for how Tasmania’s local government boundaries could be better aligned to support contemporary ‘communities of interest’.

To support an informed community and sectoral discussion on what a ‘hybrid approach’ could look like, in May 2023 the Board released nine Information Packs, one for each community catchment. Each of these Packs modelled a number of scenarios for how councils could be structured to best service and represent the communities within their catchment – supported by a range of data and insights. None of these scenarios were presented as a preferred outcome, but rather the Information Packs were designed to stimulate discussion on a potential future structure for our local government sector.

Importantly, this discussion was not just about boundary consolidation, with a number of other ideas presented for building and supporting the sectors capability and capacity – including approaches to shared services models, opportunities for partnerships between State and local government, and how local employment and representation can be preserved and improved.

The Board’s preferred approach to a ‘hybrid’ option anticipates more scale benefit from boundary consolidation than service sharing



Significant (mandated) sharing and consolidation of services.

Boundary consolidation to achieve fewer, larger councils.

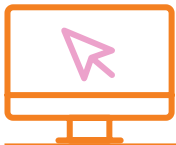
Stage 3 engagement

As was expected, once tangible structural reform options were on the table, interest in the Review grew exponentially. To support initial discussions in Stage 3, across June and July 2023 the Board invited public submissions for a nine-week period, ran a series of targeted surveys on the information packs with community, council staff and Elected Members, delivered a series of focus groups with everyday Tasmanians, and supported LGAT and LG Pro to deliver 24 sectoral workshops. Across August the Board also held 10 Public Hearings for councils, community members and organisations to present to the Board - one in each Community Catchment for relevant councils and community, and an additional Hearing for peak bodies and organisations with a statewide policy focus.

Stage 3 engagement

1611 completed surveys received on the Community Catchment Information Pack Surveys:

- **1,195** community members
- **321** council staff
- **95** elected representatives



Regional meetings

- with Elected representatives – **134**
- with council staff – **161**
- with community members – **178**

221 written public submissions via:

- Email or post – **97**
- Online submissions portal – **124**

Written submissions from 27 out of 29 councils.

Written submissions from 16 peak bodies, organisations or groups.



A representative state-wide Local Government sentiment **survey of 1,000 Tasmanians.**

Community Hearings with all **29 councils, 8 peak bodies and organisations, and 16 community members** presenting.

20 elected representative, council staff and Mayoral workshops hosted by LGAT.

4 council staff workshops hosted by LG Pro.

20 targeted focus groups across Tasmania with individuals who had not engaged with the Review, with **148 participants** in total.

Notwithstanding our efforts to promote open and considered discussion on a range of ideas, the discourse surrounding the Review became largely focused on ‘worst case’ boundary scenarios. This was mainly driven by those with an interest in preserving the status quo.

While all councils accepted an invitation to present to the Board during August, public interest in the Review and the hearing process waned following the State Government’s announcement ruling out forced amalgamations – with only 24 community members or organisations registering to present.

The final hearing was held in Moonah on the 31 August 2023, signalling an end to the final program of engagement for the Review. From this point on, we commenced our drafting of the Final Report, presented to the Minister for Local Government on 31 October 2023.

Research and engagement support

Throughout the Review we commissioned support from experts across a range of areas to help deliver technical research and analysis, or to support the development and facilitation of our engagement programs, which were crucial to the Board being able to undertake our inquiry. All consultants engaged by the Board, and the work they delivered, can be found below.

Provider	Program supported	Service provided
Before Creative	Engagement	<ul style="list-style-type: none"> Development of Review website and project branding
Capire Consulting Group	Engagement	<ul style="list-style-type: none"> Design and delivery of Stage 1 engagement program Graphic design of Stage 1 Interim Report – including interactive online version of the Report
CorComms	Engagement	<ul style="list-style-type: none"> Design and delivery of newspaper, radio and social media marketing to support each major community engagement program
Fiona Hughes	Engagement	<ul style="list-style-type: none"> Coordinating and facilitating regional workshops with Aboriginal community representatives and the Local Government Board (2 workshops in Launceston and one workshop in Ulverstone)
Jeff Tate Consulting Pty Ltd	Research	<ul style="list-style-type: none"> Technical advisory support on potential structural reform models
KPMG	Research	<ul style="list-style-type: none"> CDC collation and analysis Development of two interactive data dashboards for publication on the Review’s website
Leigh Arnold Communications	Engagement	<ul style="list-style-type: none"> Facilitation of local government expert workshop
LGAT	Engagement	<ul style="list-style-type: none"> Delivery of 16 sector workshops in Stage 1 Delivery of 20 sector workshops in Stage 3
LG Professionals	Engagement	<ul style="list-style-type: none"> Delivery of four local government sector workshops
R. John Howard	Research	<ul style="list-style-type: none"> Review of Tasmanian local councils’ strategic asset management plans and practice – providing a final summary analytical report on the key findings

Provider	Program supported	Service provided
Ruth Langford, Nayri Niara Good Spirit	Engagement	<ul style="list-style-type: none"> Coordinating and facilitating regional workshops with Aboriginal community representatives and the Local Government Board (1 workshop in Hobart)
SGS Economics and Planning	Research	<ul style="list-style-type: none"> Data collection, and subsequent review and analysis of the strategic capability and capacity of each of Tasmania's 29 councils – providing a report on the outcomes
Sue Costello	Engagement	<ul style="list-style-type: none"> Facilitation support for February 2023 Community Meetings – with a report provided on the findings and outcomes
University of Newcastle – Institute for Regional Futures	Research and engagement	<ul style="list-style-type: none"> Delivery of state-wide sentiment survey and analysis of results – providing a report on the findings and outcomes Delivery of state-wide community focus groups – providing a report on the findings and outcomes Peer review of Board's own research
University of Tasmania – The Tasmanian Policy Exchange	Research and engagement	<ul style="list-style-type: none"> Delivery of a series of four research papers into the future of local government in Tasmania Facilitation of local government expert workshop and focus group discussions – providing a detailed report on the findings Supporting report writing and editing for the December 2022 Options Paper and Final Report Supporting analysis for the May 2023 Information Packs Peer review of Board's own research



Appendix 3: Review Publications

- Howard, RJ 2023a.
Review of Council Strategic Asset Management Plans and Practices.
Report for the Future of Local Government Review.
- Howard, RJ 2023b.
Appendix. Compliance with Content of Plans and Strategies Order.
Report for the Future of Local Government Review.
- Institute for Regional Futures 2023a.
Tasmanian Residents State-wide Phone Survey Report. April 2023.
University of Newcastle.
- Institute for Regional Futures 2023b.
Tasmanian Local Government Survey. Findings Snapshot. April 2023.
University of Newcastle.
- Institute for Regional Futures 2023c.
Community Sentiment Summary Report.
University of Newcastle.
- Institute for Regional Futures 2023d.
Local Government Reform Focus Groups.
Research Report.
University of Newcastle.
- Local Government Board 2022a.
Guiding Principles.
Department of Premier and Cabinet.
- Local Government Board 2022b.
Review Roadmap.
Department of Premier and Cabinet.
- Local Government Board 2022c.
Review Themes.
Department of Premier and Cabinet.
- Local Government Board 2022d.
The History of Local Government in Tasmania – Board Reflections. March 2022.
Department of Premier and Cabinet.
- Local Government Board 2022e.
National and international trends in local government and their relevance to Tasmania – Board Reflections.
May 2022. Department of Premier and Cabinet.
- Local Government Board 2022f.
Place-shaping and the future role of local government in Tasmania: evidence and options – Board Reflections.
June 2022. Department of Premier and Cabinet.
- Local Government Board 2022g.
Interim Report. Review Stage 1 – June 2022.
Department of Premier and Cabinet.
- Local Government Board 2022h.
Interim Report Executive Summary. Review Stage 1 – June 2022.
Department of Premier and Cabinet.
- Local Government Board 2022i.
Interim Report: Appendices. Review Stage 1 – June 2022.
Department of Premier and Cabinet.
- Local Government Board 2022j.
Stage 1 Community Update. Review Stage 1 – July 2022.
Department of Premier and Cabinet.
- Local Government Board 2022k.
Options for sharing services in Tasmanian Local Government – Board Reflections.
Department of Premier and Cabinet.
- Local Government Board 2022l.
Stage 1 Interim Report Engagement Overview.
Department of Premier and Cabinet.
- Local Government Board 2022m.
Stage 1 Interim Report Public Submissions Analysis.
Department of Premier and Cabinet.

Local Government Board 2022n.
Stage 1 Interim Report – Council and Peak Organisation Submissions Analysis.
 Department of Premier and Cabinet.

Local Government Board 2022o.
Options Paper. Review Stage 2 – December 2022.
 Department of Premier and Cabinet.

Local Government Board 2022p.
Options Paper: Appendix. Review Stage 2 – December 2022.
 Department of Premier and Cabinet.

Local Government Board 2022q.
Community Update. December 2022.
 Department of Premier and Cabinet.

Local Government Board 2023a.
Stage 2 - Interim Report. March 2023.
 Department of Premier and Cabinet.

Local Government Board 2023b.
Stage 2 - Interim Report Summary. March 2023.
 Department of Premier and Cabinet.

Local Government Board 2023c.
Report of Survey of Tasmanians Aged 16-44.
 Department of Premier and Cabinet.

Local Government Board 2023d.
Targeted Aboriginal Communities Engagement Report. March 2023.
 Department of Premier and Cabinet.

Local Government Board 2023e.
Engagement with Aboriginal Communities and Younger Tasmanians – Board Reflections. March 2023.
 Department of Premier and Cabinet.

Local Government Board 2023f.
Terms of Reference (as amended 18 May 2023). The Future of Local Government Review.

Local Government Board 2023g.
Central and Midlands Community Catchment Information Pack. Review Stage 3 – May 2023.
 Department of Premier and Cabinet.

Local Government Board 2023h.
Cradle Coast Community Catchment Information Pack. Review Stage 3 – May 2023.
 Department of Premier and Cabinet.

Local Government Board 2023i.
Eastern Shore Community Catchment Information Pack. Review Stage 3 – May 2023.
 Department of Premier and Cabinet.

Local Government Board 2023j.
North-East Community Catchment Information Pack. Review Stage 3 – May 2023.
 Department of Premier and Cabinet.

Local Government Board 2023k.
South-East Community Catchment Information Pack. Review Stage 3 – May 2023.
 Department of Premier and Cabinet.

Local Government Board 2023l.
Southern Shore Community Catchment Information Pack. Review Stage 3 – May 2023.
 Department of Premier and Cabinet.

Local Government Board 2023m.
Tamar Valley Community Catchment Information Pack. Review Stage 3 – May 2023. Department of Premier and Cabinet.

Local Government Board 2023n.
Western Community Catchment Information Pack. Review Stage 3 – May 2023.
 Department of Premier and Cabinet.

Local Government Board 2023o.
Western Shore Community Catchment Information Pack. Review Stage 3 – May 2023.
 Department of Premier and Cabinet.

Local Government Board 2023p.
Information Pack – Supporting Paper. Methods and Technical Background.

Department of Premier and Cabinet.

Local Government Board 2023q.
Information Pack – Supporting Paper. Existing Councils – Data Items Explained.

Department of Premier and Cabinet.

Local Government Board 2023r.
Information Pack – Supporting Paper. Shared Services Models.

Department of Premier and Cabinet.

Local Government Board 2023s.
Information Pack – Supporting Paper. State Government partnership opportunities for Local Government.

Department of Premier and Cabinet.

Local Government Board 2023t.
Information Pack – Supporting Paper. Supporting Strong and Empowered Local Communities.

Department of Premier and Cabinet.

Local Government Board 2023u.
Community Catchment Information Packs Survey Report.

Department of Premier and Cabinet.

SGS Economics & Planning 2023.
Functional and Capability Analysis of Tasmanian Local Council Report.

Tasmanian Policy Exchange 2022a.
The History of Local Government in Tasmania. Prepared for the Future of Local Government Review. March 2022.

University of Tasmania.

Tasmanian Policy Exchange 2022b.
National and international trends in local government and their relevance to Tasmania. Future of Local Government Review Background Research Paper No. 2. April 2022.

University of Tasmania.

Tasmanian Policy Exchange 2022c.
Place shaping and the future role of local government in Tasmania: evidence and options. Background Research Paper No. 3. June 2022.

University of Tasmania.

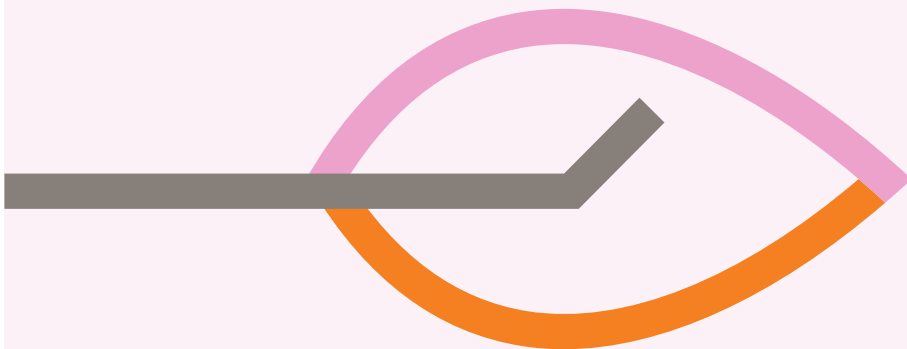
Tasmanian Policy Exchange 2022d.
Options for sharing services in in Tasmanian Local Government. Background Research Paper No. 4. August 2022.

University of Tasmania.

Tasmanian Policy Exchange 2023. Funding
Tasmanian local government in the future: Key issues and reform options. Background Paper for the Future of Local Government Review. October 2023.

University of Tasmania.

The future of local government review



Tasmanian
Government

Department of
Premier and Cabinet

More information?

www.futurelocal.tas.gov.au

LGBoard@dpac.tas.gov.au

The future of local government review

Final Report - Community Summary

November 2023



Let's All Shape the Future of Local Government.

Department of Premier and Cabinet





Have your say on the Final Report

The Local Government Board (the Board) has handed the Minister for Local Government, Hon. Nic Street, the Final Report of the Future of Local Government Review.

The Board makes 37 recommendations on how our current system needs to change so that councils can meet the challenges and opportunities our communities will face in the next 20-30 years.

This is an important milestone in almost two years of extensive research, analysis, and engagement into the future role, functions, and design of Tasmania's system of local government.

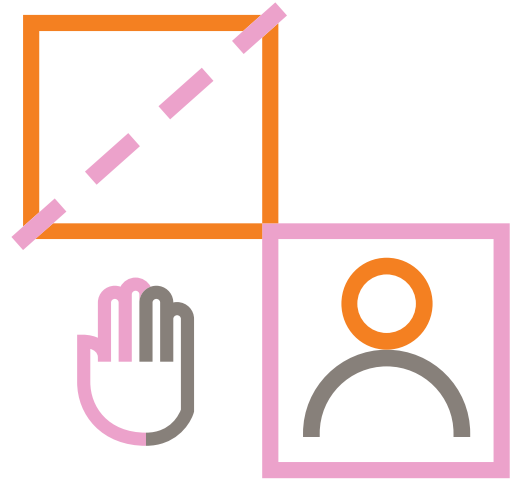
The Minister is now carrying out a final round of consultation with councils and the community. Your feedback will help the Tasmanian Government decide whether to make the changes recommended by this independent Board.

Do you agree with the Board's recommendations, and do you want to see them implemented?

Comments and submissions on the Final Report are due by 29 February 2024. You can make your comments:

- By mail to Local Government Reform, GPO Box 123, Hobart, Australia 7001
- By email to lg.consultation@dpac.tas.gov.au
- Online at www.engage.futurelocal.tas.gov.au

This document is a simple summary of the Final Report. You can find the complete Final Report here - www.futurelocal.tas.gov.au/publications



Future-ready councils – Supporting the wellbeing of our local communities

Effective and capable local councils will be an essential enabler of Tasmania’s future prosperity and wellbeing.

Councils will face increasing demands on their resources in the years ahead due to complex and growing community needs.

But many councils will struggle to deliver for their communities in the future, unless we make significant changes to how our current system of local government is structured and funded, and how it delivers services.

The Board’s proposed reform package focuses on the ensuring councils can improve the wellbeing of local communities by delivering against the following five core outcomes:

1. **Support healthy and sustainable local communities:** by being clear on the role of councils and elected representatives, and ensuring they have the resources and support they need to deliver that role.
2. **Deliver better local services:** by helping councils build the systems they need to deliver better government services in their communities, including through partnerships with other tiers of government.
3. **Build and maintain future-ready community assets:** by setting clearer standards for the way councils manage assets and holding them account to deliver to those standards.
4. **Ensure local government represents you and your community:** by requiring councils to listen to the whole community when setting priorities and be more open and accountable for the decisions they make.
5. **Enhance local job opportunities in councils:** by developing a local government workforce strategy that provides training and jobs to local people.

To deliver on these outcomes, the Board believes two main types of reform are needed:

- **Structural Reforms** – councils need both greater scale and capability achieved through boundary consolidation, as well as greater capacity to work together and share resources.
- **Specific Reforms** – improvements are needed to how councils are governed, funded, and deliver services. Councils need to operate within systems and frameworks that support them to be as efficient, effective, and accountable to their communities as possible.

Structural Reforms - Voluntary Amalgamations and Mandated Shared Services

The Board believes Tasmania's council boundaries should be redrawn to create a new system of larger and more capable councils that better reflect, represent, and serve contemporary Tasmanian communities.

Maintaining 29 councils results in unhelpful competition, fragmentation, and duplication. It also makes it harder to achieve cooperation on important regional and state-wide issues.

The community understands and supports the need for change. Our research shows most Tasmanians at a state-wide level believe we should have fewer councils, and that they support reforms to enhance the capacity of the sector to deliver better services, in particular greater resource-sharing.

The Tasmanian Government has made a commitment that council boundaries will not change unless there is support from individual councils and their communities. Many Tasmanian councils strongly oppose forced boundary changes. Therefore, the Board is recommending a program of voluntary amalgamations, starting with the following councils and communities, which have expressed an openness to discussing and considering reform:

- West Coast, Waratah-Wynyard, and Circular Head (into 2 councils);
- Kentish and Latrobe;
- Break O Day, Glamorgan Spring Bay, and Sorell,
- Hobart and Glenorchy (into 2 councils);
- Kingborough and Huon Valley.

The Board recommends the Tasmanian Government establish a new Local Government Board to oversee and coordinate these 'Phase 1' amalgamation proposals.

In each area, councils, State agencies, and community leaders should form a Community Working Group (CWG) to work with a new Board, developing packages of Tasmanian Government-funded supporting initiatives that maximise the on the ground community benefits of amalgamation.

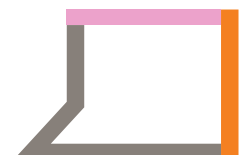
Communities would need to vote in support of any reform proposals – including any Partnership initiatives and funding - before they went ahead.

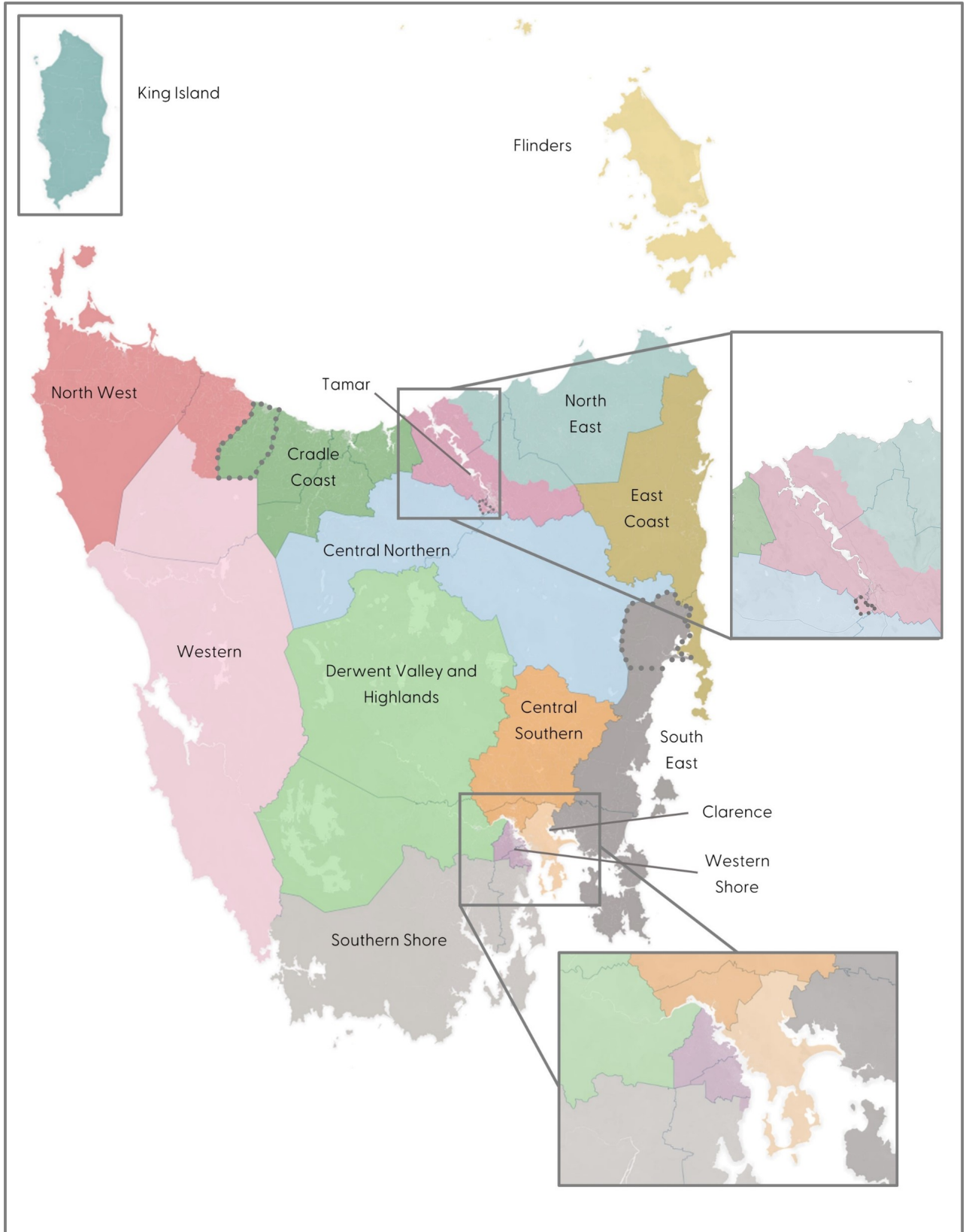
The Board is also recommending councils be required to participate in shared services arrangements, starting with key technical professions where capability gaps are being felt the most.

While we are recommending voluntary amalgamations in the context of the Government's position of no forced structural change, we believe that a broader vision is needed for the sector to be able to best deliver for its communities into the future.

To support this, we have developed an alternative structure of 15 local government areas. This structure is not a formal recommendation, but our best assessment of an appropriate future design for the sector based on the information available during the period of the Review.

Importantly, any of these structures (in particular, the grey dotted areas) would need to undergo a more detailed assessment and community vote before being implemented.







Specific Reforms

The Board's specific reform recommendations are aimed at improving the overall governance, funding, and service performance of councils.

These reforms will deliver better results where they are accompanied by substantive structural reform. However, the Board believes they should be progressed even if council amalgamations do not go ahead.

Recommended reforms include:

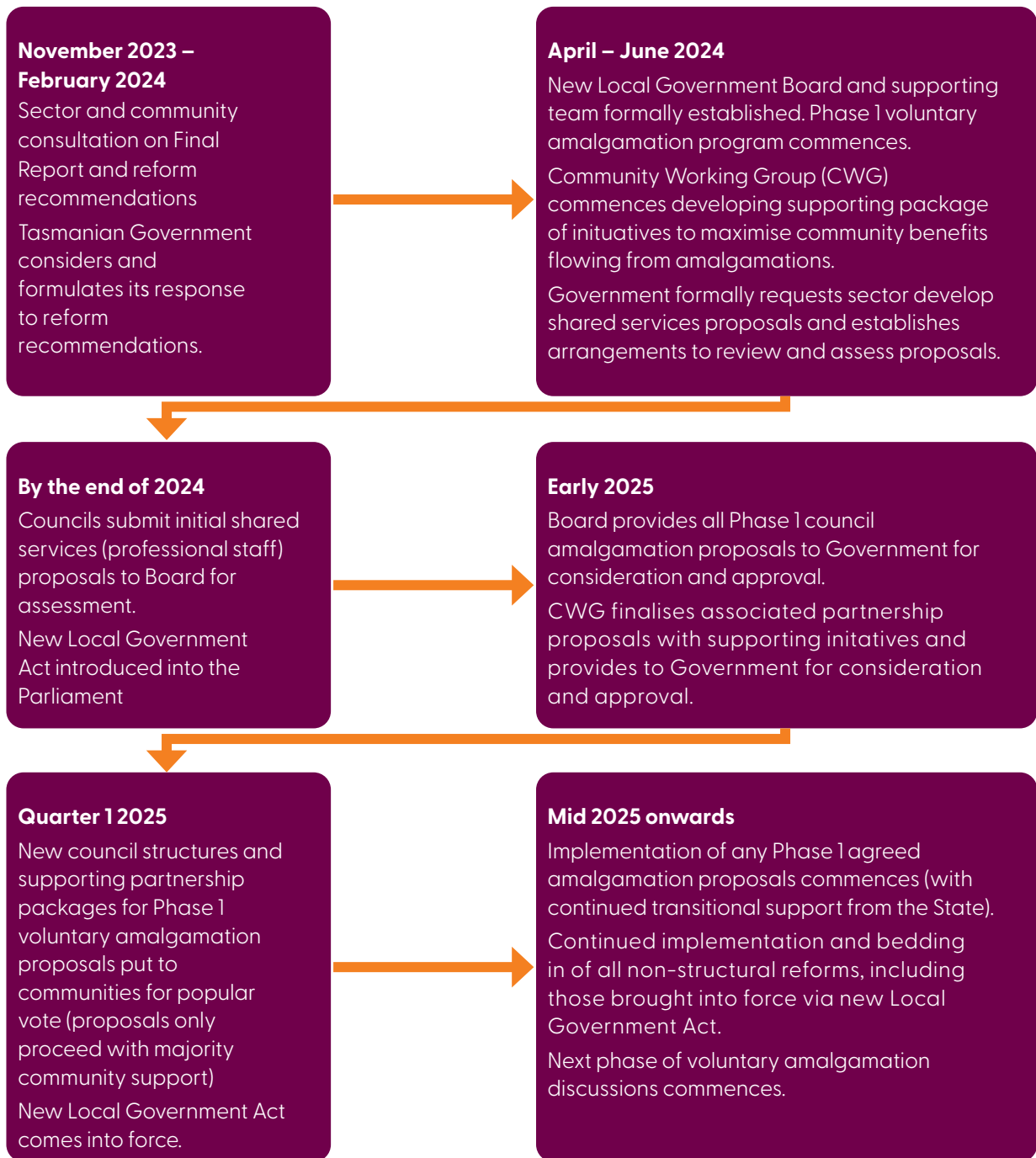
- A range of measures to increase the simplicity, equity, and transparency of council rating and other funding sources.
- Improvements to how councils manage critical community infrastructure assets.
- New learning and professional development requirements for elected members, commencing from when they first choose to stand for office.
- A new Strategic Planning and Reporting Framework for councils, which is linked to councils' overall delivery against new community wellbeing and sustainability goals.
- Enhanced regulatory oversight and intervention based on a pro-active, early intervention approach.
- The development of a comprehensive local government workforce strategy.
- Stronger partnerships between councils and the Tasmanian Government to support more integrated and seamless 'front desk' services to the community, and more effective co-regulation in important areas of council responsibility.

Implementing reform – Next steps

Implementing the Board's recommended reforms will require careful planning and dedicated resourcing. Phase 1 voluntary amalgamations, any new shared services arrangements, and all supporting specific reforms are expected to take around two years starting in 2024. This would include:

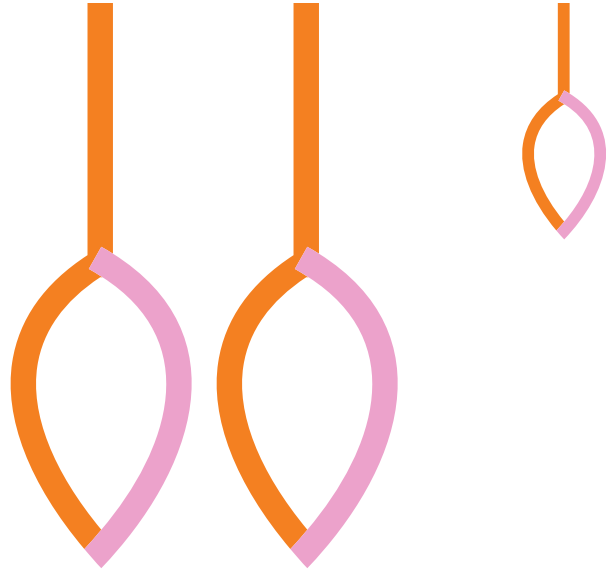
- Developing, engaging on, and implementing proposed new council boundaries and administrative structures
- Supporting these new councils and their communities through dedicated transition assistance, using Community Working Groups to identify initiatives to help the transition to a new council structure.
- Working with the sector to identify and implement new shared service initiatives.
- Implementation of specific reforms - including the enactment of a new Local Government Act.

The diagram below lays out the high-level timeframes for implementing reforms.





Future of Local Government Review – Final Report Recommendations



The future role for local government

Define in Tasmania's new Local Government Act the role of local government consistent with the statement below:

The role of local government is to support and improve the wellbeing of Tasmanian communities by:

1. harnessing and building on the unique strengths and capabilities of local communities;
2. providing infrastructure and services that, to be effective, require local approaches;
3. representing and advocating for the specific needs and interests of local communities in regional, state-wide, and national decision-making; and promoting the social, economic, and environmental sustainability of local communities, by mitigating and planning for climate change impacts.

The Tasmanian Government – through subordinate legislation – should implement a Local Government Charter to support the new legislated role for local government.

The Charter should be developed in close consultation with the sector and clarify and consolidate in a single document councils' core functions, principles, and responsibilities, as well as the obligations of the Tasmanian Government when dealing with the sector as a partner in delivering community services and support.

The Tasmanian Government should work with the sector to develop, resource, and implement a renewed Strategic Planning and Reporting Framework that is embedded in a new Local Government Act to support and underpin the role of local government. Under this Framework councils will be required to develop – within the first year of every council election – a four-year strategic plan.

The plan would consist of component plans including, at minimum, a:

- community engagement plan;
 - workforce development plan;
 - elected member capability and professional development plan; and
 - financial and asset sustainability plan.
-

Voluntary amalgamations

Formal council amalgamation proposals should be developed for the following:

- West Coast, Waratah-Wynyard, and Circular Head (into 2 councils);
- Kentish and Latrobe;
- Break O Day, Glamorgan Spring Bay, and Sorell,
- Hobart and Glenorchy (into 2 councils);
- Kingborough and Huon Valley.

The Board acknowledges council interest in and discussions on boundary changes are less advanced in respect of City of Hobart and Glenorchy, and Kingborough and Huon Valley councils, but nonetheless believes that these councils have expressed clear interest in further exploring opportunities. The Board believes there is substantial merit in ensuring that those councils (and their communities) are afforded the opportunity to genuinely explore structural consolidation proposals in greater detail.

A new Local Government Board should be established to undertake detailed assessment of formal council amalgamation proposals and make recommendations to the Tasmanian Government on specific new council structures.

A Community Working Group (CWG) should be established in each area where formal amalgamation proposals are being prepared. The CWG would identify specific opportunities the Tasmanian Government could support to improve community outcomes.

In those areas where amalgamation proposals are being developed, a community vote should be held before any reform proceeds, to consider an integrated package of reform that involves both a formal council amalgamation proposal and a funded package of opportunities to improve community outcomes.

If a successful community-initiated elector poll requests councils to consider amalgamation, the Minister for Local Government should request the Local Government Board to develop a formal amalgamation proposal and put it to a community vote.

Shared services

The new Local Government Act should provide that the Minister for Local Government can require councils to participate in identified shared service or shared staffing arrangements.

Give councils the opportunity to design identified shared service arrangements themselves, with a model only being imposed if councils cannot reach consensus.

Before endorsing a particular mandatory shared service arrangement, the Minister for Local Government should seek the advice of the Local Government Board.

If councils are unable to reach consensus on a mandatory service sharing agreement, the Minister for Local Government should have the power to require councils to participate in a specific model or models the Tasmanian Government has developed.

The first priorities for developing mandatory shared service arrangements should be:

- sharing of key technical staff;
- sharing of common digital business systems and ICT infrastructure; and
- sharing of asset management expertise through a centralised, council-owned authority.

Community engagement

Include a statutory requirement for councils to consult with local communities to identify wellbeing priorities, objectives, and outcomes in a new Local Government Act. Once identified, councils would be required to integrate the priorities into their strategic planning, service delivery and decision-making processes.

All Tasmanian councils should be required under a new Local Government Act to develop and adopt community engagement strategies – underpinned by clear deliberative engagement principles.

A new Local Government Act should require councils, when developing and adopting their Community Engagement Strategies, to clearly set out how they will consult on, assess, and communicate the community impact of all significant new services or infrastructure.

Rating and Revenue

The Tasmanian Government should further investigate and consider introducing an alternative framework for councils to raise revenue from major commercial operations in their local government areas, where rates based on the improved value of land are not an efficient, effective, or equitable form of taxation.

The Tasmanian Government should work with the sector and the development industry to further investigate and consider introducing a marginal cost-based integrated developer charging regime.

Introduce additional minimum information requirements for council rates notices to improve public transparency, accountability, and confidence in council rating and financial management decisions.

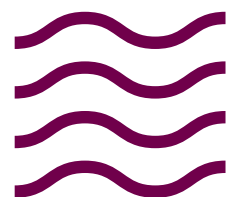
Within the context of the national framework, the Tasmanian Government should seek advice from the State Grants Commission on how it will ensure the Financial Assistance Grants methodology:

- is transparent and well understood by councils and the community,
- that assistance is being targeted efficiently and effectively, and
- is not acting as a disincentive for councils to pursue structural reform opportunities.

The Tasmanian Government should review the total amount of Heavy Vehicle Motor Tax Revenue made available to councils and consider basing this total amount on service usage data.

Introduce a framework for council fees and charges in a new Local Government Act, to support the expanded, equitable and transparent utilisation of fees and charges to fund certain council services.

The Tasmanian Government should review the current rating system under the Local Government Act to make it simpler, more equitable, and more predictable for landowners. The review should only be undertaken following implementation of the Board's other rating and revenue recommendations.



Elected member capability and conduct

To be eligible to stand for election to council, all candidates should first undertake – within six months prior to nominating – a prescribed, mandatory education session, to ensure all candidates understand the role of councillor and their responsibilities if elected.

The Tasmanian Government and the local government sector should jointly develop and implement a contemporary, best practice learning and ongoing professional development framework for elected members. As part of this framework, under a new Local Government Act:

- all elected members – including both new and returning councillors – should be required to complete a prescribed ‘core’ learning and development program within the first 12 months of being elected; and
- councils should be required to prepare, at the beginning of each new term, an elected member learning and capability development plan to support the broader ongoing professional development needs of their elected members.

Following the phase 1 voluntary amalgamation program, the Tasmanian Government should commission an independent review into councillor numbers and allowances.

The Tasmanian Government should expedite reforms already agreed and/ or in train in respect of statutory sanctions available to deal with councillor misconduct or poor performance.

Performance monitoring and continuous improvement

The Tasmanian Government should work with the sector to develop, resource, and implement a best practice local government performance monitoring system.

The Tasmanian Government should develop a clear and consistent set of guidelines for the collection, recording, and publication of datasets that underpin the new performance reporting system to improve overall data consistency and integrity, and prescribe data methodologies and protocols via a Ministerial Order or similar mechanism.

The new Strategic Planning and Reporting Framework should actively inform and drive education, compliance, and regulatory enforcement activities for the sector, and entities with responsibility for compliance monitoring and management – including the Office of Local Government and council audit panels – should be properly empowered and resourced to effectively deliver their roles.

As part of this the Tasmanian Government should consider introducing a requirement for councils to have an internal audit function given their responsibilities for managing significant public assets and resources, and whether this requirement needs to be legislated or otherwise mandated. Consideration should also be given to resourcing internal audit via service sharing or pooling arrangements, particularly for smaller councils.

Managing council assets

The Tasmanian Government – in consultation with the sector – should review the current legislative requirements on councils for strategic financial and asset management planning documentation to simplify and streamline the requirements and support more consistent and transparent compliance.

The Tasmanian Government – in consultation with the sector – should investigate the viability of, and seek to implement wherever possible, standardised useful asset life ranges for all major asset classes.

Partnering with the Tasmanian Government

The Tasmanian Government should collaborate with the local government sector to support a genuine, co-regulatory approach to councils' regulatory responsibilities, with state agencies providing ongoing professional support to council staff and involving councils in all stages of regulatory design and implementation.

The Tasmanian Government should work with the local government sector to pursue opportunities for strengthened partnerships between local government and Service Tasmania.

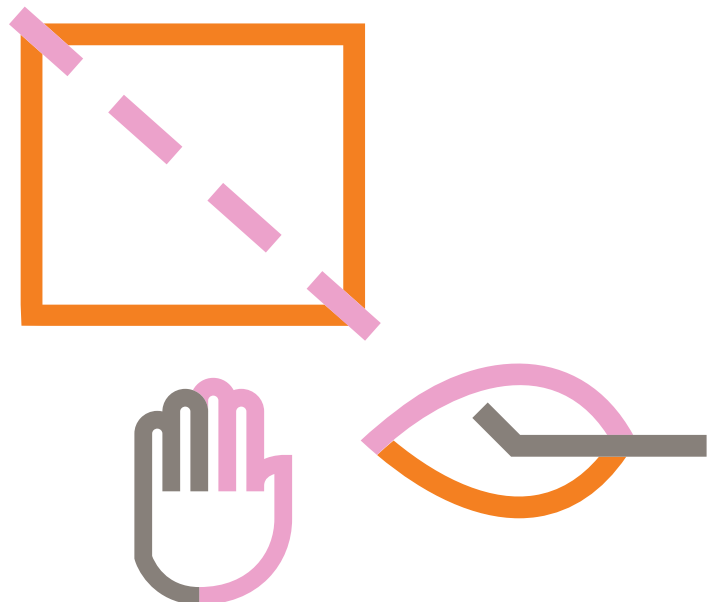
Councils should migrate over time to common digital business systems and ICT infrastructure that meet their needs for digital business services, with support from the Department of Premier and Cabinet's Digital Strategy and Services (DSS).

The Tasmanian Government should partner with, and better support, councils to build capacity and capability to plan for and respond to emergency events and climate change impacts.

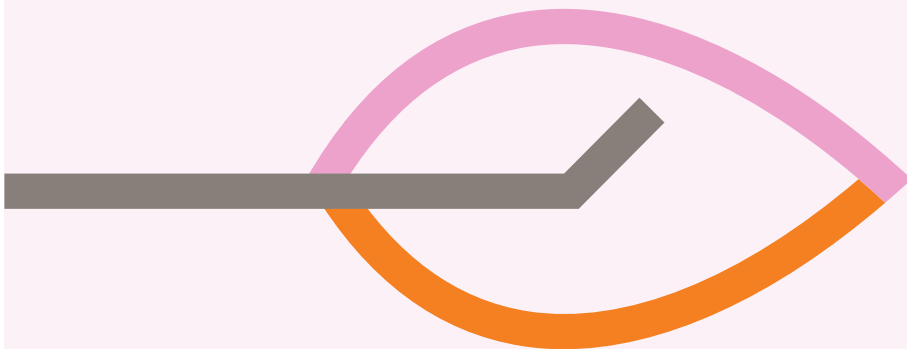
Developing the council workforce

The Tasmanian Government should:

- support the Local Government Association of Tasmania (LGAT) to develop and implement – in consultation with councils and their staff – a workforce development toolkit tailored to the sector and aligned with the Tasmanian Government's workforce development system;
- support councils to update their workforce plans at the time of any consolidation;
- support LGAT to lead the development and implementation of a state-wide approach to workforce development for key technical staff, beginning with environmental health officers, planners, engineers and building inspectors;
- recognise in statute that workforce development is an ongoing responsibility of council general managers and is included as part of the new Strategic Planning and Reporting Framework; and
- include simple indicators of each council's workforce profile in the proposed council performance dashboard.



The future of local government review



Tasmanian
Government

Department of
Premier and Cabinet

More information?

www.futurelocal.tas.gov.au

LGBoard@dpac.tas.gov.au

**SUMMARY
RESEARCH
REPORT**

**NORTHERN MIDLANDS
COUNCIL**

**LOCAL GOVERNMENT REFORM
COMMUNITY SURVEY**

2023

SUMMARY REPORT



**NORTHERN
MIDLANDS
COUNCIL**



CONTENTS



SECTION ONE – KEY INSIGHTS

- Summary 5

SECTION TWO – INTRODUCTION TO THE RESEARCH

- Background to and Scope of the Research 7
- Purpose and Objectives of the Research 8
- Research Methodology 9
- Reporting on the Results 10
- The Sample Profile – Key Demographics 11

SECTION THREE – AWARENESS OF THE GOVERNMENT’S PROPOSAL FOR COUNCIL REFORM

- Overall Awareness of the Tasmanian Government’s Proposal to Change the Number of Councils in Tasmania 13
- Specific Awareness of the Proposed Changes 14

SECTION FOUR – IMPORTANCE PLACED ON ASPECTS OF LOCAL COUNCILS IN TASMANIA

16

SECTION FIVE – FURTHER VIEWS ON AMALGAMATION

- Whether Northern Midlands Council Should Consider Amalgamating with Other Councils 19
- Agreement with the Council to Not Amalgamate 20

SECTION ONE KEY INSIGHTS





EMRS PROJECT ID 6307-24

REPORT VERSION: FINAL

**This report has been prepared by
Enterprise Marketing and Research Services
60 Main Road, Moonah TAS 7009**

All enquiries should be addressed to:

**Katrin Roy
Senior Research Analyst
EMRS
PO Box 402
Moonah TAS 7009** **Phone: (03) 6211 1222
Fax: (03) 6211 1219
E-mail: kroy@emrs.com.au**

Enterprise Marketing and Research Services (EMRS) is wholly owned by CIT Group. | ABN 009 546 561



Confidential/ Disclaimer

Notice: The information contained herein is confidential and has been supplied under a confidentiality agreement. If you are not authorised to view or to be in possession of this document you are hereby notified that any dissemination, distribution or duplication of this document is expressly prohibited. If you receive this document in error, please notify Enterprise Marketing and Research Services (EMRS) immediately on +61 3 6211 1222.

Limitations/ Liability

While all care and diligence has been exercised in the preparation of this report, EMRS does not warrant the accuracy of the information contained within and accepts no liability for any loss or damage that may be suffered as a result of reliance on this information, whether or not there has been any error, omission or negligence on the part of EMRS or its employees.

The research complies with the EMRS Quality System, certified to ISO 20252:2019, the international standard for Social and Market Research, certificate number 888027.



KEY INSIGHTS: SUMMARY



- There was a high level of awareness among residents of the Government’s proposal to change the number of councils in Tasmania. A combined total of 91% were aware to some degree, with 67% stating that they were “definitely aware”.
- Of the total sample, 82% confirmed that “yes”, they were able to specify what the proposed changes were. The change most frequently mentioned, without prompting, was “merging/ amalgamating local councils” (74%), followed by “reducing the number of local councils” (24%).
- Northern Midlands residents placed a high level of importance on all listed aspects of local councils in Tasmania. They were most likely by far to regard each as important, with 4 or 5 out of five scores, in a range from 55% in total up to a high of 94%.
 - Within the importance scores of 4 or 5 out of five, they were more likely by far to rate each aspect at the top score of 5, indicating that it was “very important” (in a range from 38% up to 82%).
 - The average importance score for each aspect was well above the halfway mark, from 3.51 up to 4.71 out of five.
 - “Having council staff that know the local issues” recorded the highest level of importance (94% in total), and by far the highest average importance score (4.71 out of 5).
 - The highest “not important” ratings of 1 or 2 out of five were recorded with respect to “merging councils to enable the delivery of more local services” (24%), “merging councils to make them financially more viable” (24%) and “merging councils to make the delivery of local services more efficient” (26%).
- Most residents surveyed felt that “no”, Northern Midlands Council should not consider amalgamating with other councils (51%).
- The respondents were significantly more likely to nominate “Meander Valley” as the adjoining LGA that Northern Midlands should consider for amalgamation if they had the choice (36%).
- The clear majority of residents surveyed said “yes”, they agree with the Council’s decision to not amalgamate (62%).

The high awareness level of the proposed changes to councils in Tasmania among Northern Midlands residents, and the importance they place on key features of local councils in Tasmania, will make it likely that there will be a high degree of scrutiny of the Government’s proposals, including whether the outcomes are in line with their views as evidenced in this survey.

SECTION TWO

INTRODUCTION TO THE RESEARCH



INTRODUCTION: BACKGROUND TO AND SCOPE OF THE RESEARCH



Background to the Research

In response to the Tasmanian State Government's current Local Government Reform Review, Northern Midlands Council (Council) was prompted to gather feedback from its residents, seeking to understand their views about the process of the Review, the options being explored, and its possible recommendations and outcomes.

Scope of the Research

To gather the feedback, Council commissioned EMRS, the independent Tasmanian-based research firm, to design and execute the collection of the necessary data via a quantitative research methodology, and to report on the findings.

The research was to gather the required insights from residents in the Northern Midlands Local Government Area (LGA), aged 18 years and over. The target sample size of successfully completed surveys was n=449.

To ensure that only members of the general population participated in the survey, respondents who worked, or with family members who worked, in the following industries (or had done so in the past) were excluded from taking part: Local Government, State Government, Public Relations, Market or Social Research, the Media, and Politics.

The following summary report presents the findings of the survey.

INTRODUCTION: PURPOSE AND OBJECTIVES OF THE RESEARCH



Purpose and Objectives of the Research

Quantitative Research

Specifically, the research aimed to determine:

- The level of awareness among Northern Midlands residents of the Tasmanian Government's proposal to change the number of councils in Tasmania;
- Their unprompted understanding of what these proposed changes are;
- The importance they place on key aspects of local councils in Tasmania;
- Whether they think Northern Midlands Council should consider amalgamating with other Councils;
- If so, which of a list of Councils it should consider amalgamating with;
- Whether they agree with the Council's decision to not amalgamate; and
- The profile of the respondents, and their responses, segmented by age and gender.

INTRODUCTION: RESEARCH METHODOLOGY



The Research Methodology

Quantitative Research

In order to meet the informational objectives of the research brief, EMRS implemented a quantitative survey methodology utilising Computer Assisted Telephone Interviewing (CATI) as the primary method of data collection. EMRS offered the capacity to undertake this through its own in-house 75-seat call centre, ensuring high levels of interviewer monitoring and quality control.

The survey was designed to be approximately 5 minutes in length.

To ensure that the target sample size was reached, and that the sample was sufficiently representative of the demographic profile of the LGAs residential population, the CATI fieldwork method was supplemented by an equivalent face-to-face survey (CAPI). The face-to-face survey was conducted by a team of EMRS interviews located in Longford, Perth, Evandale and Campbell Town. To ensure consistency, all surveys were performed by the same interviewers.

The research was conducted in the period from the 17th to the 29th of July 2023.

In total, a sample of n=449 respondents completed the survey: n=258 via CATI and n=191 via CAPI.

Overall results accurate to within ± 5.11 percentage points at the 95% confidence interval were obtained. The size of the sample is sufficiently large to ensure that the overall results are robust and reliable. Cross-tab analysis was utilised to further ensure the robustness of the results.

The survey was implemented according to ISO 20252:2019 standards, certificate number 888027.

INTRODUCTION: REPORTING ON THE RESULTS



Reporting on the Results

Where percentage figures do not sum to 100, an asterisked (*) comment explains whether it is due to rounding or the question allowing multiple responses. A dagger symbol (†) indicates where the sample size is small or variable and caution should be exercised in interpreting the results.

The following report presents the findings of the quantitative research, conducted among n=449 Tasmanians, aged 18 years and over, and resident in the Northern Midlands LGA. The results have been presented mainly in the format of charts and tables. Any statistically significant variations in the results across the population subgroups have been presented in separate tables accompanying the overall results. Figures in table cells have been highlighted where a statistically significant variation is evident.

There was no weighting applied to the results of this survey.

INTRODUCTION: THE SAMPLE PROFILE – KEY DEMOGRAPHICS



Table 1 – Age of the Respondents

Age	%*	n
18 to 34 years	11%	38
35 to 54 years	29%	132
55+ years	59%	267
I'd prefer not to say	-	0
TOTAL	100%	449

Table 3 – Data Collection Mode

Mode	%	n
CATI (phone)	67%	258
CAPI (face-to-face)	43%	191
TOTAL	100%	449

Table 2 – Gender of the Respondents

Gender	%	n
Male	50%	223
Female	50%	225
Non-binary	-	0
Other	-	0
I'd prefer not to say	0%	1
TOTAL	100%	449

SECTION THREE

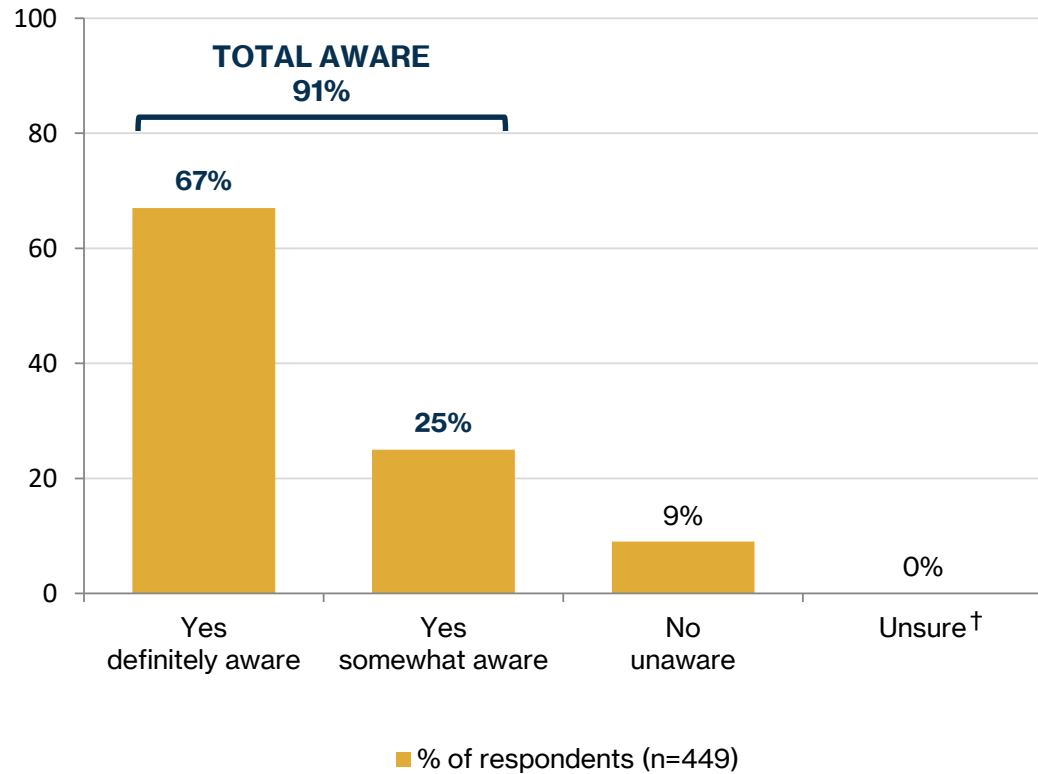
AWARENESS OF THE GOVERNMENT'S PROPOSAL FOR COUNCIL REFORM



OVERALL AWARENESS OF THE TASMANIAN GOVERNMENT'S PROPOSAL TO CHANGE THE NUMBER OF COUNCILS IN TASMANIA



Chart 1 – Level of Overall Awareness of the Tasmanian Government’s Proposal to Change the Number of Councils in Tasmania
(Base: all respondents, n=449)



There was a high level of awareness among residents of the Government’s proposal to change the number of councils in Tasmania.

A combined total of 91% were aware to some degree, with 67% stating that they were “definitely aware”.

Subgroup Table 1 Significant variations

Subgroup	Total aware		
Age	18-34 years	35-54 years	55+ years
	78%	90%	94%

Awareness was highest among the 55+ age cohort.

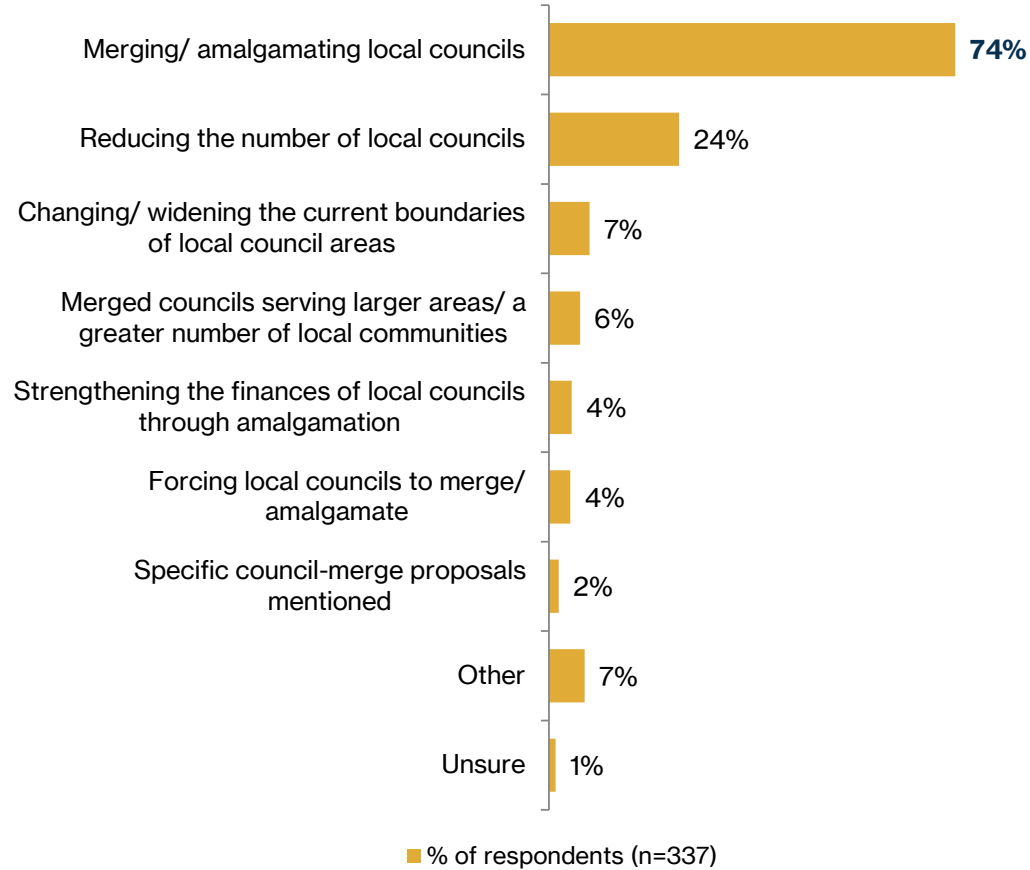
† n=0 respondents.



SPECIFIC AWARENESS OF THE PROPOSED CHANGES

Chart 2 – Specific Awareness of the Proposed Changes

(Base: all respondents aware of what the proposed changes are, n=337)*



* Percentages do not sum to 100 due to multiple responses.

Of the total sample, 82% (n=337) confirmed that “yes”, they were able to specify what the proposed changes were.

The change most frequently mentioned, without prompting, was “merging/ amalgamating local councils” (74%), followed by “reducing the number of local councils” (24%).

Subgroup Table 2 Significant variations

Subgroup	
Age	Nil variations.
Gender	Nil variations.

Main “Other” responses each mentioned by 1% were:

- “Supporting local councils to merge/ amalgamate”
- “Merged councils combining to deliver local services”
- “No forced amalgamations”
- “Northern Midlands Council to remain as is”

SECTION FOUR

IMPORTANCE PLACED ON ASPECTS OF LOCAL COUNCILS IN TASMANIA

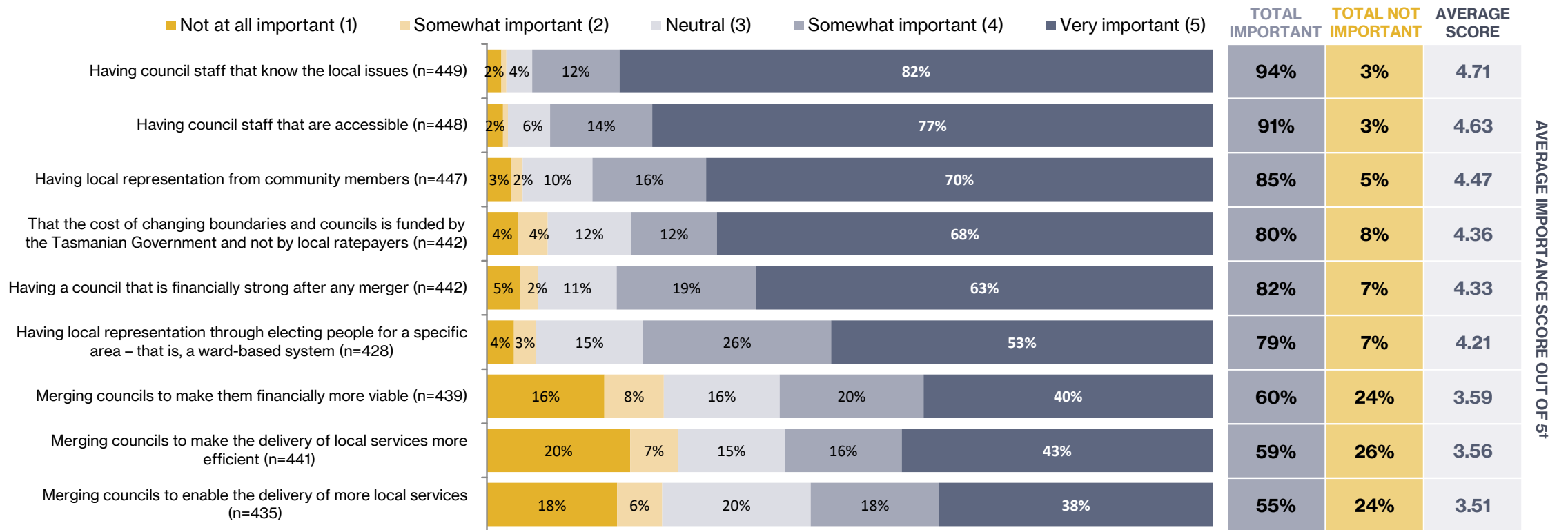


IMPORTANCE PLACED ON ASPECTS OF LOCAL COUNCILS IN TASMANIA (1)



The respondents were prompted with a list of 9 statements about aspects of local councils in Tasmania. They were asked to rate the importance of each on a scale of 1 to 5, with 1 being “not at all important” and 5 being “very important”. **Chart 3** shows the responses, after excluding those who said “don’t know/ unsure”.

Chart 3 – Level of Importance Placed on Aspects of Local Councils in Tasmania (Base: all respondents, n=428-449)* **



* The percentages may not sum to 100 due to rounding.

** The respondent sample size (n=) figures for each statement varied and have been provided for each.

† The average score was calculated on the basis of the percentages of 1 to 5 scores given for each statement, after excluding the “can’t say/ unsure” responses.

Chart 3 shows the responses, after excluding those who said “don’t know/ unsure”. Below are some statements about aspects of local councils in Tasmania. Please tell me how important you think each is, on a scale of 1 to 5, where 1 is “not at all important” and 5 is “very important”.

IMPORTANCE PLACED ON ASPECTS OF LOCAL COUNCILS IN TASMANIA (2)



As Chart 3 (previous page) shows, Northern Midlands residents placed a high level of importance on all listed aspects of local councils in Tasmania.

- They were most likely by far to regard each as important, with 4 or 5 out of five scores, in a range from 55% in total up to a high of 94%.
- Within the importance scores of 4 or 5 out of five, they were more likely by far to rate each aspect at the top score of 5, indicating that it was “very important” (in a range from 38% up to 82%).
- The average importance score for each aspect was well above the halfway mark, from 3.51 up to 4.71 out of five.
- “Having council staff that know the local issues” recorded the highest level of importance (94% in total), and by far the highest average importance score (4.71 out of 5).
- The highest “not important” ratings of 1 or 2 out of five were recorded with respect to “merging councils to enable the delivery of more local services” (24%), “merging councils to make them financially more viable” (24%) and “merging councils to make the delivery of local services more efficient” (26%).

Subgroup Table 3a Significant variations

Subgroup	“Important (4+/5)”	
Gender	Having local representation from community members	
	Male	Female
	81%	91%

Subgroup Table 3b Significant variations

Subgroup	“Important (4+/5)”	
Gender	That the cost of changing boundaries and councils is funded by the Tasmanian Government and not by local ratepayers	
	Male	Female
	75%	85%

There were no further significant variations to emerge in the responses across the subgroups.

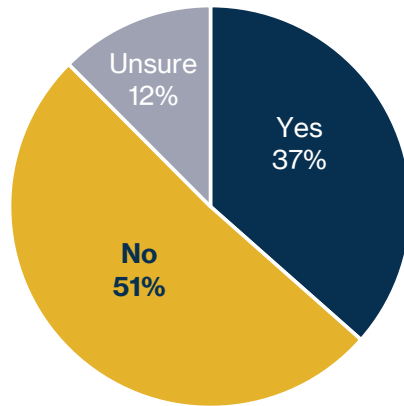
SECTION FIVE FURTHER VIEWS ON AMALGAMATION



WHETHER NORTHERN MIDLANDS COUNCIL SHOULD CONSIDER AMALGAMATING WITH OTHER COUNCILS



Chart 4 – Whether Northern Midlands Council Should Consider Amalgamating with other Councils
(Base: all respondents, n=449)



% of respondents (n=449)

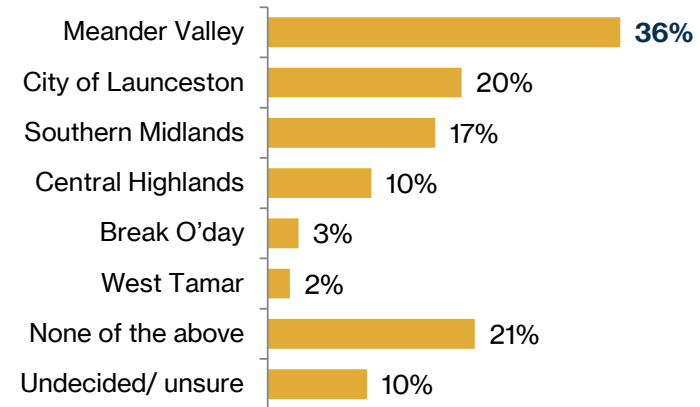
Most residents surveyed felt that “no”, Northern Midlands Council should not consider amalgamating with other councils (51%).

Nonetheless, at 37%, those holding the view that “yes”, Council should do so was not insignificant.

Subgroup Table 4 Significant variations

Subgroup	“Unsure”		
	18-34 years	35-54 years	55+ years
Age	30%	14%	9%

Chart 5 – Which Councils Northern Midlands Council Should Consider for Amalgamation
(Base: all respondents, n=449)*



% of respondents (n=449)

The respondents were significantly more likely to nominate “Meander Valley” as the adjoining LGA that Northern Midlands should consider for amalgamation if they had the choice (36%).

Subgroup Table 5 Significant variations

Subgroup	“City of Launceston”		
	18-34 years	35-54 years	55+ years
Age	30%	29%	13%

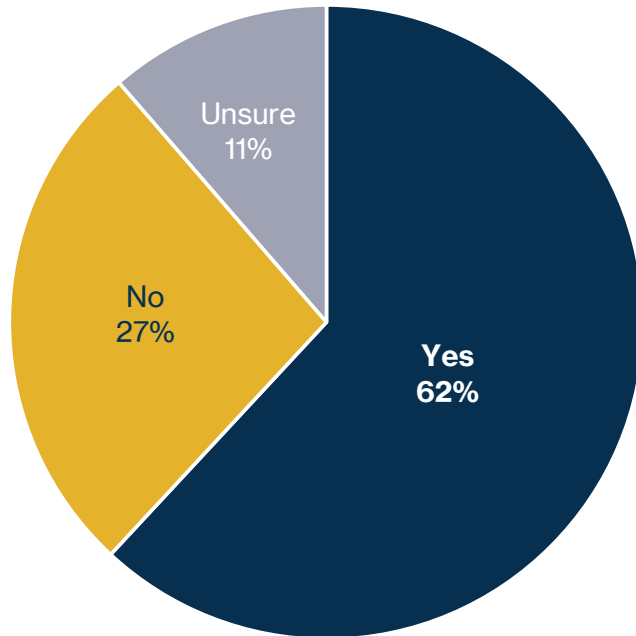
* Percentages do not sum to 100 due to multiple responses.

Q. Thinking this time about amalgamating with adjoining council areas, if you had a choice, which of the following Councils do you think Northern Midlands Council should consider amalgamating with? Page 19

AGREEMENT WITH THE COUNCIL TO NOT AMALGAMATE



Chart 6 – Agreement with the Council to Not Amalgamate
(Base: all respondents, n=449)



% of respondents (n=449)

The clear majority of residents surveyed said “yes”, they agree with the Council’s decision to not amalgamate (62%).

Subgroup Table 6 Significant variations

Subgroup	“Yes”		
	18-34 years	35-54 years	55+ years
Age	42%	56%	69%

Q. The decision of Council is not to amalgamate, do you agree with the decision of Council?



Our Ref:
Your Ref:

23 January 2024

Department of Premier and Cabinet
Local Government Reform
GPO Box 123
HOBART TAS 7001

Attention: Minister Nic Street

Via email only: lg.consultation@dpac.tas.gov.au

Dear Minister,

RE: The Future of Local Government Review – Final Report – Submission

Thank you for your correspondence of November 2023 enclosing the Local Government Board's ("The Board") Final Report for the Northern Midlands Council's ("the Council") consideration. This submission is provided on behalf of the Council.

As previously contained in Council's submission to the Board's Interim Report, the Council opposes forced amalgamation/boundary adjustments, with the Council's position being that there be no changes to the Council's existing boundaries. Council's position is clearly reflective of community sentiment, as demonstrated by the independent community survey commissioned by Council.

Council was pleased to hear of the State Government's commitment to not forcing amalgamation, which is reiterated and reflected in the Board's Final Report.

The Council has considered the Final Report and each of the 37 Recommendations contained therein. Please find **attached** to this letter a document outlining each recommendation with Council's associated commentary.

Council takes this opportunity to thank you for the invitation for further submissions to be made and looks forward to receipt of your final advice in response to the Final Report and consultation process in response to the same.

Yours sincerely,

Mary Knowles OAM
MAYOR

P.O. Box 156
Longford Tas 7301
Telephone (03) 6397 7303
Facsimile (03) 6397 7331
www.northernmidlands.tas.gov.au

Northern Midlands Council's Response to the Board's Final Report Recommendations

Full List of the Board's Recommendations

	Recommendation	NMC Response
1	<p>Define in Tasmania's new Local Government Act the role of local government consistent with the statement below:</p> <p>The role of local government is to support and improve the wellbeing of Tasmanian communities by:</p> <ol style="list-style-type: none"> 1. Harnessing and building on the unique strengths and capabilities of local communities; 2. Providing infrastructure and services that, to be effective, require local approaches; 3. Representing and advocating for the specific needs and interests of local communities in regional, state-wide, and national decision-making; and 4. Promoting the social, economic, and environmental sustainability of local communities, by mitigating and planning for climate change impacts. 	<p>Agreed – Council notes that point 4 is narrow in scope, being climate change, and is suggested to broaden the scope.</p>
2	<p>The Tasmanian Government – through subordinate legislation – should implement a Local Government Charter to support the new legislated role for local government.</p> <p>The Charter should be developed in close consultation with the sector and clarify and consolidate in a single document councils' core functions, principles, and responsibilities, as well as the obligations of the Tasmanian Government when dealing with the sector as a partner in delivering community services and support.</p>	<p>Agreed.</p>
3	<p>The Tasmanian Government should work with the sector to develop, resource, and implement a renewed Strategic Planning and Reporting Framework that is embedded in a new Local Government Act to support and underpin the role of local government. Under this Framework councils will be required to develop – within the first year of every council election – a four-year strategic plan.</p> <p>The plan would consist of component plans including, at minimum, a:</p> <ul style="list-style-type: none"> • community engagement plan; • workforce development plan; • elected member capability and professional development plan; and • financial and asset sustainability plan. 	<p>Agreed.</p>

Northern Midlands Council's Response to the Board's Final Report Recommendations

	Recommendation	NMC Response
4	<p>Formal council amalgamation proposals should be developed for the following:</p> <ul style="list-style-type: none"> • West Coast, Waratah-Wynyard and Circular Head Councils (into 2 councils); • Kentish and Latrobe Councils; • Break O'Day, Glamorgan-Spring Bay and Sorell Councils (into 2 councils); • City of Hobart and Glenorchy City Councils; • Kingborough and Huon Valley Councils. <p>The Board acknowledges council interest in and discussions on boundary changes are less advanced in respect of City of Hobart and Glenorchy, and Kingborough and Huon Valley councils, but nonetheless believes that these councils have expressed clear interest in further exploring opportunities. The Board believes there is substantial merit in ensuring that those councils (and their communities) are afforded the opportunity to genuinely explore structural consolidation proposals in greater detail.</p>	Council's encourages any councils who wish to voluntary amalgamate to receive support from the State Government in that process.
5	A new Local Government Board should be established to undertake detailed assessment of formal council amalgamation proposals and make recommendations to the Tasmanian Government on specific new council structures.	As for recommendation #4.
6	A Community Working Group (CWG) should be established in each area where formal amalgamation proposals are being prepared. The CWG would identify specific opportunities the Tasmanian Government could support to improve community outcomes.	As for recommendation #4.
7	In those areas where amalgamation proposals are being developed, a community vote should be held before any reform proceeds, to consider an integrated package of reform that involves both a formal council amalgamation proposal and a funded package of opportunities to improve community outcomes.	As for recommendation #4.

Northern Midlands Council's Response to the Board's Final Report Recommendations

	Recommendation	NMC Response
8	If a successful community-initiated elector poll requests councils to consider amalgamation, the Minister for Local Government should request the Local Government Board to develop a formal amalgamation proposal and put it to a community vote.	Agreed.
9	The new Local Government Act should provide that the Minister for Local Government can require councils to participate in identified shared service or shared staffing arrangements.	The comments on previous shared service arrangements failing are noted and agreed by Council. Before Council could agree to this, it would need to be demonstrated there is a financial and community benefit to this.
10	Give councils the opportunity to design identified shared service arrangements themselves, with a model only being imposed if councils cannot reach consensus.	Agreed.
11	Before endorsing a particular mandatory shared service arrangement, the Minister for Local Government should seek the advice of the Local Government Board.	Agreed.
12	If councils are unable to reach consensus on a mandatory service sharing agreement, the Minister for Local Government should have the power to require councils to participate in a specific model or models the Tasmanian Government has developed.	Before Council could agree to this, it would need to be demonstrated there is a financial and community benefit to this.
13	The first priorities for developing mandatory shared service arrangements should be: <ul style="list-style-type: none"> • sharing of key technical staff; • sharing of common digital business systems and ICT infrastructure; and • sharing of asset management expertise through a centralised, council-owned authority. 	Agreed.

Northern Midlands Council's Response to the Board's Final Report Recommendations

	Recommendation	NMC Response
14	Include a statutory requirement for councils to consult with local communities to identify wellbeing priorities, objectives, and outcomes in a new Local Government Act. Once identified, councils would be required to integrate the priorities into their strategic planning, service delivery and decision-making processes.	Agreed.
15	To be eligible to stand for election to council, all candidates should first undertake – within six months prior to nominating – a prescribed, mandatory education session, to ensure all candidates understand the role of councillor and their responsibilities if elected.	Agreed.
16	The Tasmanian Government and the local government sector should jointly develop and implement a contemporary, best practice learning and ongoing professional development framework for elected members. As part of this framework, under a new Local Government Act: <ul style="list-style-type: none"> • all elected members – including both new and returning councillors – should be required to complete a prescribed 'core' learning and development program within the first 12 months of being elected; and • councils should be required to prepare, at the beginning of each new term, an elected member learning and capability development plan to support the broader ongoing professional development needs of their elected members. 	Agreed.
17	The Tasmanian Government should further investigate and consider introducing an alternative framework for councils to raise revenue from major commercial operations in their local government areas, where rates based on the improved value of land are not an efficient, effective, or equitable form of taxation.	Agreed.
18	The Tasmanian Government should work with the sector and the development industry to further investigate and consider introducing a marginal cost-based integrated developer charging regime.	Agreed – Council refers to its letter to the Minister for Planning of 8 December 2023.

Northern Midlands Council's Response to the Board's Final Report Recommendations

	Recommendation	NMC Response
19	Introduce additional minimum information requirements for council rates notices to improve public transparency, accountability, and confidence in council rating and financial management decisions.	Agreed.
20	Within the context of the national framework, the Tasmanian Government should seek advice from the State Grants Commission on how it will ensure the Financial Assistance Grants methodology: <ul style="list-style-type: none"> • is transparent and well understood by councils and the community, • that assistance is being targeted efficiently and effectively, and • is not acting as a disincentive for councils to pursue structural reform opportunities. 	Agreed.
21	The Tasmanian Government should review the total amount of Heavy Vehicle Motor Tax Revenue made available to councils and consider basing this total amount on service usage data.	Council proposes the revenue made available to Councils is based on the length of roads and indexed annually.
22	Introduce a framework for council fees and charges in a new Local Government Act, to support the expanded, equitable and transparent utilisation of fees and charges to fund certain council services.	Agreed.
23	The Tasmanian Government should review the current rating system under the Local Government Act to make it simpler, more equitable, and more predictable for landowners. The review should only be undertaken following implementation of the Board's other rating and revenue recommendations.	Agreed.
24	The Tasmanian Government should work with the sector to develop, resource, and implement a best practice local government performance monitoring system.	Agreed.

Northern Midlands Council's Response to the Board's Final Report Recommendations

	Recommendation	NMC Response
25	The Tasmanian Government should develop a clear and consistent set of guidelines for the collection, recording, and publication of datasets that underpin the new performance reporting system to improve overall data consistency and integrity, and prescribe data methodologies and protocols via a Ministerial Order or similar mechanism.	Council requests further clarification of this recommendation prior to making further comment.
26	The new Strategic Planning and Reporting Framework should actively inform and drive education, compliance, and regulatory enforcement activities for the sector, and entities with responsibility for compliance monitoring and management – including the Office of Local Government and council audit panels – should be properly empowered and resourced to effectively deliver their roles. As part of this the Tasmanian Government should consider introducing a requirement for councils to have an internal audit function given their responsibilities for managing significant public assets and resources, and whether this requirement needs to be legislated or otherwise mandated. Consideration should also be given to resourcing internal audit via service sharing or pooling arrangements, particularly for smaller councils.	Agreed.
27	The Tasmanian Government should collaborate with the local government sector to support a genuine, co-regulatory approach to councils' regulatory responsibilities, with state agencies providing ongoing professional support to council staff and involving councils in all stages of regulatory design and implementation.	Agreed.
28	The Tasmanian Government should work with the local government sector to pursue opportunities for strengthened partnerships between local government and Service Tasmania.	Agreed.
29	Councils should migrate over time to common digital business systems and ICT infrastructure that meet their needs for digital business services, with support from the Department of Premier and Cabinet's Digital Strategy and Services (DSS).	Agreed.

Northern Midlands Council's Response to the Board's Final Report Recommendations

	Recommendation	NMC Response
30	The Tasmanian Government – in consultation with the sector – should review the current legislative requirements on councils for strategic financial and asset management planning documentation to simplify and streamline the requirements and support more consistent and transparent compliance.	Agreed.
31	The Tasmanian Government – in consultation with the sector – should investigate the viability of, and seek to implement wherever possible, standardised useful asset life ranges for all major asset classes.	Agreed.
32	All Tasmanian councils should be required under a new Local Government Act to develop and adopt community engagement strategies – underpinned by clear deliberative engagement principles	Agreed.
33	A new Local Government Act should require councils, when developing and adopting their Community Engagement Strategies, to clearly set out how they will consult on, assess, and communicate the community impact of all significant new services or infrastructure.	Agreed.
34	Following the phase 1 voluntary amalgamation program, the Tasmanian Government should commission an independent review into councillor numbers and allowances.	As for recommendation #4.
35	The Tasmanian Government should expedite reforms already agreed and/or in train in respect of statutory sanctions available to deal with councillor misconduct or poor performance.	Agreed.

Northern Midlands Council's Response to the Board's Final Report Recommendations

	Recommendation	NMC Response
36	<p>The Tasmanian Government should:</p> <ul style="list-style-type: none"> • support the Local Government Association of Tasmania (LGAT) to develop and implement – in consultation with councils and their staff – a workforce development toolkit tailored to the sector and aligned with the Tasmanian Government's workforce development system; • support councils to update their workforce plans at the time of any consolidation; • support LGAT to lead the development and implementation of a state-wide approach to workforce development for key technical staff, beginning with environmental health officers, planners, engineers and building inspectors; • recognise in statute that workforce development is an ongoing responsibility of council general managers and is included as part of the new Strategic Planning and Reporting Framework; and • include simple indicators of each council's workforce profile in the proposed council performance dashboard. 	Agreed.
37	<p>The Tasmanian Government should partner with, and better support, councils to build capacity and capability to plan for and respond to emergency events and climate change impacts.</p>	<p>Agreed – Council is supportive of additional State Government resourcing in this area. Council has existing partnerships with SES and Bureau of Meteorology, along with neighbouring Councils, to collaborate on emergency management and would be reluctant to lose autonomy in dealing with flood events, which are common to the municipality.</p> <p>Council notes that the recommendation doesn't reflect point 2 "Engagement and advocacy" well and lacks support for Councils in the advocacy space, especially in relation to</p>

Northern Midlands Council's Response to the Board's Final Report Recommendations

	Recommendation	NMC Response
		planning reform to promote climate change mitigation.

DRAFT

2024 NGA

Building
Community
Trust

National Convention Centre
Canberra



AUSTRALIAN
LOCAL GOVERNMENT
ASSOCIATION



2 - 4
JULY
2024

DISCUSSION
PAPER



KEY DATES

29 March 2024 | Acceptance of Motions

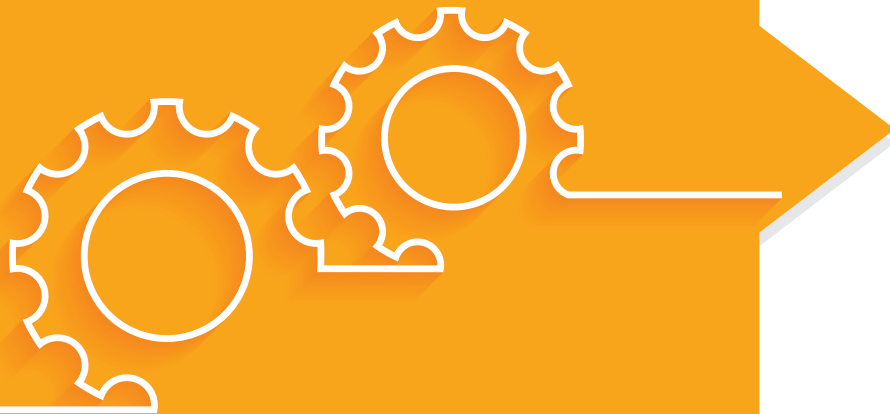
2 July 2024 | Regional Cooperation & Development Forum

3 - 4 July 2024 | National General Assembly

5 July 2024 | Australian Council of Local Government

TO SUBMIT YOUR MOTION

VISIT: **ALGA.COM.AU**



The Australian Local Government Association (ALGA) is pleased to convene the 30th National General Assembly of Local Government (NGA), to be held in Canberra from 2-4 July 2024.

As convener of the NGA, the ALGA Board cordially invites all councils to send representatives to this important national event.

The NGA is the premier national gathering of local governments, and provides councils with the opportunity to come together, share ideas, debate motions, and most importantly unite and further build on the relationship between local government and the Australian Government.

This discussion paper contains essential information for Australian councils considering submitting motions for debate at the 2024 National General Assembly of Local Government (NGA).

It is recommended that all councils and delegates intending to attend the 2024 NGA familiarise themselves with the guidelines for motions contained in this paper on page 6.

BACKGROUND TO ALGA AND THE NGA

ALGA was established 1947. In structure, ALGA is a federation of member state and territory associations. Its mission is to achieve outcomes for local government through advocacy with impact, and maximise the economic, environmental and social wellbeing of councils and our communities.

Since 1994, the NGA has built the profile of local government on the national stage, showcased the value of councils, and most importantly demonstrated - particularly to the Australian Government - the strength and value of working with local government to help deliver on national priorities.

Debate on motions was introduced to the NGA as a vehicle for councils from across the nation to canvas ideas. Outcomes of debate on motions (NGA Resolutions) could be used by participating councils to inform their own policies and priorities, as well as their advocacy when dealing with federal politicians.

At the same time, they help ALGA and its member state and territory associations gain valuable insight into council priorities, emerging national issues, and the level of need and support for new policy and program initiatives.

Given the structure of ALGA, its Constitution, and level of resources, the NGA does not bind the ALGA Board. However, the Board carefully considers NGA resolutions as it determines ALGA's policies, priorities and strategies to advance local governments within the national agenda.

This is your NGA and ALGA is pleased to act as the convener. ALGA's policies and priorities will continue to be determined by the ALGA Board in the interests of all councils.

The ALGA Board thanks all councils for attending the NGA and those that will take the time to reflect on the purpose of debate on motions outlined in this paper, and to submit motions for debate at the 2024 NGA.

SUBMITTING MOTIONS

Australia is one of the world's great democracies. It is held in high regard across the world but should never be taken for granted.

The theme of the 2024 NGA is – Building Community Trust.

This theme aims to explore the critical importance of trust in governments, between governments, its institutions, and its citizens. This trust is a fundamental building block of our nation's democracy.

While relatively low key, over the past decade there has been increasing public debate by scholars and policy makers about the level of trust in government, its institutions and indeed the operation of our democracy more broadly.

Mark Evans et al (2019) published research in 'The Conversation' indicating that Australians' trust in politicians (our political representatives) and democracy has hit an all-time low. This report indicates 'fewer than 41% of Australian citizens are satisfied with the way democracy works in Australia, down from 86% in 2007.

Public satisfaction has fallen particularly sharply since 2013, when 72% of Australian citizens were satisfied. Generation X is least satisfied (31%) and Baby Boomers most satisfied (50%). Some political authors suggest that these trends in part explain the rise in popularity and the relative success of independents and micro or single-issue parties.

These statistics should be of concern to every level of government and those interested in the future of our communities and Australia's democratic system.

It is said that 'trust is hard-earned, easily lost, and difficult to re-establish – and a key to absolutely everything.' While media and public attention frequently focuses on levels of trust in the national and state governments, local governments have an equally important role in building, maintaining and indeed, often repairing government-community relationships.

At its most fundamental level, the 2024 NGA focusses on the role of local government and how all levels of government can help each other build, maintain and strengthen government-community relationships.

This discussion paper is a call for councils to submit motions for debate at the 2024 NGA to be held in Canberra from 2-4 July 2024.

Motions for this year's NGA should consider:

- how all levels of government in Australia can build trust in each other and earn greater trust from the community;
- practical opportunities for the Australian Government to leverage the trust that local communities have in their local council;
- focus on practical programs that can strengthen the system of local government nationally to provide the services and infrastructure required to support and strengthen our communities; and
- new program ideas that that would help the local government sector to deliver the Australian Government's objectives.

Motions should be concise, practical and implementable and meet the guidelines for motions set out in the paper.

You are encouraged to read all the sections of the paper but are not expected to respond to every issue or question. Your council's motion/s must address one or more of the issues identified in the discussion paper.

Motions must be lodged electronically using the online form available on the NGA website at: www.alga.com.au and received no later than 11:59pm AEST on Friday 29 March 2024.

All notices of motions will be reviewed by the ALGA Board's NGA Sub-committee prior to publishing the NGA Business Paper to ensure that they meet these guidelines. This sub-committee reserves the right to select, edit or amend notices of motions to facilitate the efficient and effective management of debate on motions at the NGA.

All NGA resolutions will be published on www.nationalgeneralassembly.com.au.

As the host of the NGA, ALGA will communicate resolutions to the relevant Australian Government Minister and publish Ministerial responses as they are received on this website.

Please note that if your council does submit a motion, there is an expectation that a council representative will be present at the NGA to move and speak to that motion if required.

We look forward to hearing from you and seeing you at the 2024 NGA.

CRITERIA FOR MOTIONS

To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must meet the following criteria:

1. Be relevant to the work of local government nationally.
2. Not be focused on a specific jurisdiction, location or region – unless the project or issue has national implications.
3. Be consistent with the themes of the NGA.
4. Complement or build on the policy objectives of ALGA and your state or territory local government association.
5. Be submitted by a council which is a financial member of their state or territory local government association.
6. Propose a clear action and outcome ie call on the Australian Government to act on something.
7. Not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members, or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.
8. Address issues that will directly improve the capacity of local government to deliver services and infrastructure for the benefit of all Australian communities.
9. Not seek to advance an outcome that would result in a benefit to one group of councils to the detriment of another.
10. Be supported by sufficient evidence to support the outcome being sought and demonstrate the relevance and significance of the matter to local government nationally.

Motions must commence with the following wording:

This National General Assembly calls on the Australian Government to ...

Please note that resolutions of the NGA do not automatically become ALGA's national policy positions.

OTHER THINGS TO CONSIDER

It is important to complete the background section of the submission form. Submitters of motions should not assume that NGA delegates will have background knowledge of the proposal. The background section helps all delegates, including those with no previous knowledge of the issue, in their consideration of the motion. Please note, motions should NOT be prescriptive in directing how the matter should be pursued.

Try to keep motions practical, focussed and capable of implementation to ensure that relevant Australian Government Ministers provide considered, thoughtful and timely responses.

Try to avoid motions that are complex, contain multi-dot points and require complex cross-portfolio implementation.

All motions submitted will be reviewed by the ALGA Board's NGA Sub-committee, in consultation with state and territory local government associations, to determine their eligibility for inclusion in the NGA Business Papers.

When reviewing motions, the Sub-committee considers the criteria, clarity of the motion and the importance and relevance of the issue to local government.

If there are any questions about the substance or intent of a motion, ALGA will raise these with the nominated contact officer. With the agreement of the submitting council, these motions may be edited before inclusion in the NGA Business Papers.

To ensure an efficient and effective debate, where there are numerous motions on a similar issue, the NGA Sub-committee will group these motions together under an overarching strategic motion. The strategic motions will have either been drafted by ALGA or will be based on a motion submitted by a council which best summarises the subject matter.

Debate will occur in accordance with the rules for debate published in the Business Papers and will focus on the strategic motions. Associated sub-motions will be debated by exception only or in accordance with the debating rules.

Any motion deemed to be primarily concerned with local or state issues will be referred to the relevant state or territory local government association and will not be included in the NGA Business Papers.

All motions require:

- a contact officer;
- a clear national objective;
- a summary of the key arguments in support of the motion; and
- endorsement of your council.

**Motions should be lodged electronically using the online form available at www.alga.asn.au.
Motions should be received no later than 11:59pm AEST on Friday 29 March 2024.**

SETTING THE SCENE

The theme for NGA24 'Building Community Trust' aims to focus on the role of local government in the Australian system of government and explore the critical importance of trust in governments, between governments, its institutions, and our citizens.

In a recent essay on Capitalism after the Crisis (2023) the Treasurer the Hon Dr Jim Chalmers MP wrote:

'Our mission is to redefine and reform our economy and institutions in ways that make our people and communities more resilient, and our society and democracy stronger as well.'

The need to strengthen our democracy was also emphasised the Prime Minister the Hon Anthony Albanese MP in a speech at Queensland's Woodford Folk Festival toward the end of 2022:

'I urge anyone who thinks our democracy is unassailable to have a look around the world. Even some of the oldest, most stable democracies have come under attack from a whole range of corrosive, insidious forces. No one is immune. Our democracy is precious, something we have carefully grown and nurtured from one generation to the next. One of our core responsibilities is to make it stronger, and the key to that strength is transparency and accountability.'

In early 2023 the Australian Government established a taskforce to advise government on 'what can be done – practically – to strengthen Australian democracy'.

The 2024 NGA provides you - the elected representatives of Australia's local councils and communities - with the opportunity to engage with the Federal Government and key Ministers.

Further, it is your opportunity to advocate for new or expanded programs and key policy initiatives that could strengthen local governments, its capacity to deliver services and infrastructure to local communities across the nation. This service delivery is critical to build, maintain and strengthen the trust of our citizens.

This year's call for motion focusses on twelve priority areas:

- Intergovernmental relations;
- Financial sustainability;
- Roads and infrastructure;
- Emergency management;
- Housing and homelessness;
- Jobs and skills;
- Community services;
- Closing the Gap and Aboriginal and Torres Strait Islander Reconciliation;
- Data, digital technology and cyber security;
- Climate change and renewable energy;
- Environment; and
- Circular economy.



1. INTERGOVERNMENTAL RELATIONS

'Australia's federal structure, built upon reciprocal financial, legislative and policy responsibilities, requires intelligent cooperation on issues of strategic national significance.'

National Cabinet is a forum for the Prime Minister, Premiers and Chief Ministers to meet and work collaboratively. National Cabinet was established on 13 March 2020 and is chaired by the Prime Minister. The National Cabinet is a key mechanism in Australia's current intergovernmental architecture.

A representative of local government, the President of ALGA, is invited to meet with National Cabinet once each year. The President of ALGA also attends one meeting per year of the Council on Federal Financial Relations comprising the Commonwealth Treasurer as Chair and all state and territory treasurers.

A substantial body of research, from Australia and internationally, has highlighted that governments that work together are generally more successful in achieving shared national objectives, including economic recovery from events like the COVID-19 pandemic as well as in service and infrastructure delivery.

This research reinforces the need for local government to be included in relevant ministerial forums that support national priorities – from housing affordability to reaching net-zero emissions. ALGA currently participates in National Cabinet (1/year), Council on Federal Financial Relations (1/year), Infrastructure Transport Ministers Meeting, National Emergency Managers Meeting, Local Government Ministers Forum, Joint Council on Closing the Gap, Planning Ministers Meeting, Meeting of Environment Ministers, Energy and Climate Change Ministers and the Road Safety Ministers Meeting, to represent local government views.

Local government input can provide a community voice, enabling our intergovernmental forums to make decisions with greater legitimacy and authority.

Given the importance of trust in governments, between governments and its citizens, how can intergovernmental arrangements be further improved in Australia?

Are there ways of maintaining and enhancing the community's trust in local government?

Are there new initiatives and programs that could be adopted to improve the level of cooperation and collaboration between the Australian Government and local government?

2. FINANCIAL SUSTAINABILITY

Trust in governments is highly correlated with their ability to fulfill the implicit social contract between government and its citizens by keeping promises.

Local government is the third sphere of government in Australia's system of government. Councils are comprised of locally elected representatives who understand local needs and engage locally on strategies to meet those needs.

Councils are responsible for providing a wide range of critical local area services including planning, libraries, waste management systems, transport and infrastructure (eg roads and footpaths, parks, sporting grounds and swimming pools) and social services.

These services are critical to the wellbeing, liveability and productivity of all local communities, and therefore the nation. Equally important is the sustaining of democratic processes at the local and regional level.

Local government's total annual expenditure in 2021 -22 was approximately \$43.6 billion. Non-financial assets including roads, community infrastructure such as buildings, facilities, airports, water, and sewerage (in some states) including land, are valued at \$539 billion [ABS Government Finance Statistics, Australia, 2021-22].

In 2021-22, the Australian Government provided \$2.6 billion in Financial Assistance Grants funding to councils. This included \$1.3b which was brought forward from the 2021-22 estimate and paid through state and territory governments in 2020-21.

Nationally, local government derives nearly 90% of its revenue from its own sources (including rates and services charges), compared to around 50% for state governments. Grants from other levels of government make up just over 10% of local government's total revenue, however these grants are particularly important in areas with a low-rate base, and/or high growth rates, and rapidly expanding service and infrastructure needs.

In 2021-22 Financial Assistance Grants to local governments was less than 0.6% of Commonwealth taxation revenue (CTR), a significant drop from 1996 when these grants were at 1% of CTR. In 2023-24 Financial Assistance Grants have fallen to 0.5% of Commonwealth taxation.

What improvements are needed to the intergovernmental financial transfer system, particularly the Commonwealth transfers to local government, to enhance the community's trust in local government and by extension all governments?

Noting that Commonwealth tied funding is provided with detailed requirements how can this system be improved to provide flexibility and maximize the benefit to local communities?

3. ROADS AND INFRASTRUCTURE

ALGA's 2021 National State of the Assets Report (NSoA) is currently being updated and expected to be launched in 2024. The most recent NSoA shows that while most local government assets such as roads, bridges, buildings, parks and recreation, stormwater, water and wastewater, and airports and aerodromes are generally in good to very good condition, around 10% are not fit for purpose, and around 20–25% are only fair and over time will need attention.

The last NSoA found that in 2019–20 non-financial infrastructure assets were valued at \$342 billion and were depreciating at \$7.7 billion per year. Replacement costs of these infrastructure assets were in the order of \$533 billion.

Local government assets make up a significant proportion of the physical structure of local communities and often provide critical access to and support for citizens to engage in state and national assets and opportunities.

For example, local roads provide important “first and last-mile access” for communities and industry to road networks, integral to economic development and community connection. Local sporting grounds can provide access for community groups to build community participation that has social, health and economic benefits.

Are there programs or initiatives that the Australian Government could adopt to improve the long-term sustainability of local government infrastructure?

Are there programs or initiatives that the Australian Government could provide to improve the sector's capacity to manage local government infrastructure and to integrate these plans into long-term financial plans?

Are there programs or initiatives that the Australian Government could develop to maintain, strengthen and enhance the reputation of Australia's infrastructure providers, including local government?

4. EMERGENCY MANAGEMENT

In 2022 alone, 46 disasters were declared across Australia, covering more than 300 different council areas. In recent years, almost every Australian council has been impacted in some way by fires, floods, or cyclones.

Last year's flooding caused a damage bill of approximately \$3.8 billion to local roads across Queensland, New South Wales, Victoria and South Australia. This was just a fraction of the total disaster costs incurred by governments across the country.

There have been numerous NGA motions in recent years regarding natural disasters and this has been a significant priority in ALGA's advocacy program.

In 2022 ALGA successfully advocated for a new \$200 million per year Disaster Ready Fund, with the first round of funding allocated in June 2023. This fund will support councils and communities to mitigate against the risk of future disasters and help address the significant imbalance between mitigation and recovery spending.

Councils are encouraged to draw on their practical experience of the improvements that could be made to managing emergencies.

Please note that many aspects of emergency management are state or territory responsibilities, and your motions should focus on how the Australian Government could assist.

What new programs, or improvements to existing programs, could the Australian Government develop to partner with local government to improve the current natural disaster management systems to further assist in recovery and build resilience?

5. HOUSING AND HOMELESSNESS

Almost every Australian council and community is facing challenges around a lack of affordable housing.

Alarming research by the UNSW City Futures Research Centre shows 640,000 Australian households – or one in 15 households – are under housing stress.

All levels of government, including councils, have a fundamental role to play in addressing this crisis, which is being compounded by high interest rates, rising construction costs and skills shortages.

At a national level, ALGA is a signatory to the National Housing Accord, and in 2023 successfully advocated for a new \$500 million Housing Support Program for state and local governments to deliver supporting infrastructure for new housing developments.

While the provision of affordable housing is not a local government responsibility, councils have a role to play in ensuring there is enough suitably located land available for housing and that a diversity of housing stock is supported. Councils also want to ensure that new housing developments are supported with the necessary services and infrastructure to create liveable and sustainable communities.

Many councils are also addressing thin markets and developing land and housing themselves, delivering local solutions to meet the needs of their communities.

Councils also want to ensure that they engaged with planning decisions that affect local communities. Taking planning powers away from councils does not always support the best local outcomes.

Councils also play an important role addressing some of the causes of homelessness, including social inclusion programs that can assist mental health and family violence issues, as well as providing support for people currently experiencing homelessness.

What new programs and policies could the Australian Government develop to partner with local government to support the provision of more affordable housing?

How can the Australian Government work with councils to address the causes and impacts of homelessness?

6. JOBS AND SKILLS

Local government is a major employer in Australia providing employment, career advancement and training opportunities for more than 190,800 Australians, across an estimated 400 occupations.

However, councils are facing significant jobs and skills shortages that are constraining their capacity to deliver services and build and maintain local infrastructure.

ALGA's 2022 National Local Government Workforce Skills and Capability Survey indicated that more than 90 percent of Australia's 537 councils were experiencing skills shortages.

The survey also showed that for approximately two-thirds of these councils, these shortages were impacting on project delivery.

In particular, councils are facing a shortage of planners, engineers, building surveyors, environmental officers and human resources professionals.

Skills shortages occur for a variety of reasons including an inability to compete against the private sector, worker accommodation, support services for families, ageing of the workforce and geographic isolation.

Are there programs or initiatives that the Australian Government could implement that would enhance local government's capacity to attract and retain appropriately skilled staff now and into the future?

Are there programs or changes to existing programs that would increase local government's ability to employ apprentices and trainees?

Are there other initiatives that the Australian Government could provide to improve the sector's ability to plan and develop skills fit for the future?

7. COMMUNITY SERVICES

Councils provide a wide range of services based on local characteristics, needs, priorities, and the resources of their community. Indeed, it is this level of responsiveness and accountability to the local community that is an essential feature of democratic local governments worldwide.

Some of these services are provided to address market failure, and many of them are provided by councils on behalf of other levels of government.

It is important to note that nationally local government is more than 83% self-sufficient ie funded at the local level either through rates, fees and charges, sale of goods and services, or interest. The Australian Bureau of Statistics data shows that total local government annual expenditure in 2021-22 was \$43.6 billion.

Only 17% comes from grants and subsidies from other levels of government. Unfortunately, many of these grants and subsidies are tied, or require matching funding which restricts the ability to address local priorities in the way the council and community might need.

Arguably there is no greater obligation upon government than to maintain the trust that citizens have in meeting their community services obligations and promises, particularly to society's most vulnerable.

Local government community services are broadly defined, and may include but are not limited to:

- environmental health including food safety;
- childcare, early childhood education, municipal health;
- aged care, senior citizens;
- services to people living with disability;
- programs to address disadvantage, to reduce poverty and homelessness;
- sporting and recreational programs;
- arts and cultural activities, programs and festivals;
- tourism and economic development activities; and
- library services.

Noting the funding arrangements for the provision of local government community services are there programs and initiatives that the Australian Government could implement to improve the delivery of these services?

Are there reforms or improvements in national community services program that would help local governments support the Australian Government to deliver on its national objectives?

8. CLOSING THE GAP AND ABORIGINAL AND TORRES STRAIT ISLANDER RECONCILIATION

In 2021, ALGA co-signed a landmark national agreement to close the gap between Indigenous and non-Indigenous Australians. At the heart of the National Agreement on Closing the Gap Partnership are four agreed priority reform targets and 19 socio-economic targets in areas including education, employment, health and wellbeing, justice, safety, housing, land and waters, and Aboriginal and Torres Strait Islander languages.

The Indigenous Voice Co-design Final Report to the Australian Government was released in December 2021. The Local & Regional Voice will contribute to achieving the Closing the Gap outcomes by providing avenues for Indigenous voices to be heard, including to provide feedback to government on Closing the Gap.

As the level of government closest to the people, councils have an essential role supporting and helping to steer the development of policies and programs in partnership with local Indigenous peoples that address closing the gap priorities at the local and regional level.

Local government plays a positive role in reconciliation and celebrating Indigenous culture and identity, and sustainably funded could work effectively to reduce Indigenous disadvantage in all its forms.

On 14 October 2023, Australians voted in a referendum about whether to change the Constitution to recognise the First Peoples of Australia by establishing a body called the Aboriginal and Torres Strait Islander Voice. The referendum did not pass.

Are there programs or initiatives that the Australian Government could adopt to assist local government to advance reconciliation and close the gap?

Are there practical programs or initiatives that local government and the Australian Government could introduce to maintain, build and strengthen the level of trust between Aboriginal and Torres Strait Islanders and governments?

9. DATA, DIGITAL TECHNOLOGY AND CYBER SECURITY

Provision of information technology to all Australians is vital to innovation, economic growth, and social equity. However, it is potentially even more important to regional Australia where the tyranny of distance increases the inequity of services available – including education, health, economic and social. Innovative technology is becoming more broadly available and could boost productivity and economic growth.

Councils around Australia continue to embrace new technologies to improve their service delivery standards and broaden consultation and engagement with their local communities. However, implementation can be hindered without access to basic technological infrastructure and the necessary IT skills and resources.

In recent times, cyber-attacks on major corporations and other businesses have resulted in significant data breaches. It is a timely reminder as digital information, services and products become an increasing feature of modern business operation including in local government.

Like all risks, local government must manage the risk of cyber-attacks and address cyber security. At a national level, there is limited understanding of local governments' vulnerability to cyber-attacks, preparedness and adequacy of risk management strategies or business continuity planning.

While this is primarily a responsibility of the sector itself, governments at all levels must work together to ensure that the public have confidence in government information management systems and its security.

Drawing upon your council's experience, and your knowledge of other councils within your state or territory, are there programs and initiatives that the Australian Government could implement to help local government develop its digital technology services and infrastructure?

Are there actions the Australian Government could take to improve cyber security within the local government sector?

10. CLIMATE CHANGE AND RENEWABLE ENERGY

Australia's changing climate presents a significant challenge to governments, individuals, communities, businesses, industry, and the environment.

The Australian Government has committed to address climate change and in June 2022 submitted its revised National Determined Contribution (NDC) to the United Nations Framework Convention on Climate Change. The revised NDC included reaffirming a target of net zero emissions by 2050 and committing to reduce greenhouse gas emissions by 43% from 2005 levels.

Local governments have played an important leadership role in addressing climate change, and councils have supported a wide range of community-based programs and initiatives to lower the carbon footprint of their own business operations and of their local communities.

As a sector, local government has been an advocate and active participant in the debate for lowering carbon emissions, is sourcing renewable energy, has responded creatively to reduce greenhouse gas emissions from landfills, and facilitated the construction of green buildings and water sensitive design of cities and towns.

Local government has been at the forefront in addressing the impacts of climate change and adaptation to climate change. In particular, councils have a practical understanding of the risk and impact of climate change on Australia's infrastructure and physical assets, natural ecosystems, local economies and their community.

Noting the Australian Government's approach to reducing emissions, are there partnerships, programs, and initiatives that local government and the Australian Government can form to achieve Australia's 2050 net zero emissions target?

Are there initiatives that could assist local governments to build trust in the community for implementation of key climate change and emissions reduction initiatives?

11. ENVIRONMENT

Australia's 537 local councils play an essential role in providing, regulating and managing Australia's environmental services and infrastructure.

Whether it's biodiversity, biosecurity, natural resource management (NRM), contaminated lands, waste management, water resources, sustainability or roadside environments, councils are responsible for educating households and businesses on environment policy, as well as driving environmental programs and initiatives in their local communities.

In recent years the National General Assembly has considered a range of environmental issues, and passed resolutions on biodiversity, biosecurity, conservation, climate change and water security.

How could the Australian Government partner with local government to strengthen Australia's environmental services and infrastructure?

What new programs could the Australian Government partner with local government in to progress local regional and national objectives?



12. CIRCULAR ECONOMY

Local government is responsible for the management of household and domestic waste and has a critical role to play in further developing the circular economy.

Australia's 537 councils manage approximately 26 percent of Australian waste, either directly or through contractual arrangements. Each year, local governments collect around 9.7 million tonnes of waste from kerbside bin services, sort it at material recovery facilities (MRFs), and dispatch what can be recycled to reprocessing facilities in Australia and overseas.

Where waste cannot be recovered it is landfilled, and local governments in most jurisdictions must pay a significant levy per tonne for landfilled waste, as well as incur the operational costs of maintaining and managing a landfill.

Collecting, treating, and disposing of Australian domestic waste costs local government an estimated \$3.5 billion annually. Local government also dedicates resources to administering community waste-education programs, collecting litter, addressing illegal rubbish dumping, and ensuring compliance with waste bylaws.

In November 2023, Australia's Environment Ministers agreed that the Federal Government would establish new regulations for packaging as well as mandate how packaging is designed, develop minimum recycled content requirements and prohibit harmful chemicals being used. These changes are expected to have a positive impact on the amount of waste sent to landfill, and the costs borne by councils and their communities.

How could the Australian Government further strengthen product stewardship arrangements to support local governments in their endeavours to increase recycling and reduce the volume of waste?

How could the Australian Government partner with local government to advance the circular economy?

CONCLUSION

Thank you for taking the time to read this discussion paper and your support for the 2024 National General Assembly of Local Government.

A FINAL REMINDER:

- » Motions should be lodged electronically at www.alga.com.au and received no later than 11.59pm on Friday 29 March 2024.
- » Motions must meet the criteria published in this paper.
- » Motions should commence with the following wording: 'This National General Assembly calls on the Australian Government to...'
- » Motions should not be prescriptive in directing how the matter should be pursued.
- » Motions should be practical, focussed and relatively simple.
- » It is important to complete the background section on the form.
- » Motions must not seek to advance an outcome that would result in a benefit to one group of councils to the detriment of another.
- » When your council submits a motion there is an expectation that a council representative will be present at the 2024 National General Assembly to move and speak to that motion if required.
- » Resolutions of the National General Assembly do not automatically become ALGA's national policy positions. The resolutions are used by the ALGA Board to inform policies, priorities and strategies to advance local governments within the national agenda.

We look forward to hearing from you and seeing you at the 2024 National General Assembly in Canberra.





AUSTRALIAN
LOCAL GOVERNMENT
ASSOCIATION

8 Geils Court | 02 6122 9400
Deakin, ACT, 2600 | alga@alga.asn.au



www.alga.com.au

Northern Midlands Council Account Management Report

Income & Expenditure Summary for the Period Ended 30 November 2023 (42% Year Completed)

Line Item Summary Totals

	Operating Statement												% of Budget
	Governance		Corporate Services		Regulatory & Community Services		Development Services		Works & Infrastructure Services		Total Operating Statement		
	2023/24 Budget	2023/24 Actual	2023/24 Budget	2023/24 Actual	2023/24 Budget	2023/24 Actual	2023/24 Budget	2023/24 Actual	2023/24 Budget	2023/24 Actual	2023/24 Budget	2023/24 Actual	
1 Wages	604,891	302,257	1,130,192	750,731	270,364	139,796	541,333	282,606	1,927,440	1,119,845	4,474,220.00	2,595,235.00	58.00%
2 Material & Services Expenditure	621,929	401,293	964,102	662,813	169,960	80,462	443,640	317,482	4,600,295	1,964,885	6,799,926.00	3,426,935.00	50.40%
3 Depreciation Expenditure	78,769	0	118,005	0	33,075	0	21,230	0	6,912,453	0	7,163,532.00	0.00	0.00%
4 Government Levies & Charges	6,422	6,492	976,796	283,956	3,360	905	0	324	164,700	39,757	1,151,278.00	331,434.00	28.79%
5 Interest Expenditure	0	0	63,900	31,950	0	0	0	0	0	0	63,900.00	31,950.00	50.00%
7 Councillors Expenditure	223,690	114,923	0	0	0	0	0	0	0	0	223,690.00	114,923.00	51.38%
9 Other Expenditure	755,525	(673,173)	548,751	586,062	299,150	138,936	10,670	14,560	131,485	80,794	1,745,581.00	147,179.00	8.43%
11 Oncost	302,445	144,503	548,185	361,891	129,631	66,118	268,167	133,330	874,742	495,235	2,123,170.00	1,201,077.00	56.57%
12 Internal Plant Hire/Rental	21,760	3,740	26,540	3,956	32,550	1,088	21,490	2,617	1,039,510	582,773	1,141,850.00	594,174.00	52.04%
13 Internal Rental/Rates	0	0	1,950	0	0	0	0	0	7,220	0	9,170.00	0.00	0.00%
10 Other Internal Transfers Expenditure	0	0	8,171,211	0	0	0	0	0	0	0	8,171,211.00	0.00	0.00%
14 Oncosts Paid - Payroll	98,109	84,478	247,327	121,644	57,444	14,149	121,532	43,369	419,214	235,209	943,626.00	498,849.00	52.87%
15 Oncost Paid - Non Payroll	136,949	84,807	297,960	193,704	68,569	28,131	154,767	84,507	601,028	320,209	1,259,273.00	711,358.00	56.49%
16 Plant Expenditure Paid	4,438	3,975	16,240	14,192	7,994	5,478	18,830	11,290	520,960	273,749	568,462.00	308,684.00	54.30%
	2,854,927	473,295	13,111,159	3,010,899	1,072,097	475,063	1,601,659	890,085	17,199,047	5,112,456	35,838,889.00	9,961,798.00	27.80%
17 Rate Revenue	0	0	(12,886,893)	(12,943,978)	0	0	0	0	(1,316,888)	(1,327,269)	(14,203,781.00)	(14,271,247.00)	100.47%
18 Recurrent Grant Revenue	0	0	(2,232,989)	(614,410)	0	0	0	(5,212)	(2,972,199)	(83,645)	(5,205,188.00)	(703,267.00)	13.51%
19 Fees and Charges Revenue	(128)	(1,461)	(1,093,999)	(803,914)	(177,138)	(178,312)	(590,855)	(390,822)	(742,366)	(408,928)	(2,604,486.00)	(1,783,437.00)	68.48%
21 Interest Revenue	(861,900)	(166,552)	(366,779)	(172,287)	0	0	0	0	0	0	(1,228,679.00)	(338,839.00)	27.58%
22 Reimbursements Revenue	(2,000)	(359)	(26,400)	(3,145)	(8,354)	(3,858)	0	(7,971)	(8,443)	47,964	(45,197.00)	32,631.00	-72.20%
Interest Expenditure Reimbursed	0	0	(63,900)	0	0	0	0	0	0	0	(63,900.00)	0.00	0.00%
Oncost Recoveries - Internal Tfer	(218,129)	(148,271)	(542,751)	(387,334)	(121,431)	(42,380)	(271,786)	(157,913)	(1,059,664)	(587,461)	(2,213,761.00)	(1,323,359.00)	59.78%
Plant Hire Income - Internal Tfer	(10,130)	0	(26,670)	0	0	0	(43,372)	0	(1,374,500)	(666,572)	(1,454,672.00)	(666,572.00)	45.82%
10 Other Internal Transfers Income	(153,747)	0	(595,794)	62,523	(651,779)	0	(582,878)	(26,600)	(6,716,283)	26,696	(8,700,481.00)	62,619.00	-0.72%
23 Other Revenue	(468,000)	(234,000)	(17,404)	(12,322)	(313)	(1,094)	0	0	(40,058)	(28,798)	(525,775.00)	(276,214.00)	52.53%
	(1,714,034)	(560,643)	(17,853,579)	(14,874,867)	(959,015)	(225,644)	(1,488,891)	(588,518)	(14,230,401)	(3,028,013)	(36,245,920.00)	(19,267,685.00)	53.16%
Underlying (Surplus) / Deficit Before	1,140,893	(77,348)	(4,742,420)	(11,863,968)	113,082	249,419	112,768	301,567	2,968,646	2,084,443	(407,031)	(9,305,887)	
20 Gain on sale of Fixed Assets	0	0	0	0	0	0	0	0	0	(109,635)	0	(109,635)	
6 Loss on Sale of Fixed Assets	0	11,942	0	0	0	1,295	0	0	401,388	23,943	401,388	37,180	
Net Loss On Disposal of Fixed Assets	0	11,942	0	0	0	1,295	0	0	401,388	(85,692)	401,388	(72,455)	
Underlying (Surplus) / Deficit	1,140,893	(65,406)	(4,742,420)	(11,863,968)	113,082	250,714	112,768	301,567	3,370,034	1,998,751	(5,643)	(9,378,342)	
Capital Grant Revenue	0	0	0	0	(50,000)	0	0	0	(7,177,321)	(4,235,648)	(7,227,321)	(4,235,648)	
Subdivider & Capital Contributions	0	0	0	0	0	0	0	0	(362,067)	0	(362,067)	0	
	0	0	0	0	(50,000)	0	0	0	(7,539,388)	(4,235,648)	(7,589,388)	(4,235,648)	
Operating (Surplus) / Deficit	1,140,893	(65,406)	(4,742,420)	(11,863,968)	63,082	250,714	112,768	301,567	(4,169,354)	(2,236,897)	(7,595,031)	(13,613,990)	

Northern Midlands Council Account Management Report		Annual Budget	YTD Actual	Annual Budget			
		\$	\$				
2023/24 for year to 31 December 2023				Spent %		Note	Mid Year Review Details
Capital Expenditure - Governance							
Fleet, Plant & Equipment, Land and Buildings							
700009	Fleet - F9 Pool Vehicle	20,000	-	0%			On order Hybrid Rav4- to receive 2023/24
700183	Fleet - F183 Pool Vehicle	30,000	56,340	188%	!		Less trade \$27,272
780006	Gov - Office Equipment Purchases	-	144	0%			
788609.15							
		<u>50,000</u>	<u>56,484</u>	<u>113%</u>			
Capital Expenditure - Corporate Services							
Equipment & Buildings - Corporate Services							
700020	Fleet - F20 Pool Car WHS	35,000	39,841	114%			
700013	Fleet - F13 KIA Sedan (Corp Services)	32,000	32,242	101%			
715300	Corp - Computer System Upgrade	325,863	13,941	4%			
715300.5	Corp - Council Chamber audio upgrade	100,000	263	0%			
791105	Cry Child Care Centre Internal Painting	10,000	11,060	111%			
791110	Pth - Child Care Centre Fore Street Preliminaries	-	4,035	0%		C1	
791111	Pth - Child Care Centre Fore Street Construction Contract	-	11,376	0%		C1	Additional allocation required for expenditure in 2023/24 \$25,000
791112	Pth - Child Care Centre Fore Street Furniture & Fittings	-	9,271	0%		C1	
	Total Equipment & Buildings - Corporate Services	<u>502,863</u>	<u>122,029</u>	<u>24%</u>			
		<u>502,863</u>	<u>122,029</u>	<u>24%</u>			
Capital Expenditure - Regulatory and Community and Development Services							
Fleet, Plant & Equipment							
700002	Fleet - F2 Pool Vehicle	32,000	-	0%		C2	Defer to 2024/25
700006	Fleet - F6 Pool Vehicle	20,000	40,479	202%	!		Less trade \$21,818
700004	Fleet - F4 Development	20,000	-	0%			On order Hybrid Rav4- to receive 2023/24
700010	Fleet - F10 Pool Vehicle					C3	Additional Fleet changeover - missed in budget listing \$20,000
	Total Fleet, Plant & Equipment	<u>72,000</u>	<u>40,479</u>				
	Total Capital Expenditure - Regulatory and Community Services	<u>72,000</u>	<u>40,479</u>	<u>0%</u>			
Capital Expenditure - Works Department							
Fleet, Plant & Depot							
700003	Fleet - F3 Works Supervisor	20,000	45,091	225%	!		Less trade \$27,272
700023	Fleet - F23 Utility Litter & Garbage Collection	22,000	40,181	183%	!		Less trade \$10,909
700028	Fleet - F28 Light Truck Water North	31,000	31,218	101%			
700033	Fleet - F33 Yard Truck	156,000	181,821	117%	!		Less trade \$61,818
700042	Fleet - F42 Truck 6 Yard	156,000	181,821	117%	!		Less trade \$61,818
700051	Fleet - F51 Backhoe	170,000	-	0%		C4	Defer to 2024/25
700064	Fleet - F64 Tractor	100,000	159,300	159%	!		Less trade \$56,000
700069	Fleet - F69 Compactor Truck	250,000	-	0%		C5	Additional allocation required \$20000
700129	Fleet 129 - Tilt Trailer - Mowing	-	15,292	0%		C6	Budget allocation required \$15,000
700131	Fleet - F131 Mower	15,000	30,600	204%	!	C7	Additional allocation required \$15,000
700146	Fleet - F146 Water Tanker	30,000	-	0%		C8	Defer to 2024/25

700179	Fleet - F179 Building Management and Maintenance	25,000	60,816	243%	I	C9	Less trade \$23,636 Additional allocation required \$12000
700180	Flet - F180 Depot Pool Utility Vehicle	30,000	-	0%			
700199	Fleet - F199 Vehicle Hoist Longford Depot	12,000	-	0%		C10	Defer to 2024/25
715320	Works - Purchase Small Plant	40,000	1,779	4%			
720200	Works - Longford Depot Improvements	50,000	1,398	3%			
720201	Works - Ctown Depot Improvements	50,000	-	0%			
	Total Fleet, Plant & Depot	1,157,000	749,317	65%			
All Areas - Street Tree program							
707814	BUDGET ONLY NO ORDERS All Areas - Street Tree Program	-	-				
	Total All Areas - Street Tree program	-	-	0%			
All Areas - Town Entrance Landscape/Beautification							
707855	BUDGET ONLY NO ORDERS All Areas - Town Entrance Landscaping/Beautification	-	158	0%			
707899	BUDGET ONLY NO ORDERS All Areas - Signage Projects	20,000	-	0%			
	Total All Areas - Town Entrance Landscape/Beautification	20,000	158	1%			
All Areas - Street Furniture							
715255	BUDGET ONLY NO ORDERS All Areas - Street Furniture	90,000	4,966	6%			
715255.11	Avoca - Street Furniture Seat Purchase and Installation	-	13,500	0%			
715255.12	Lfd - Park Furniture Seat Purchase and Installation Cairns Park	-	-	0%			
715255.13	Ctown - Street Furniture Seat Purchase and Installation Queen St	-	-	0%			
715255.14	Ross - Street Furniture Seat Purchase and Installation Church St	-	-	0%			
715255.15	Lfd- Street Furniture Mill Dam Longford	-	4,890	0%			
715255.16	Evan - Street Furniture Saddlers Court Evandale	-	4,500	0%			
715255.17	Ctown - Street Furniture High Street	-	9,000	0%			
715256.3	Cry - Barthomolew Park Swing Set Installation	-	-	0%			
		90,000	36,856	41%			
Recreation							
707740	Pth - Rec Ground Cricket Net Extention & Fence	80,000	53,120	66%			
707937	Lfd - Rec Ground Scoreboard and Entrance Improve	11,400	10,900	96%			
707978	Evan - Morven Park Oval Topdressing	20,000	44,778	224%	I	C11	Additional allocation required part from 707835
		111,400	108,798	98%			
Cressy Recreation Ground Redevelopment							
707923	Cry - Recreation Ground Building Redevelopment	-	243	0%			All expenditure funded from 707926.7
707923.5	Cry - Recreation Ground Building Redevelopment Stage 2 BBQ Shelter	-	23,450	0%			
707923.6	Cry - Recreation Ground Cricket Net upgrade	-	7,668	0%			
707926.7	Cry - Recreation Ground Carpark area and dump point	115,000	22,313				
		115,000	53,674	47%			
Other Recreation Projects							
707717	Lfd - Rec Ground Training Oval Place fill and Formation	35,000	403	1%		C12	Additional allocation required
707717.5	Lfd - Rec Ground Training Oval Fencing	20,000	-	0%			
707758	Lfd - Caravan Park Amenities Improvement	450,000	37,966	8%			
707801	All Areas - Private Power Pole Replacement	20,000	-	0%			
707835	Lfd - Recreation Ground and Little Athletics Topdressing	15,000	-	0%		C13	Reallocation to 707978
707876	Pth Recreation Ground Topdressing	25,000	29,061	116%	I	C14	Additional allocation required
707889	BUDGET ONLY NO ORDERS All Areas - Playground Shelters	20,000	-	0%			
707924	Cry - Pool Solar Blanket Replacement	50,000	-	0%			
708030	Ctown - Recreation Ground Main Entry Beautification	-	1,078	0%			Funded from 707926.7 budget
708042	Pth - Train Park Play Equipment Upgrades	150,000	123,947	83%			
708045	Lfd - Road Safety Park St Georges Square	20,000	6,532	33%			

708049	Lfd - Railway Bridge Pillar Restoration Project	50,000	-	0%		
708056	Ross - Mens Shed Building Upgrades	210,000	3,417	2%		
708058	Bishopsbourne - Community Centre Electric BBQ, History board & Church	-	301	0%		
708060	Cry - Macquarie Street River Reserve Fencing Carpark and Picnic Tables	17,000	6,932	41%		
708061	Ctown - King St Oval Security Cameras	5,000	-	0%		
708063	Evan - Pioneer Park Play Equipment and Masterplan Upgrades	250,000	-	0%		
708064	Lfd - Tannery Road Boom Gate Replacement	-	4,910	0%	C15	Additional allocation required
708065	Lfd - Recreation Ground Irrigation System	200,000	103,594	52%	C16	Reduce budget reallocate some to second oval works
708067	Pth - Bicentennial Dog Park Separation Fence	7,550	-	0%		
708068	Pth - Bicentennial Dog Park Culvert	15,000	-	0%		
708069	Pth - Mural Project	5,500	1,105	20%		
708071	Ross - Village Green BBQ	-	85	0%		
708072	Ross - Pool Work Health and Safety Upgrades	10,000	7,236	72%		
708073	All Areas - Dog Parks Upgrades Noticeboards and Fencing Upgrades	15,000	-	0%		
708075.1	Lfd - Laycock/Wellington Street Playground - Preliminaries	500,768	15,113	3%		
708076	Devon Hills - Playequipment upgrade	-	262	0%		
708077	Avoca - Museum, weatherboard replacement and painting	45,000	6,818	15%		
708078	Ctown - Swimming Pool - refibre glassing and lawn irrigation	45,000	67,302	150%	I C17	Fund from PBI as pool needed sandblasting back to remove old coat
708079	Ctown - King Street Hall, heating and painting and kitchenette	35,000	-	0%		
708080	Lfd - Bishopsbourne - Church purchase	20,000	5,214	26%		
708080.5	Lfd - Bishopsbourne - LED light replacement in stadium	10,000	-	0%		
708081	Lfd - Council Offices - Improvements doors to C&D, bin enclosure, cracking repair	40,000	-	0%		
708082	Ross - Recreation Ground clubrooms, new kitchen, shutters and other minor imp	50,000	60,112	120%	I C17	Shortfall funded from PBI account
708083	All Areas - Registered Key Locking System 2	60,000	12,488	21%		
708085	Cry - Batholomew Park, play equipment and shelter upgrade	100,000	-	0%		
708086	Pth - William Street Reserve, memorial seat (Stagg)	5,000	747	15%		
708087	Lfd - Town Hall - improvements incl foyer dampness	50,000	-	0%		
708088	Lfd - Above Library, improvements and toilet	50,000	38,494	77%		
708089	Lfd - Bruce Place subdivision	-	3,945	0%		
715254	BUDGET ONLY NO ORDERS All Areas - Play Ground Equipment	50,000	-	0%		
715255.4	Pth - WilliamSt Reserve BBQ	-	954	0%		
714846.8	Ross - Exercise Play Equipment old school ground	-	15,858	0%		
715255.6	Pth - Train Park BBQ Shelter & Toilet Maintenance	85,000	68,879	81%		
	Total - Other Recreation Projects	2,735,818	622,753	23%		
	Total Recreation	3,072,218	822,239	27%		
Buildings						
707942	Avoca - Public Buildings Program	-	552	0%	C17	Funded from PBI account
707954	Evan- Renovations / Upgrades Murray St Units	-	44,975	0%	C17	Funded from 707948
		-	45,527	0%		
Ctown - War Memorial Oval Amenities Upgrade						
707805.87	Ctown - War Memorial Recreation Ground - Carpet cleaner extractor	9,000	8,856	98%		
707805.89	Ctown - War Memorial Oval Amenities Memorabilia, and joinery, kitchen access,	41,500	18,996	46%		
	Total Ctown - War Memorial Oval Amenities Upgrade	50,500	27,852	55%		
Lfd - Longford Community Sports Centre Redevelopment						
707752.98	Lfd - Sports Centre Gym - Stadium floor upgrade and basketball backboards	40,000	2,790	7%		
707752.99	Lfd - Sports Centre Gym - Painting exterior walls	50,000	-	0%		
	Total Lfd - Longford Community Sports Centre Redevelopment	90,000	2,790	3%		

Other Buildings					
707766	Lake Leake - Amenities Upgrade	-	6,957	0%	C17 Funded from PBI account
707766.5	Lake Leake - BBQ	15,000	11,886	79%	
707775	Avoca - Hall Toilet Upgrade	50,000	-	0%	
707808	Lfd - Library Entrance Ramp	60,000	74,667	124%	C17 Funded from PBI account
707868	Cry - Town Hall Improvements Entrance Ramp	60,000	86,965	145%	C17 Funded from PBI account
707869	Cry - Pool Improvements State and Federal Funding	-	-	0%	
707869.5	Cry - Pool Improvements Stage 2	-	-	0%	
707869.6	Cry - Pool Improvements Stage 2 - Furniture Pool Surrounds	-	-	0%	
707871	Evan - War Memorial Hall Improvements Roof Replacement	8,000	-	0%	
707872	Evan - Falls Park Pavillion Improvements Painting	31,000	-	0%	
707873	Ross - Town Hall/Library Improvements Painting /Carpet/ Access	-	3,574	0%	C17 Funded from PBI account
707920	All Areas - Public Buildings Asbestos Removal	-	61	0%	
707948	Ctown - Renovations/Upgrades William St Units	50,000	237	0%	C17 Transfer budget allocation to 707954
707955	Evan - Community & Visitor Centre Roof Works	20,000	-	0%	
708039	Pth - Recreation Ground Amenities Painting and Crack Repairs	30,000	-	0%	
708051	Ross - Drill Hall Roof Replacement	60,000	-	0%	
715345	Public Building and Amemites Projects - Administration	100,000	76,629	77%	***PBI -Tfr \$25,000 for electrical upgrades at Falls Park and Ross Rec Ground A/c 508963
715350	All Areas - Public Building Improvements not yet allocated	150,000	22,949	15%	C17 PBI reallocation to accounts and maintenance
720134.5	Pth - Seccombe St Reserve Shade Shelter	20,000	3,885	19%	
720135	Evan - Pioneer Park Toilets Upgrade Male and Disabled	100,000	35,954	36%	
720145	Evan - Honeysuckle Banks Reserve Toilet, Dump Point, Improvements	-	17,693	0%	C18 New allocation required
	Total Other Buildings	754,000	341,457	45%	
	Total Buildings	894,500	417,626	47%	
Longford Main Street Project					
707987	Lfd - Urban Street Design Wellington StmFootpaths Outstands Landscaping	1,793,628	2,750	0%	
707987.1	Lfd - Main Street Project - Preliminaries	-	131,582	0%	
707987.2	Lfd - Main Street Project - Victoria Square Memorial Hall Upgrade Preliminaries	3,109,479	2,297,303	74%	
707987.3	Lfd - Main Street Project - Road Infrastructure Upgrade Preliminaries	-	54,876	0%	
707987.4	Lfd - Main Street Project - BBQ Upgrades Preliminaries	-	1,545	0%	
707987.5	Lfd - Main Street Project - Victoria Square Additional Toilet Preliminaries	-	9,428	0%	
707988.7	Lfd - Main Street Project - Jumbo Bins	-	25,367	0%	
	Total Longford Main Street Project	4,903,107	2,522,851	51%	
Waste Management					
712949	FOGO - Service Establishment Initial Bin Purchase	-	1,560	0%	
712950	Recycling - Bin Purchase (Replacements Only)	-	2,326	0%	
712951	Recycling - Bin Purchase (New Services)	17,500	-	0%	
712952	Waste - Bin Purchase (Replacements Only)	17,500	3,224	18%	
712953	Waste - Bin Purchase (New Services)	-	1,469	0%	
728770	All Areas - Recycling Initiatives	10,000	-	0%	
	Total Waste Management	45,000	8,579	19%	
Roads					
Pth - Seccombe St Main Rd to Minerva Drive - Speed reducing device					
751612.9	Pth - Seccombe St Main Rd to Minerva Drive - Speed reducing device	50,000	-	0%	
		50,000	-	0%	
Ctown - Bond St Grant to High St Reconstruction					
750156	Ctown - Bond St Grant to High incl No.15 Reconstruction K&G	30,000	27,459	92%	

750156.1	Ctown - Bond St Grant to High Reconstruction Excavation	-	4,292	0%		
750156.2	Ctown - Bond St Grant to High Reconstruction Excavation	-	1,435	0%		
750156.3	Ctown - Bond St Grant to High Reconstruction Base	-	4,300	0%		
750156.8	Ctown - Bond St Grant to High Reconstruction Driveways	-	5,068	0%		
		30,000	42,554	142%		
Evan - Glen Esk Road Ch 7.530 to 9.870 Reconstruction						
750503	Evan - Glen Esk Road Ch 7.530 to 9.870 Reconstruction	-	221	0%		
		-	221	0%		
Lfd - Labour St Kerb & Verge Reconstruction						
750677.6	Lfd - Latour St, Archer to Smith - Footpaths	30,000	249	1%		
750678.6	Lfd - Latour Street, Archer to Smith, footpath	42,000	2,226	5%		
		72,000	2,475			
Perth Main Street & Bypass - Associated Works						
751425	Pth - Youl Road K&G Seal Verge and Bike Track from Phillip	350,000	-	0%		
751614.6	W/Junct - Hobart Road Shared Path Way	250,000	144,300	58%		
752010	Perth Bypass - Planting Vegetation Corridors	-	808	0%		
752015	Perth - Bypass - Associated Works	-	29,067	0%		
752017	Budget Only - Perth Bypass Roundabout and Town Entry Landscaping	-	1,975	0%		
752017.4	Perth Bypass - Haggerston Road Trees	-	1,516	0%		
752025	Pth - Main Street Program	1,641,000	654,347	40%		
752025.7	Pth - Main Street Program - Jumbo bins	-	25,810	0%		
752026	Pth - Fairtogh Street - Construction pf a school crossing and associated works	52,300	53,729	103%		
	Perth Bypass - Associated Works	2,293,300	911,552	40%		
Perth - George St Clarence to End K&G and Verge						
750474.1	Pth - Geogr St Clarence to End K&G and Verge	-	85	0%		
		-	85	0%		
Resealing Program						
715005	Roads - Resealing All Areas	\$830,473.00	\$0.00	0%		
715005.008	Ross - Reseal Badajos St Ch 0.0 to Ch 0.075	\$0.00	\$1,383.00	0%		
715005.0082	Ross - Reseal Badajos St Ch 0.120 to Ch 0.307	\$0.00	\$4,150.00	0%		
715005.0158	Ross - Reseal Bond St Ch 0.0 to Ch 0.298	\$0.00	\$1,383.00	0%		
715005.0159	Ross - Reseal Bond St Ch 0.298 to Ch 0.352	\$0.00	\$1,383.00	0%		
715005.016	Ross - Reseal Bond St Ch 0.532 to Ch 0.767	\$0.00	\$1,383.00	0%		
715005.0161	Ross - Reseal Bond St Ch 0.767 to Ch 0.922	\$0.00	\$1,383.00	0%		
715005.0188	Ross - Reseal Bridge St Ch 0.303 to Ch 0.363	\$0.00	\$2,617.00	0%		
715005.019	Ross - Reseal Bridge St Ch 0.692 to 0.936	\$0.00	\$1,234.00	0%		
715005.0191	Ross - Reseal Bridge St Ch 0.936 to 1.165	\$0.00	\$1,234.00	0%		
715005.0224	Lfd - Reseals Asset 224 - Burghley St, William St0 to High St 155	\$0.00	\$1,375.00	0%		
715005.0239	Lfd - Reseal Catherine St Ch 0.206 to 0.226	\$0.00	\$1,375.00	0%		
715005.0242	Lfd - Reseal Catherine St Ch 0.657 to 0.675	\$0.00	\$1,375.00	0%		
715005.0246	Lfd - Reseal Catherine St Ch 1.139 to 1.531	\$0.00	\$1,375.00	0%		
715005.0376	Pth - Reseal Drummond St Ch 0 to 0.168	\$0.00	\$10,137.00	0%		
715005.0377	Pth - Reseal Drummond St Ch0.168-0.377	\$0.00	\$21,320.00	0%		
715005.0378	Pth - Reseal Drummond St Ch0.530-0.607	\$0.00	\$34,032.00	0%		
715005.0379	Pth - Reseal Drummond St Ch0.607-0.688	\$0.00	\$9,155.00	0%		

715005.0464	Lfd - Reseals Asset 464 - George St, Pakenham St 0 to William St 71	\$0.00	\$1,375.00	0%		
715005.0465	Lfd - Reseals Asset 465 - George St, William St 71 to Archer St 207	\$0.00	\$1,375.00	0%		
715005.0536	Lfd - Reseal Hay St Ch 0.370 to 0.500	\$0.00	\$1,375.00	0%		
715005.0554	Reseal - Lfd - High St, Wellington St 0 to Marlborough St 205	\$0.00	\$1,375.00	0%		
715005.0555	Lfd - Reseal Asset 555 - High St, Marlborough St205 to Pakenham St 378	\$0.00	\$1,375.00	0%		
715005.0559	Lfd - Reseal High St Ch0.741-0.784	\$0.00	\$1,375.00	0%		
715005.0562	Ross - Reseal High St, Church to Bond	\$0.00	\$1,383.00	0%		
715005.0566	Ross - Reseal High St, Waterloo to Ch 0.970	\$0.00	\$1,234.00	0%		
715005.0578	Lfd - Reseal Hobhouse St 0.729 to 0.909	\$0.00	\$1,375.00	0%		
715005.0609	Lfd - Reseal Howick St Ch 0.512 to 0.595	\$0.00	\$1,375.00	0%		
715005.0972	Lfd - Reseals Asset 972 - Pakenham St, William St 0 to High St 295	\$0.00	\$2,962.00	0%		
Total Resealing Program		830,473	112,873	14%		
Resheeting Program						
715125	Southern - Resheeting	251,327	64,246	26%		
715460	Roads Northern - Resheeting	251,327	128,472	51%		
Total Resheeting Program		502,654	192,718	38%		
Footpath Construction Program						
750000	BUDGET ONLY NO ORDERS All Areas - Asphalt Footpath Replacements	135,000	-	0%	C19	Reallocation to Bulwer Street Lfd 750213.8, Main St Cressy 750796.6, Bond Street Ctown \$12000
750092.6	Evan - Barclay St No 46 towards White Hills Rd Eastern Side Gravel Footpath	50,000	1,693	3%		
750181.6	Ctown - Bridge Street, High to Peddar footpath	15,000	-	0%		
750213.6	Lfd - Bulwer St Wellington to 0.172 footpath south side	20,000	17,056	85%	C19	Additional allocation required
750213.8	Lfd - Bulwer St Wellington to 0.172 south side - driveways	-	44,538	0%		
750214.6	Lfd - Bulwer St 0.172 to Laycock footpath south side	-	618	0%		
750215.6	Lfd - Bulwer St Laycock to Stocker footpath south side	-	1,545	0%		
750216.6	Lfd - Bulwer St Stocker to Marlborough footpath south side	-	162	0%		
750216.8	Lfd - Bulwer St Stocker to Marlborough footpath	-	375	0%		
750271.6	Cry - Church St - Charles to Murfett (132m2) L footpath	25,000	28,827	115%	C19	Additional allocation required
750395.6	Pth - Edward St Napoleon to Cromwell footpath north side	62,000	34,697	56%		
750395.8	Pth - Edward St in front of No 39 Driveway	68,000	9,766	14%		
750458.6	Pth - Footpath Frederick St, Scone to Clarence North Side	54,000	-	0%		
750507.6	Lfd - Goderich St William to Archer Footpath	22,000	-	0%		
750713.6	Pth - Little Mulgrave St Main to north footpath western side	40,000	-	0%		
750796.6	Cry - Main St Saundridge to Church St Footpath	75,000	91,268	122%	C19	Additional allocation required
750977.6	Lfd - Pakenham St Hobhouse to Bulwer footpath eastern side	60,000	-	0%		
751613	Pth - William St Reserve Footpath Bridge Access	-	4,796	0%	C19	
751613.1	Pth - William St Reserve Footpath Bridge Access - Excavation	-	411	0%	C19	
751613.6	Pth - William St Reserve Footbridge Footpath	-	12,263	0%	C19	Additional allocation required
752028.6	Ross - Railway Crossing High Street - footpath crossing	60,000	-	0%		
Total Footpath Construction Program		686,000	248,015	36%		
Other Road Projects						
751614	Lfd - Entrance Roundabout Landscaping	200,000	7,000	4%		
750050	Ross - Ashby Road Chn 5.765 to 7.690	500,000	8,670	2%		
750131	Lfd - Bishopsbourne Re Ch 5.080 to 7.375 Reconstruction	504,900	24,719	5%		
750131.1	Lfd - Bishopsbourne Re Ch 5.080 to 7.375 Excavation	-	15,700	0%		
750131.2	Lfd - Bishopsbourne Re Ch 5.080 to 7.375 Subbase	-	111,862	0%		
750131.3	Lfd - Bishopsbourne Re Ch 5.080 to 7.375 Base	-	93,834	0%		
750131.4	Lfd - Bishopsbourne Re Ch 5.080 to 7.375 Prep for Seal	-	12,328	0%		

750131.5	Lfd - Bishopsbourne Re Ch 5.080 to 7.375 Seal	-	1,262	0%		
750131.8	Lfd - Bishopsbourne Re Ch 5.080 to 7.375 Driveways	-	4,778	0%		
750131.9	Lfd - Bishopsbourne Re Ch 5.080 to 7.375 Other	-	30,275	0%		
750131.91	Lfd - Bishopsbourne Re Ch 5.080 to 7.375 Stormwater	-	50,926	0%		
750181	Ctown - Bridge Street, High to Peddar, K&G	85,000	-	0%		
750222	Lfd - Burghley Street, Wilmores to Cemetery	40,000	-	0%		
750441	Avoca - Falmouth St Churchill to Gray Kerb & Gutter and Verge Replacement	-	418	0%		
750441.1	Avoca - Falmouth St Churchill to Gray Kerb & Gutter and Verge Replacement - Ex	-	313	0%		
750441.2	Avoca - Falmouth St Churchill to Gray Kerb & Gutter and Verge Replacement - Su	-	-	0%		
750441.3	Avoca - Falmouth St Churchill to Gray Kerb & Gutter and Verge Replacement - Ba	-	246	0%		
750441.4	Avoca - Falmouth St Churchill to Gray Kerb & Gutter and Verge Replacement - Pr	-	-	0%		
750441.5	Avoca - Falmouth St Churchill to Gray Kerb & Gutter and Verge Replacement - Se	-	1,190	0%		
750441.6	Avoca - Falmouth St Churchill to Gray Kerb & Gutter and Verge Replacement - Se	-	7,339	0%		
750441.9	Avoca - Falmouth St Churchill to Gray Kerb & Gutter and Verge Replacement - Ot	-	693	0%		
750441.91	Avoca - Falmouth St Churchill to Gray Kerb & Gutter and Verge Replacement - St	-	596	0%		
750442	Avoca - Falmouth St Arthur to Gray Kerb & Gutter and Verge Replacement - K&G	50,000	34,717	69%		
750442.1	Avoca - Falmouth St Arthur to Gray Kerb & Gutter and Verge Replacement - Exca	-	5,699	0%		
750442.2	Avoca - Falmouth St Arthur to Gray Kerb & Gutter and Verge Replacement - Subt	-	3,881	0%		
750442.3	Avoca - Falmouth St Arthur to Gray Kerb & Gutter and Verge Replacement - Base	-	4,879	0%		
750442.4	Avoca - Falmouth St Arthur to Gray Kerb & Gutter and Verge Replacement - Prep	-	2,197	0%		
750442.5	Avoca - Falmouth St Arthur to Gray Kerb & Gutter and Verge Replacement - Seal	-	-	0%		
750442.6	Avoca - Falmouth St Arthur to Gray Kerb & Gutter and Verge Replacement - Foot	-	3,416	0%		
750442.7	Avoca - Falmouth St Arthur to Gray Kerb & Gutter and Verge Replacement - Natu	-	1,643	0%		
750442.8	Avoca - Falmouth St Arthur to Gray Kerb & Gutter and Verge Replacement - Driv	-	3,566	0%		
750442.9	Avoca - Falmouth St Arthur to Gray Kerb & Gutter and Verge Replacement - Othe	-	8,246	0%		
750544	Ctown - Main Street Project	2,450,000	202,259	8%		
750545.7	Ctown - Main Street Project - Jumbo Bins	-	65,300	0%		
750579	Lfd - Hobhouse St Reconstruction Catherine to Burghley	130,000	370	0%		
750910	Evan - Murray St & Scone St Verge Parking Spaces	50,000	-	0%		
751615	Lfd - Waste Transfer Station Sealing of Entrance & Ramps plus Eastern Security F	85,000	-	0%		
788651.1	Lfd - Anstey Street - Stormwater Kerb and road widening - Excavation	55,000	23,435	43%		
788651.3	Lfd - Anstey Street - Stormwater Kerb and road widening - Base	-	4,336	0%		
788651.5	Lfd - Anstey Street - Stormwater Kerb and road widening - Seal	-	25,765	0%		
788651.7	Lfd - Anstey Street - Stormwater Kerb and road widening - Naturestrips	-	1,340	0%		
752027	Ross - High Street, Bollards outside post office	6,000	375	6%		
	Total Other Road Projects	4,155,900	763,573	18%		
	Total Roads	8,620,327	2,274,066	26%		
	Bridges					
740050	All Areas - Bridge Guard Rail Replacement Allocation (Budget Only)	200,000	-	0%		
741172	Lfd - Bridge 1172 : Blackwood Crk Road, Brumbys	120,000	230,618	192%	!	C20 Reallocation of budget
743473	Lfd - Bridge 3473 - Jones Road	187,500	227,622	121%	!	C20 Reallocation of budget
744927	Lfd - Bridge 4927 - Liffy Road - Over Bates Creek replace culverts with bridge	600,000	327,868	55%	!	C20 Reallocation of budget
749963	Pth - William Street Reserve Bridge No 9963	-	655	0%		
	Total Bridges	1,107,500	786,763	71%		
	Urban Stormwater Drainage					
788575	BUDGET ONLY NO ORDERS Storm Water Drainage - Unallocated Projects	40,000	-	0%		C21 Reallocation to 788628
788628	Pth - Stormwater Main Replacement Frederick St Perth Norfolk to No 65	-	44,319	0%		C21 Allocation from 788575
788632	Evan - Stormwater Barclay St Subdivision Contribution	41,000	40,037	98%		
788633	All Areas - Stormwater Side Entry Pit Renewals Program	50,000	-	0%		C21 Reallocation to 788628
788646	Pth - Stormwater - Arthur Street detention	-	415,192	0%		C22 Allocation required
788648	Ctown - Stormwater High St Esplanade Humceptor Installation	90,000	750	1%		

788649	Ross - Stormwater Waterloo St Culvert	20,000	-	0%		
788653	Pth - Storm Water Detention Basin Works 1-13 Cromwell St	-	11,298	0%		
788655	Ctown - Stormwater Recreation Ground Humceptor Installation	45,000	-	0%		
788656	Ctown - Stormwater High St west of 1a Bond Street - culvert upgrade	30,000	-	0%		
788657	Ctown - Stormwater High St Esplanade Humceptor Installation	20,000	-	0%		
788658	Ctown - Stormwater Church/High Streets - Duplicate culvert upgrade pits and ins	100,000	-	0%		
788659	Ctown - Stormwater East Street William St south - rock drain against rail line	100,000	-	0%		
	Ctown - Stormwater Fire Station to Glenelg - extension				C23	New Allocation
788660	Lfd - Stormwater Carins Street, Union to end, instal low flow pipes and v-pits, res	30,000	1,450	5%		
788661	Pth - Stormwater CCTV West Perth	60,000	-	0%		
788662	Pth - Stormwater - Frederick Street, Cromwell to Napoleon, Realign open drain a	50,000	-	0%		
788663	Pth - Stormwater Perth Recreation Ground northern side drainage	30,000	240	1%		
788665	Pth - Stormwater DRF Sheepwash Creek Flood Mitigation Project	-	38,361	0%	C24	Grant funding to be allocated to this project
	Total Urban Stormwater Drainage	<u>706,000</u>	<u>551,647</u>	<u>78%</u>		
	Total Capital - Works Department	<u>20,505,652</u>	<u>8,133,088</u>	<u>40%</u>		
	Total Capital Works All Departments	<u>21,130,515</u>	<u>8,352,080</u>	<u>40%</u>		

Northern Midlands Council Account Management Report for year to 05 January 2024 - (50) of year complete MID YEAR BUDGET REVIEW		Jan-24				Note No.
		Annual Budget \$	YTD Actual \$	Budget Variance \$	% of Annual Budget	
Operating Income and Expenditure - Governance						
Function Management						
Income						
100300	Interest Income - Cash and Investments	(800,000)	(166,295)	(633,705)		1
100302	Other Income (GST Free)	0	(2,247)	2,247		
100303	Interest Income - Stimulus Fund Investments	(61,900)	1,990	(63,890)		
100310	Insurance for Council Facilities	(2,000)	(359)	(1,641)		
100330	Income on Investment in Tas Water	(468,000)	(234,000)	(234,000)		
100340	Right to Information Request / Code of Conduct Complaint	(128)	(660)	532		
	Total Income	(1,332,028)	(401,571)	(930,457)		30%
Expenditure						
100400	Assets Management	73,077	37,112	35,965		
100500	Personnel Management	147,496	80,628	66,867		
101000	General Expenditure - Governance Management	836,930	504,857	332,073		
101001	Governance - Purchase of Stationery	5,080	6,035	(955)		
101010	Staff Support & Special Projects	225,250	0	225,250		1A
101010.009	Strategic Plan Update	0	0	0		
101010.05	Perth Regional Recreation Centre	0	3,000	(3,000)		
101010.053	Climate Change Emergency Strategy - Stage 1	0	28,863	(28,863)		
101010.054	NTRLUS Climate Project	0	0	0		
101010.055	Campbell Town - King Street Reserve Master Plan	0	1,520	(1,520)		
101010.058	Lfd - Laycock Street Park Master Plan	0	358	(358)		
101010.064	LG Reform - Public consultation	0	24,540	(24,540)		
101010.065	Housing - Additional Unit Design for Evandale and Campbell Town	0	2,640	(2,640)		
101050	GM's Special Expenditure	15,000	6,646	8,354		
101055	Audit Committee	11,220	5,000	6,220		
101060	Audit - Council Financial Statements	33,000	6,255	26,745		
101065	Audit - Travel Fees, Projects & Project Acquittals	7,000	6,432	568		
101070	Accounts Receivable - Remissions	658,580	21	658,559		
101080	Accounts Receivable - Discount	24,000	23,022	978		
	Total Expenditure	2,036,633	736,928	1,299,704		36%
	Total Function Management	704,605	335,358	369,248		
Employee Oncosts						
Income						
101100	Oncosts Recovered	(218,129)	(148,271)	(69,858)		
101150	Municipal Income Allocation	(8,978)	(4,489)	(4,489)		
	Total Income	(227,107)	(152,760)	(74,347)		67%
Expenditure						
101300	Annual Leave	48,189	39,889	8,300		
101400	Public Holidays	26,647	8,298	18,349		
101500	Personal Leave - Governance	18,784	25,909	(7,125)		
101600	Long Service Leave - Governance	13,177	0	13,177		
101650	Superannuation	67,514	49,092	18,422		
101700	Workers Compensation	13,368	14,682	(1,314)		
101800	Compassionate Leave	0	2,293	(2,293)		
101850	Training/Conferences/Workshops - Governance	8,978	1,532	7,446		
101860	Employee Health & Wellbeing Policy Expenditure	1,000	916	84		
101900	Other Expenditure - Governance Employee Oncosts	29,450	20,885	8,565		
	Total Expenditure	227,107	163,495	63,612		72%
	Total Employee Oncosts	0	10,735	(10,735)		
Fleet						
Income						
101950	Cost Recoveries - Governance Fleet	(10,130)	0	(10,130)		
	Total Income	(10,130)	0	(10,130)		0%
Expenditure						
101970	Running Expenses - Governance Fleet	4,438	3,975	463		
101985	Depreciation of Fleet - Governance	5,692	2,846	2,846		
101995	Loss on Disposal of Fleet - Governance	0	11,942	(11,942)		
	Total Expenditure	10,130	18,763	(8,633)		185%
	Total Fleet	0	18,763	(18,763)		
Council						
102055	Other Income - Council (GST Free)	0	(801)	801		
	Total Income	0	(801)	801		0%
Expenditure						
102100	Councillors Expenses & Allowances Paid via Payroll	234,430	117,127	117,303		
102200	Elections	6,422	6,492	(70)		
102300	Receptions & Presentations	4,580	1,318	3,262		
102400	Training/Conferences/Seminars - Councillors	17,000	10,076	6,924		
102500	LGAT	45,670	44,703	967		
102600	NTD	52,605	56,655	(4,050)		2
102602	NTD - Profile .id	13,370	11,471	1,899		
102603	NTD - Population Program	0	0	0		
102604	NTD - Northern Tasmanian Residential Demand & Supply Study	0	0	0		
102650	Local District Committees	5,570	2,688	2,882		
102700	Meeting Support	10,000	5,203	4,797		
102900	Section 77 (Donations)	15,000	5,325	9,675		
102950	Other Expenditure - Council & Councillors	26,110	21,322	4,788		
102960	Communication Equipment Allowance	4,000	2,936	1,064		
103100	Expenditure - Establishment of By Laws	0	0	0		
	Total Expenditure	434,757	285,316	149,441		66%
	Total Council	434,757	284,515	150,242		
Registry & Sundry Cultural Activities						
Income						
104400	Municipal Income Allocation	(713)	(357)	(357)		
	Total Income	(713)	(357)	(357)		50%
Expenditure						
104700	Citizenships	713	211	502		
105185	Depreciation of Assets - Heritage	0	0	0		
	Total Expenditure	713	211	502		30%
	Total Registry & Sundry Cultural Activities	0	(146)	146		
Youth Program						
Income						
502941	Council Contribution - Youth Activities	(105,068)	(52,534)	(52,534)		

2024-01-29 ORDINARY MEETING - OPEN COUNCIL ATTACHMENTS - Agenda

502949.7	Grant Income - Tasmanian Community Fund Free2b girls Program	0	0	0	
	Total Income	(105,068)	(52,534)	(52,534)	50%
Expenditure					
502961	Youth Activity Program	40,199	5,710	34,489	
502990	Youth Officer	56,340	46,774	9,566	
502992	Youth Activities - Other Expenses	0	606	(606)	
502993	Youth Program - Expenditure General	3,560	435	3,125	
502997	Grant Expenditure - Healthy Tasmania – Active Northern Midlands Youth	0	262	(262)	
502998	Grant Expenditure - Tasmanian Community Fund – Free2b girls program	6,500	3,435	3,065	
502999	Expenditure - Donation Funded for Longford Free2b girls program	0	2,900	(2,900)	
	Total Expenditure	106,599	60,122	46,477	56%
Total Youth Program					
		1,531	7,588	(6,057)	
Public Relations					
Income					
103690	Municipal Income Allocation - Public Relations	(38,988)	(19,494)	(19,494)	
	Total Income	(38,988)	(19,494)	(19,494)	50%
Expenditure					
103700	Media	38,988	20,676	18,312	
103800	Community Consultation	0	0	0	
	Total Expenditure	38,988	20,676	18,312	53%
Total Public Relations					
		0	1,182	(1,182)	
Total Operating Income and Expenditure - Govern					
		1,140,893	657,995	482,898	58%
Operating Income & Expenditure Corporate Services					
General Rate & Base Grants Receipts and Allocation					
Income					
100200	Rates - General Rate	(12,536,936)	(12,357,045)	(179,891)	
100250	Grants	(1,624,047)	(2,078)	(1,621,970)	
100260	State Govt Reimbursement of Tascorp Interest on Stimulus Funding	(63,900)	0	(63,900)	
	Total Income	(14,224,883)	(12,359,123)	(1,865,760)	87%
Expenditure					
100100	Municipal Income Allocation (Expenditure A/c)	8,150,591	4,070,218	4,080,373	
100110	Interest Expense Tascorp Stimulus Loans - Reimbursable by State Govt	63,900	31,950	31,950	
	Total Expenditure	8,214,491	4,102,168	4,112,323	50%
Total General Rate & Base Grants Receipts and Allocati					
		(6,010,392)	(8,256,955)	2,246,563	
Business Unit Management					
Income					
200200	Other Income - Corporate Services General (No Gst)	0	0	0	
200210	Other Income - Corporate Services (GST Applicable)	0	(76)	76	
200270	Internal Admin Income from Ec / Tech	0	62,523	(62,523)	
200280	Internal Admin Income from Works	(547,038)	0	(547,038)	
	Total Income	(547,038)	62,447	(609,485)	-11%
Expenditure					
200850	Longford Office	25,610	25,539	71	
200851	Minor Improvements - Longford Office	0	896	(896)	
200875	Campbell Town Office	4,360	879	3,481	
200900	Other - General Expenditure	123,185	52,832	70,353	
200901	Corporate Services - Purchase of Stationery	4,470	2,874	1,596	
200910	General Catering & Kitchen Supplies	4,140	2,056	2,084	
200985	Depreciation Assets - Corporate Services	3,820	1,910	1,910	
	Total Expenditure	165,585	86,985	78,600	53%
Total Business Unit Management					
		(381,453)	149,432	(530,885)	
Employee Oncosts					
Income					
201000	Oncosts Recovered	(329,811)	(196,077)	(133,734)	
201050	Municipal Income Allocation	(13,913)	(6,957)	(6,957)	
201101	Other Income (GST Not Applicable)	0	0	0	
201105	Grants - Employee Training - Corporate Services	0	(11,363)	11,363	
201102	Paid Parental Leave Reimbursement - Corporate Services (GST Free)	0	0	0	
	Total Income	(343,724)	(214,396)	(129,328)	62%
Expenditure					
201200	Annual Leave	72,383	30,319	42,064	
201300	Public Holidays	40,108	11,953	28,155	
201400	Personal Leave - Corporate Services	26,640	9,753	16,887	
201450	Paid Parental Leave - Corporate Services	0	0	0	
201500	Long Service Leave - Corporate Services	19,834	0	19,834	
201511	Long Service Leave - E172	0	886	(886)	
201550	Superannuation	101,619	57,810	43,809	
201600	Workers Compensation	20,560	17,203	3,357	
201700	Compassionate Leave	0	851	(851)	
201800	Other Expenditure - Corporate Services Employee Oncost	46,047	29,464	16,583	
201850	Training/Conferences/Workshop - Corporate Services	13,913	1,540	12,373	
201860	Employee Health & Wellbeing Policy Expenditure	2,620	1,527	1,093	
	Total Expenditure	343,724	161,306	182,418	47%
Total Employee Oncosts					
		0	(53,090)	53,090	
Fleet Administration					
Income					
201950	Cost Recoveries - Corporate Services Fleet	(26,670)	0	(26,670)	
	Total Income	(26,670)	0	(26,670)	0%
Expenditure					
201970	Running Expenses - Corporate Services Fleet	11,920	10,757	1,163	
201985	Depreciation of Fleet - Corporate Services	10,947	5,474	5,474	
	Total Expenditure	22,867	16,231	6,636	71%
Total Fleet Administration					
		(3,803)	16,231	(20,034)	
Finance Activities					
Income					
202050	Income Admin Charge Received from Private Works	(15,683)	(4,281)	(11,402)	
202100	Rate Certificate Income	(116,819)	(54,957)	(61,862)	
202150	Collection Costs Recovered - Rates (GST Not Applicable)	(25,000)	0	(25,000)	
202160	Collection Costs Recovered - Sundry Debtors (GST Not Applicable)	0	(290)	290	
202200	Other Income - GST Free	(21,488)	(1,182)	(20,306)	
	Total Income	(178,990)	(60,710)	(118,280)	34%
Expenditure					
202300	General Accounting	165,840	2,377	163,463	

3 Increase Budget Wages \$28,000 Oncosts \$14,000 (now 1 EFT)

Donation income to fund received in previous year

Interest penalty to be raised 1 April
Due to Advance payments 2022/23, Advance payment adjustments to be allocated at EOY
Revenue to be recovered from DPAC by EOY

Reversal of admin from Work in Progress - to be recharged in current year at EOY
Journalled at year end on asset recognition

4 Additional allocation for additional vehicle \$10,000

2024-01-29 ORDINARY MEETING - OPEN COUNCIL ATTACHMENTS - Agenda

202400	Asset Recording & Control	48,602	426	48,176		Reallocation between costing accounts
202500	Annual Statement	51,066	2,348	48,718		Reallocation between costing accounts
202600	Budget	27,409	0	27,409		
202700	Cash Management Investments & Borrowings	88,403	122,304	(33,901)		
202800	Accounts Payable	99,953	65,842	34,111		Reallocation between costing accounts
202900	Accounts Receivable	5,936	2,782	3,154		
202950	Debt Collection	53,557	52,863	694		
203000	Payroll/Superannuation	78,020	26,438	51,582		
203100	Cashiering/Reception	113,739	71,729	42,010	5	Re-allocation for Corp Services Trainee 0.5 EFT
203200	Rating & Valuation	117,429	25,248	92,181		
203210	Rating & Valuation - Debt Recovery Legal Fees	100,000	72,641	27,359		
203300	Valuation Fee Expenditure	43,580	17,350	26,230		
	Total Expenditure	993,534	462,349	531,185	47%	
	Total Finance Activities	814,544	401,638	412,906		
	Information Technology					
	Income					
205200	Other Income - GST Applicable	0	0	0		
	Total Income	0	0	0	0%	
	Expenditure					
205300	Computer Maintenance	484,227	327,510	156,718		
205500	Other	130	60	70		
205570	Web Site Development and Maintenance	7,155	3,915	3,240		
205585	Depreciation of Assets - Computers	38,001	19,001	19,001		
	Total Expenditure	529,513	350,485	179,028	66%	
	Total Information Technology	529,513	350,485	179,028		
	Insurance Services					
	Income					
203763	Claim Reimbursement MV Suzuki rego I 04 TX	0	0	0		
	Total Income	0	0	0	0%	
	Expenditure					
203800	Administration	16,050	15,000	1,050		
204155	Claim - MV F16 Isuzu Tipper & F142 Water Tanker	0	0	0		
	Total Expenditure	16,050	15,000	1,050	93%	
	Total Insurance Services	16,050	15,000	1,050		
	Photocopying Services					
	Income					
205600	Fees & Charges	0	0	0		
	Total Income	0	0	0	0%	
	Expenditure					
205900	Photocopier Maintenance & Supplies	0	0	0		
	Total Expenditure	0	0	0	0%	
	Total Photocopying Services	0	0	0		
	Records Management					
	Expenditure					
205000	Operating Expenditure - Records Management	92,428	42,744	49,684		
510560	Operating & Maint Expenditure - Archive Store at Depot & Archive Room at Libran	2,530	1,149	1,381		
	Total Expenditure	94,958	43,894	51,064	46%	
	Total Records Management	94,958	43,894	51,064		
	Workplace Health and Safety					
	Expenditure					
207100	Operating - Workplace Health and Safety	167,717	95,647	72,070		
207110	Alcohol and Other Drug Random Sampling	4,270	1,124	3,146		
	Total Expenditure	171,987	96,771	75,217	56%	
	Total Workplace Health and Safety	171,987	96,771	75,217		
	Child Care Services					
	Child Care Service Perth					
	Income					
501210	Grants - Perth Child Care (Operating)	0	0	0	6	Service Budget Review - no change to overall budget result
501211	Fees Income - Perth Child Care (190 016 126T)	(194,347)	(352,977)	158,630		\$714,197
501212	Fees Income - Perth Child Care Centre	(90,000)	(119,612)	29,612		\$239,225
501219.5	Reimbursement - Trainee Wage Subsidy	0	(487)	487		\$487
	Total Income	(284,347)	(473,076)	188,729	166%	\$953,908
	Expenditure					
501195	Venue Operating Costs - Cressy After School Care	0	574	(574)		
501220	Director & Admin - Perth Child Care Service	23,000	25,680	(2,680)		\$51,359
501222	Support Workers - Perth Child Care Service	265,090	420,407	(155,317)		\$840,814
501224	Council Administration costs - Perth Child Care Service	10,310	0	10,310		\$10,310
501225	Venue Operating Costs - Perth Child Care Centre	26,690	18,758	7,932		\$37,516
501226	Other Operating Expenditure - Perth Child Care Service	20,260	27,363	(7,103)		\$54,726
501228	Depreciation of Assets - Perth Child Care Service	4,580	9,365	(4,785)		\$18,729
501229	Minor Improvements - Perth Child Care Building	0	683	(683)		\$1,366
501230	Child Care Perth - Mowing	800	1,795	(995)		\$3,591
501231	Child Care Perth - General Ground Maintenance	2,100	956	1,144		\$1,913
501233	Child Care - Perth - Waste Collection	0	2,119	(2,119)		\$4,238
501235	Child Care Perth - New Site Establishment Licencing and Initial Setup	0	8,732	(8,732)		\$8,732
	Total Expenditure	352,830	516,432	(163,602)	146%	\$1,033,293
	Total Child Care Service Perth	68,483	43,356	25,127		\$79,385
	Child Care Service KidsClub					
	Income					
501155	Fees Income - Midlands Kids Club	(46,519)	(4,122)	(42,397)		\$0
501157	Fees Income - Midlands Kids Club (190 016 127L)	(135,824)	0	(135,824)		\$0
	Total Income	(182,343)	(4,122)	(178,221)	2%	
	Expenditure					
501170	Director & Admin - Midlands Kids Club	23,610	63	23,547		\$126
501172	Support Workers - Midlands Kids Club	84,320	3,394	80,926		\$6,787
501175	Venue Operating Costs - Midlands Kids Club	6,780	0	6,780		\$0
501176	Other Operating Costs - Midlands Kids Club	18,960	5,614	13,346		\$11,228
	Total Expenditure	133,670	9,071	124,599	7%	\$18,142
	Total Child Care Service Kids Club	(48,673)	4,949	(53,622)		\$18,142
	Child Care Services Rural & Remote					
	Income					
501300	Grants - Rural & Remote Child Care	(76,821)	(44,236)	(32,585)		\$0
501311	Fees Income Rural & Remote Child Care (190 018 917C)	(105,140)	(48,755)	(56,385)		\$0
501312	Fees Income Rural & Remote Child Care	(81,418)	(41,561)	(39,857)		\$0

2024-01-29 ORDINARY MEETING - OPEN COUNCIL ATTACHMENTS - Agenda

	Total Income	(263,379)	(134,553)	(128,826)	51%	\$0
Expenditure						
501320	Director & Admin - Rural & Remote Child Care	25,690	15,349	10,341		\$0
501330	Support Workers - Rural & Remote Child Care	216,700	118,195	98,505		\$0
501340	Council Administration Costs - Rural & Remote Child Care	10,310	0	10,310		\$0
501345	Fleet Running Expenses - Rural & Remote Child Care	2,060	2,078	(18)		\$0
501350	Venue Operating Costs - Avoca Child Care	3,420	2,165	1,255		\$0
501360	Venue Operating Costs - Cressy Child Care	17,200	13,997	3,203		\$0
501365	Cressy Child Care - Minor Building Improvements	0	382	(382)		\$0
501370	Other Expenditure - Rural & Remote Child Care	4,170	1,158	3,012		\$0
501375	Operating Expenditure - Mobile Toy Library	0	0	0		\$0
501390	Depreciation of Assets - Rural & Remote Child Care	4,880	2,440	2,440		\$0
	Total Expenditure	284,430	155,764	128,666	55%	\$0
	Total Child Care Services Rural & Remote	21,051	21,211	(160)		\$0
	Child Care Service Oncosts					
	Income					
501260	Oncosts Recovered - Child Care	(212,940)	(191,257)	(21,683)		-\$389,848
501265	Reimbursement Paid Parental Leave from Centrelink E6072	0	0	0		\$0
501267.6129	Workers Compensation Expense Reimbursement E6129	0	(2,504)	2,504		-\$5,007
	Total Income	(212,940)	(193,760)	(19,180)	91%	-\$394,855
Expenditure						
501270	Annual Leave - Child Care	44,220	26,602	17,618		\$53,203
501271	Public Holidays - Child Care	22,580	13,297	9,283		\$26,594
501272	Sick Leave - Child Care	17,970	14,815	3,155		\$29,630
501273	Paid Parental Leave - Child Care	0	0	0		\$0
501274	Long Service Leave - Child Care	12,100	0	12,100		\$0
501274.2	Long Service Leave E6050	0	0	0		\$0
501274.3	Long Service Leave - E6072	0	4,899	(4,899)		\$4,899
501275	Superannuation - Child Care	63,650	58,507	5,143		\$117,015
501276	Workers Compensation - Child Care	12,980	10,767	2,213		\$21,533
501276.6129	W/Comp Council Costs - E6129	0	4,227	(4,227)		\$8,454
501277	Compassionate Leave - Child Care	0	863	(863)		\$1,727
501278	Training/Conferences/Workshops - Child Care	8,790	2,370	6,420		\$4,740
501279	Employee Health & Wellbeing Policy Expenditure - Child Care	0	1,680	(1,680)		\$3,360
501280	Other Expenditure - Child Care	30,650	22,912	7,738		\$45,824
	Total Expenditure	212,940	160,939	52,001	76%	\$316,979
	Total Child Care Service Oncosts	0	(32,821)	32,821		-\$77,876
	Total Child Care	40,861	36,694	4,167		\$40,861
	Govt Levy Admin					
	Income					
204400	Rates - Fire Levy	(716,736)	(758,073)	41,337		
204420	Other Income	(28,608)	(7,152)	(21,456)		
204500	Grants - Pension Remissions	(532,121)	(556,247)	24,126		
204600	Training Guarantee Levy	(125,000)	(81,176)	(43,824)		
204610	Training Guarantee Levy - Councils Commission	(875)	(444)	(431)		
204660	Building Administration Fee	(60,000)	(40,588)	(19,412)		
204670	Building Administration Fee - Council Commission	(846)	(444)	(402)		
	Total Income	(1,464,186)	(1,444,125)	(20,061)	99%	
Expenditure						
204450	Payment to State Fire Commission	715,214	178,804	536,411		
204460	Other Operating Expenditure - Fire Levy	1,420	1,410	10		
204550	Pension Remission - Rates	532,121	566,022	(33,901)		
204650	Training Guarantee Levy	125,005	64,198	60,807		
204680	Building Administration Fee - Payment to DOJ	59,997	32,099	27,898		
	Total Expenditure	1,433,757	842,532	591,225	59%	
	Total Govt Levy Admin	(30,429)	(601,593)	571,164		
	Land Sales and Purchases					
	Income					
103900	Property Sales (GST Free)	0	(315)	315		
103935	Gain on Sale Land & Buildings	0	0	0		
104109	Property - Operating Expenditure Rental Property 32 Norfolk St Perth	0	0	0		
	Total Income	0	(315)	315	0%	
Expenditure						
104200	Property	20,000	12,425	7,575		
104204	Property Purchases - Macquarie Street, Cressy	0	0	0		
104221	Property - Vesting Orders for road verges, other land via	0	427	(427)		
104224	Property - 50 Main St Perth costs of land acquisition for road widening	0	3,915	(3,915)		
104225	Property - 100 Main St	0	6,093	(6,093)		
	Total Expenditure	20,000	22,859	(2,859)	114%	7 Additional \$15,000 required
	Total Land Sales and Purchases	20,000	22,544	(2,544)		
	Longford Community Sports Centre					
	Income					
509410	Longford Sports Stadium / Gym - Rental	(36,400)	(17,818)	(18,582)		
	Total Income	(36,400)	(17,818)	(18,582)	49%	
Expenditure						
510150	Maintenance & Operating - Longford Sports Centre	20,950	17,616	3,334		
510225	Minor Improvements - Longford Sports Centre	0	0	0		
510235	Depreciation Assets - Sports Centre	40,722	20,361	20,361		
	Total Expenditure	61,672	37,977	23,695	62%	
	Total Longford Community Sports Centre	25,272	20,159	5,113		
	Aged Care Units C'town& E'dale					
	Income					
501410	Rental Income - Units: 4 Murray St Evandale	(36,203)	(21,328)	(14,875)		
501450	Rental Income - Units: 13 William St C'town	(37,721)	(20,944)	(16,777)		
	Total Income	(73,924)	(42,272)	(31,652)	57%	
Expenditure						
501420	Maintenance Expend - Units: 4 Murray St Evandale	6,266	5,543	723		
501430	Minor Improvements - Units: 4 Murray St Evandale	0	115	(115)		
501440	Other Operating Expend - Units: 4 Murray St Evandale	17,370	10,710	6,660		
501480	Maintenance Expend - Units: 13 William St C'town	7,390	617	6,773		
501500	Other Operating Expend - Units:13 William St C'town	13,370	9,429	3,941		
	Total Expenditure	44,396	26,414	17,982	59%	

Total Aged Care Units C'town & E'dale		(29,528)	(15,858)	(13,670)	
Rural Health Teaching Site					
Income					
501520	Income - Rural Health Teaching Site (14 King St)	(5,190)	(1,895)	(3,295)	
Total Income		(5,190)	(1,895)	(3,295)	37%
Expenditure					
501530	Expenditure - Rural Health Teaching (14 King St)	5,190	2,051	3,139	
Total Expenditure		5,190	2,051	3,139	40%
Total Rural Health Teaching Site		0	156	(156)	
Emergency Services					
Income					
304300	Municipal Income Allocation - S.E.S.	(9,565)	(4,783)	(4,783)	
Total Income		(9,565)	(4,783)	(4,783)	50%
Expenditure					
304350	Emergency Management Exercise	0	0	0	
304400	Rescue Unit Headquarters	3,980	1,513	2,467	
304410	SES - Running Expenses (F26) Rescue Unit	4,560	1,357	3,203	
304420	Equipment Maint/Services	1,000	0	1,000	
304450	Other Operating Expenditure	25	13	13	
Total Expenditure		9,565	2,882	6,683	30%
Total Emergency Services		0	(1,900)	1,900	
Total Operating Income & Expenditure Corporate		(4,742,420)	(7,776,392)	3,033,973	

4,111,346

Operating Inc & Spend Regulatory & Community Services					
Business Unit Management					
Income					
500100	Municipal Income Allocation	(64,719)	(32,360)	(32,360)	
Total Income		(64,719)	(32,360)	(32,360)	50%
Expenditure					
500400	General Operating Expenditure - Economic & Communi	103,826	49,605	54,221	
500401	Economic Development - Purchase of Stationery	2,260	0	2,260	
Total Expenditure		106,086	49,605	56,481	47%
Total Business Unit Management		41,367	17,245	24,122	
Employee Oncosts					
Income					
500550	Oncosts Recovered	(121,431)	(42,380)	(79,051)	
500555	Municipal Income Allocation	(3,602)	(1,801)	(1,801)	
Total Income		(125,033)	(44,181)	(80,852)	35%
Expenditure					
500650	Annual Leave	24,803	5,580	19,223	
500700	Public Holidays	13,721	2,449	11,272	
500750	Sick Leave	14,340	1,782	12,558	
500800	Long Service Leave - Economic & Comm Dev	6,785	0	6,785	
500803	Long Service Leave - E6018	0	0	0	
500825	Superannuation	36,604	12,369	24,235	
500850	Workers Compensation	6,924	5,257	1,667	
500900	Compassionate Leave	0	0	0	
500920	Training/Conferences/Workshops - E&CD	3,600	0	3,600	
500940	Employee Health & Wellbeing Policy Expenditure	2,500	305	2,195	
500950	Other Expenditure	15,756	10,976	4,780	
500995	Loss on Disposal - Economic & Comm Develop Fleet	0	1,295	(1,295)	
Total Expenditure		125,033	40,014	85,019	32%
Total Employee Oncosts		0	(4,167)	4,167	
Community Services Management					
Aged & Disabled					
Income					
501000	Municipal Income Allocation	(21,960)	(10,980)	(10,980)	
501050	Other Income - Care-a-Car (Gst Applicable)	(7,001)	(3,858)	(3,143)	
501051	Other Income - Care-a-Car (Gst not Applicable)	(1,353)	0	(1,353)	
Total Income		(30,314)	(14,838)	(15,476)	49%
Expenditure					
501101	Donations	22,320	2,500	19,820	
501200	Care-a-car expenses	7,994	5,478	2,516	
Total Expenditure		30,314	7,978	22,336	26%
Total Aged & Disabled		0	(6,860)	6,860	
Total Community Services Management		0	(6,860)	6,860	
Economic Development					
Other Economic Development					
Income					
505000	Municipal Income Allocation - Economic Development	(68,390)	(34,195)	(34,195)	
505035	Income - Longford Rail Bridge Restoration Group (GST Free)	0	(1,000)	1,000	
505036	Income - Longford Rail Bridge Restoration Group (GST Applicable)	0	0	0	
505037	Grant Income - Longford Rail Bridge Restoration Group (GST Applicable)	(50,000)	0	(50,000)	
Total Income		(118,390)	(35,195)	(83,195)	30%
Expenditure					
505050	Operating Expenditure	1,670	70	1,600	
505090	NMBA Contribution	109,310	67,410	41,900	
505095	Expenditure - Longford Rail Bridge Restoration Group	0	518	(518)	
519035	NMBA - Longford Promotion Centre, Expenditure	0	0	0	
523575	Translink	0	0	0	
523585	Launceston Gastronomy Contribution	7,410	4,940	2,470	
Total Expenditure		118,390	72,939	45,451	62%
Total Other Economic Development		0	37,744	(37,744)	
Total Economic Development		0	37,744	(37,744)	
Tourism/Community Development					
Promotion					
Income					
506000	Municipal Income Allocation	(128,764)	(64,382)	(64,382)	
Total Income		(128,764)	(64,382)	(64,382)	50%
Expenditure					
506200	Tourism Management	66,313	37,772	28,541	
506310	Tourism - Public Wifi Operating Expenditure	1,570	687	883	
506329	Promotion - Northern Midlands Towns Video Project	62,380	31,270	31,110	

507135	Tourism & Promotion - Signage and Town Brochures	20,950	2,506	18,444	
507140	Tourism & Promotion - Regional Tourism Organisation	35,310	31,906	3,404	
	Total Expenditure	186,523	104,142	82,381	56%
	Total Promotion	57,759	39,760	17,999	
Special Events					
Income					
506350	Municipal Income Allocation	(75,000)	(37,500)	(37,500)	
	Total Income	(75,000)	(37,500)	(37,500)	50%
Expenditure					
506710	Events - Longford Cup	0	909	(909)	
506712	Events - Ross Marathon	0	884	(884)	
506739	Events - Longford Show	0	100	(100)	
506740	Events - Australia Day and Volunteer Recognition Celebrations	0	438	(438)	
506749	Events - Longford Blooms Open Gardens	0	1,391	(1,391)	
506750	Other Events (Round 2/3)	65,000	1,102	63,898	
506758	Events - John Glover Society Arts Festival	0	1,000	(1,000)	
506780	Events - Tas Trout Fishing Expo (Cressy)	0	2,000	(2,000)	
506784	Events - Tour of Tasmania Road (7 Day Event)	0	0	0	
506797	Events - Remembrance Day	0	0	0	
506816	Events - Tas Municipal Bowls Championships Longford	0	0	0	
506831	Events - Longford Jazz Festival	0	1,650	(1,650)	
506860	Events - Tas Chamber Music Festival	0	0	0	
506884	Events - Covid Compliance Contributions	0	0	0	
506885	Events - Evandale Verandah Music	0	2,025	(2,025)	
506903	Events - NMC Volunteer Community Expo	10,000	6,190	3,810	
506906	Events - Mood Mission Roadshop (mental health)	0	0	0	
506908	Events - Longford Community End of Year Concert	0	952	(952)	
	Total Expenditure	75,000	18,641	56,359	25%
	Total Special Events	0	(18,899)	18,899	
Tourism Centres					
Income					
506845	Municipal Income Allocation	(89,560)	(44,780)	(44,780)	
	Total Income	(89,560)	(44,780)	(44,780)	50%
Expenditure					
506950	Longford - Tourism Information	50	44	6	
507050	Evandale - Tourism Information Centre	27,650	15,565	12,085	
507060	Minor Improvements - Evandale Tourism Centre	0	0	0	
507070	Evandale - Water Tower Operating and Maintenance	1,350	0	1,350	
507100	Campbell Town - Information Centre	2,600	0	2,600	
507130	Avoca - Tourism Centre (Old School House)	1,650	912	738	
	Total Expenditure	33,300	16,521	16,779	50%
	Total Tourism Centres	(56,260)	(28,259)	(28,001)	
Flood Lighting					
Income					
507150	Municipal Income Allocation	(7,880)	(3,940)	(3,940)	
	Total Income	(7,880)	(3,940)	(3,940)	50%
Expenditure					
507250	Ross - Flood Lighting	730	177	553	
507275	Cressy - Trout Lighting	1,210	1,690	(480)	
507300	Campbell Town - Flood Lighting	2,080	530	1,550	
507325	Perth - Floodlighting (Cenotaph)	0	0	0	
507350	Evandale - Flood Lighting	1,290	336	954	
507355	Evandale - Heritage Street Lighting Russell St and High	0	0	0	
507375	Longford - Flood Lighting	1,480	268	1,212	
507380	Longford - Christmas Tree Lighting	1,090	182	908	
	Total Expenditure	7,880	3,183	4,697	40%
	Total Flood Lighting	0	(757)	757	
Other Promotion Activities					
Income					
507400	Municipal Income Allocation - Promotion	(63,810)	(31,905)	(31,905)	
507439	Grant Income - Re-Assign Project	0	0	0	
	Total Income	(63,810)	(31,905)	(31,905)	50%
Expenditure					
501737	Banners Main Street - Raising and Lowering and Banner Purchase	31,200	8,852	22,348	
507136	Ben Lomond - Contribution to Village Tourism	10,480	0	10,480	
507600	Heritage Highway Association	22,130	22,130	0	
507620	Expenditure - Re-Assign Project	0	0	0	
	Total Expenditure	63,810	30,982	32,828	49%
	Total Other Promotion Activities	0	(923)	923	
	Total Tourism/Community Development	1,499	(9,038)	10,537	
Health Services					
Health Services					
Income					
323945	Municipal Income Allocation - Health	(89,353)	(44,677)	(44,677)	
323950	Entertainment & Food Licences	(39,234)	(47,552)	8,318	
323955	Health - Mobile Food Vendor Permit	(4,000)	(7,512)	3,512	
323960	Place of Assembly Licence	(334)	(300)	(34)	
324000	Environmental Health Licences	(418)	(1,453)	1,035	
324050	Other Health Licences	(300)	(127)	(173)	
324100	Other Income Health Services	0	(8)	8	
324105	Sharps Container Sales	(113)	(85)	(28)	
324110	Health - Plumbing Assessment (Outside sewer district)	(3,008)	(3,200)	192	
324115	Health - Subdivision Assessment (Outside sewer district)	(1,600)	0	(1,600)	
324120	Health - Assessment of Building Plans	(2,564)	(920)	(1,644)	
	Total Income	(140,924)	(105,834)	(35,090)	75%
Expenditure					
324150	Operating Expenditure - Health Services	128,554	58,554	70,000	
324200	Training/Conferences/Workshops - Health	2,980	1,073	1,907	
324250	Immunisations	4,920	0	4,920	
324350	Health Testing Expenses	690	0	690	
324355	Testing Expenses - Recreational Waters (Perth/Evandale/Longford)	3,740	1,296	2,444	
	Total Expenditure	140,884	60,923	79,961	43%
	Total Health Services	(40)	(44,911)	44,871	
Environmental Services					
Income					

339650	Rates - Aerated Wastewater Treatment Systems	0	0	0		
	Total Income	0	0	0	0%	
Expenditure						
339800	Operating Expenditure - Aerated Wastewater Treatment Systems	0	672	(672)		
	Total Expenditure	0	672	(672)	0%	
Total Environmental Health Services						
		0	672	(672)		
Total Health Services						
		(40)	(44,238)	44,198		
Animal Control						
Income						
503850	Dogs-Kennel Licences	(4,470)	(3,922)	(548)		
503900	Dogs-Registrations	(109,653)	(102,144)	(7,509)		
503950	Dogs-Infringement Notices	(9,350)	(8,747)	(603)		
504000	Dogs-Pound Fees	(2,097)	(1,110)	(987)		
504020	Replacement Tags	(110)	(182)	72		
504030	Dangerous Dogs - Sale of Signs/Collars	(200)	(171)	(29)		
504050	Other Income Dogs and Fines Other Animals (GST Applicable)	0	(724)	724		
504056	Trap Hire	0	(11)	11		
504060	Dogs - Microchip Income	0	0	0		
	Total Income	(125,880)	(117,011)	(8,869)	93%	
Expenditure						
504200	Budget Only No Expenditure - Animal Control Operating	135,672	0	135,672		
504210	Dog Registration Admin/Follow Up	0	13,415	(13,415)		
504215	Dog Kennel Licence Admin/Follow Up	0	44,592	(44,592)		
504220	Dog Noise Complaint Admin/Follow Up	0	2,538	(2,538)		
504225	Dog Attack Investigation & Admin (Inc Dangerous Dog Declaration)	0	3,920	(3,920)		
504230	Dog At Large Investigation	0	2,720	(2,720)		
504235	Dog at Large Impounding and Release	0	1,901	(1,901)		
504240	Dog Impounded Disposal	0	774	(774)		
504245	Dog Pound Maintenance and Operating	0	682	(682)		
504250	Dog Control - Pager Allowance	0	0	0		
504255	Dog Compliance Officer Training and Development	2,270	0	2,270		
504260	Dog Exercise Area Management	0	1,712	(1,712)		
504265	Dog Compliance Officer Unallocatable (Phone Power Insurance etc)	0	3,291	(3,291)		
504270	Other Animal At Large Investigation	0	699	(699)		
504285	Other Animals Pound Maintenance and Operating	0	1,000	(1,000)		
504290	Dog - Microchip Implanting Expenditure	0	1,369	(1,369)		
504295	Dog - Microchip Follow Up Expenditure	0	190	(190)		
	Total Expenditure	137,942	78,803	59,139	57%	
Total Animal Control						
		12,062	(38,209)	50,271		
Compliance Officer Activities Regulatory Services						
Income						
504400	Municipal Income - Compliance Officer Activities	(38,741)	(19,371)	(19,371)		
504410	Compliance - Infringement Notices	0	(181)	181		
	Total Income	(38,741)	(19,552)	(19,190)	50%	
Expenditure						
504450	Compliance - Fire Abatement	22,600	7,313	15,287		
504460	Compliance - Overhanging Tree Audit	4,125	0	4,125		
504470	Compliance - Camping Enforcement	20,210	1,181	19,029		
504480	Compliance - Noxious Weeds	0	0	0		
	Total Expenditure	46,935	8,493	38,442	18%	
Total Compliance Officer Activities Regulatory Services						
		8,194	(11,058)	19,252		
Total Operating Inc & Expend Regulatory & Comm						
		63,082	(58,580)	121,662		
Operating Income & Expend Planning & Development						
Business Unit Management						
Income						
323000	Municipal Income Allocation	(582,878)	(291,439)	(291,439)		
	Total Income	(582,878)	(291,439)	(291,439)	50%	
Expenditure						
323100	Other Expenditure	300	215	85		
323101	Planing & Development - Purchase of Stationery	5,540	2,834	2,706		
323135	Depreciation of Assets - Env & Plan	130	65	65		
	Total Expenditure	5,970	3,114	2,856	52%	
Total Business Unit Management						
		(576,908)	(288,325)	(288,583)		
Employee Oncosts						
Income						
300550	Oncosts Recovered	(271,786)	(157,913)	(113,873)		
300555	Grants - Employee Training - Planning & Development	0	(5,212)	5,212		
	Total Income	(271,786)	(163,125)	(108,661)	60%	
Expenditure						
300650	Annual Leave	62,788	24,304	38,484		
300700	Public Holidays	32,925	8,523	24,402		
300750	Sick Leave	21,306	8,769	12,537		
300800	Long Service Leave - Environment & Planning	16,282	0	16,282		
300825	Superannuation	83,422	46,922	36,500		
300850	Workers Compensation	16,518	16,805	(287)		
300900	Compassionate Leave	0	0	0		
300940	Employee Health & Wellbeing Policy Expenditure	2,500	764	1,736		
300950	Other Expenditure - Environment and Planning Employee Oncosts	36,045	22,250	13,795		
	Total Expenditure	271,786	128,337	143,449	47%	
Total Employee Oncosts						
		0	(34,788)	34,788		
Fleet Administration						
Income						
300960	Cost Recoveries - Environment & Planning Fleet	(43,372)	0	(43,372)		
300970	Other Income - Planning & Development Fleet	(2,975)	(1,623)	(1,352)		
	Total Income	(46,347)	(1,623)	(44,724)	4%	
Expenditure						
300975	Running Expenses - Planning & Development Fleet	18,830	11,365	7,465		
300985	Depreciation - Planning & Development Fleet	21,100	10,550	10,550		
	Total Expenditure	39,930	21,915	18,015	55%	
Total Fleet Administration						
		(6,417)	20,291	(26,708)		
Development Services						
Planning Services						
Income						

Service discontinued

Fleet income not yet allocated

2024-01-29 ORDINARY MEETING - OPEN COUNCIL ATTACHMENTS - Agenda

323150	Planning Fees	(439,689)	(283,719)	(155,970)							
323160	Planning Fees - Footpath Trading	(1,352)	(1,530)	178							
323200	Other Income Planning Services (GST Not Applicable)	0	(291)	291							
323201	Other Income Planning - (GST Applicable)	0	(8,042)	8,042							
	Total Income	(441,041)	(293,582)	(147,459)						67%	
Expenditure											
323250	Operating Expenditure - Planning Services	502,923	240,758	262,166							
323300	Training/Conferences/Workshops - Planning	5,724	1,408	4,316							
323350	Planning Appeals	97,680	59,230	38,450							
323400	Planning Scheme Amendments	15,000	8,054	6,946							
323409	Planning - Land Use & Development Strategy	20,860	0	20,860							
323409.01	Planning - South Longford Zoning review	12,581	4,255	8,326							
323409.02	Planning - Lfd Racecourse Area Review	12,510	0	12,510							
323409.03	Planning - Sheepwash Creek revised flood modelling	12,581	3,640	8,941							
323411	Strategic Planning (Translink Transport Hub)	0	4,760	(4,760)							
323450	Planning - Landscaping Advice	0	0	0							
323460	Planning - Advice and Reports	69,110	195,844	(126,734)							8A
323500	Planning - Heritage Advice and Incentives	24,860	4,441	20,419							
323560	Compliance Officer Activities	4,440	1,469	2,971							
	Total Expenditure	778,269	523,859	254,410							67%
	Total Planning Services	337,228	230,277	106,951							
Building Permit Authority											
Income											
323590	Building Permit Authority - Issue of Permit	(25,818)	(33,624)	7,806							9
323591	Building Permit Authority - Illegal Works Fine	0	0	0							
323592	Building Permit Authority - Other Income (including Notifications)	(26,521)	(20,447)	(6,074)							9
	Total Income	(52,339)	(54,071)	1,732							103%
Expenditure											
323595	Operating Expenditure Building Permit Authority	285,815	161,464	124,351							9
323596	Training/Conferences/Workshops - Building Permit Authority	2,786	3,672	(886)							
323597	Building Permit Authority - Compliance Activities	59,531	1,210	58,321							
	Total Expenditure	348,132	166,346	181,786							48%
	Total Building Permit Authority	295,793	112,275	183,518							
Building Assessment Services											
Income											
323600	Building Fees (Excluding Permit Issue)	0	(3,572)	3,572							
323750	Other Income Building Services (GST Applicable)	0	(766)	766							
	Total Income	0	(4,338)	4,338							0%
Expenditure											
323800	Operating Expenditure - Building Assessment Services	5,000	1,880	3,120							
	Total Expenditure	5,000	1,880	3,120							38%
	Total Building Assessment Services	5,000	(2,459)	7,459							
Plumbing Services											
Income											
323650	Plumbing - Permit & Assessment Fees	(94,500)	(71,778)	(22,722)							
323655	Plumbing - Other Income (GST Applicable)	0	0	0							
	Total Income	(94,500)	(71,778)	(22,722)							76%
Expenditure											
323660	Operating Expenditure - Plumbing Services	120,471	55,141	65,330							
323670	Training/Conferences/Workshops - Plumbing	516	108	408							
	Total Expenditure	120,987	55,250	65,737							46%
	Total Plumbing Services	26,487	(16,528)	43,015							
	Total Development Services	664,508	323,564	340,944							
	Total Operating Income & Expend Planning & Dev	81,183	20,743	60,440							
Operating Expenditure - Works Department											
Works Business Unit Management											
Business Unit Management											
Income											
400100	Maintenance Allocation - Works Business Unit Manag	(666,654)	(333,327)	(333,327)							
400140	Internal Admin Income from Works	0	26,696	(26,696)							
400150	Other Income - Works Business Unit Management	0	(932)	932							
400151	Other Income - Works BU (GST Free)	0	47,298	(47,298)							
	Total Income	(666,654)	(260,265)	(406,389)							39%
Expenditure											
400635	Depreciation of Assets - Works	218,899	109,450	109,450							
	Total Expenditure	218,899	109,450	109,450							50%
	Total Business Unit Management	(447,755)	(150,815)	(296,940)							
Northern Workshop											
Expenditure											
400300	Northern Workshop - Works Business Unit	513,245	257,128	256,117							
400301	Works - Purchase of Stationery	5,990	4,236	1,754							
400302	Northern Workshop - Building Maintenance	2,820	3,525	(705)							
400305	Northern Workshop - Emergency (Pager) expenses	14,050	5,916	8,134							
400310	Northern Workshop - Minor Plant/Loose Tools	22,040	23,987	(1,947)							
400315	OH&S - Northern Workshop	13,740	8,431	5,309							
400340	UNALLOCATED ORDERS Clearing	0	771	(771)							
400620	Millers Bluff Radio Base Station and Other Radio	7,030	4,344	2,686							
400625	Longford - Hay St Storage Yard Maintenance (Not Buildings)	8,710	3,415	5,295							
	Total Expenditure	587,625	311,753	275,872							53%
	Total Northern Workshop	587,625	311,753	275,872							
Southern Workshop											
Expenditure											
400350	Southern Workshop - Works Business Unit	84,090	38,987	45,103							
400352	Southern Workshop - Building Maintenance	0	1,994	(1,994)							
400355	Southern Workshop - Emergency (Pager) Expenses	2,830	1,003	1,827							
400360	Southern Workshop - Minor Plant/Loose Tools	9,180	7,967	1,213							
400365	OH&S - Southern Workshop	5,330	440	4,890							
400380	Meetings Works (Non Training)	10,290	10,746	(456)							
	Total Expenditure	111,720	61,136	50,584							55%
	Total Southern Workshop	111,720	61,136	50,584							
	Total Works Business Unit Management	251,590	222,074	29,516							

Includes 3 large applications for energy projects

8 Reimbursement from Agency consultancy \$50,000

8A Add Agency consultancy \$50k, reallocate for consultant planners \$78k

9 \$14k Fines for illegal buildings

9 \$16k increase budget

9 \$30k increase wage budget

WIP reversal to be adjusted at EOY

BAS clearing June balance EOY adjustment

Engineering Services				
Income				
324400	Other Income (GST Free)	(350,432)	(175,216)	(175,216)
324410	Subdivision Engineering Fees	(24,371)	(8,786)	(15,585)
	Total Income	(374,803)	(184,002)	(190,801)
				49%
Expenditure				
324430	Engineering - Waste Management	6,542	3,049	3,493
324440	Engineering - Civil	184,553	129,117	55,436
324450	Operating Expenditure	4,640	386	4,254
324455	GIS - Administration/Development	35,452	30,224	5,228
324470	Asset Management Plans	27,190	873	26,317
324475	Training/Conferences/Workshops - Engineering	2,520	0	2,520
324501	Engineering Consultancies - Asset Man	50,000	0	50,000
324510	Subdivisions - Engineering	66,860	32,132	34,728
	Total Expenditure	377,757	195,781	181,976
				52%
	Total Engineering Services	2,954	11,779	(8,825)
Employee Oncosts				
Income				
400650	Oncosts Recovered - Works Employee Oncosts	(1,059,664)	(587,461)	(472,203)
400655	Municipal Income Allocation - Works Employee Oncosts	20,952	10,476	10,476
400746	W/Comp Reimbursement E1087	0	(779)	779
404075	Grants - Employee Training	0	(16,312)	16,312
	Total Income	(1,038,712)	(594,076)	(444,636)
				57%
Expenditure				
400750	Annual Leave - Works Employee Oncosts	210,129	116,502	93,627
400800	Public Holidays - Works Employee Oncosts	116,241	32,228	84,013
400850	Sick Leave - Works Employee Oncosts	71,404	33,642	37,762
400860	Training/Conferences/Workshops - Works Business Unit	42,880	31,717	11,163
400900	Long Service Leave - Works	57,482	0	57,482
400922	Long Service Leave - E1030	0	0	0
400925	Superannuation	326,034	187,201	138,833
400927	Long Service Leave - E1510	0	0	0
400930	Compassionate Leave - Works Employee Oncosts	0	3,567	(3,567)
400938	Long Service Leave - E1035	0	12,740	(12,740)
400940	Other Expenditure - Works Employee Oncosts	146,317	83,953	62,364
400941	Long Service Leave - E1033	0	0	0
400950	Workers Compensation - Works Employee Oncosts	64,555	44,999	19,556
400959	Long Service - E1051	0	6,135	(6,135)
401040	Employee Health & Wellbeing Policy Expenditure	3,670	3,450	220
401044	W/Comp - Council Costs E1087	0	1,169	(1,169)
401045	W/Comp - Council Costs E7036	0	10,396	(10,396)
	Total Expenditure	1,038,712	567,699	471,013
				55%
	Total Employee Oncosts	0	(26,377)	26,377
Fleet Administration				
Income				
401050	Cost Recoveries - Works Fleet	(1,374,500)	(665,072)	(709,428)
401170	Gain on Disposal of Assets - Works Fleet	0	(109,635)	109,635
	Total Income	(1,374,500)	(774,707)	(599,793)
				56%
Expenditure				
401200	Running Expenses - Works Fleet	596,890	286,111	310,779
401385	Depreciation Fleet - Works	459,365	229,683	229,683
401395	Loss on Disposal of Fleet - Works	0	23,943	(23,943)
	Total Expenditure	1,056,255	539,736	516,519
				51%
	Total Fleet Administration	(318,245)	(234,971)	(83,274)
Road Maintenance				
General Road Operating				
Income				
325000	Grants - Roads	(1,924,311)	(47,133)	(1,877,178)
325010	Grants - Roads (Road to Recovery Project)	(960,936)	(338,852)	(622,084)
325038	Grants - Vulnerable Road Users	(250,000)	0	(250,000)
325046	Grant Income - Vulnerable Road User Program - Pth - Seccombe Street raised pavement	0	(25,000)	25,000
325050	Grants - State Heavy Vehicle Motor Tax	(74,611)	0	(74,611)
325060	Grant Income - Local Roads Emergency Flooding Repairs	0	(313,998)	313,998
325200	Other Income - Roads (GST Applicable)	0	0	0
325250	Other Income - Roads (GST Free)	(149,787)	0	(149,787)
325300	Municipal Income Allocation - Roads	(2,214,130)	(1,107,065)	(1,107,065)
404050	Other Income - Road Maintenance	0	(3,345)	3,345
	Total Income	(5,573,775)	(1,835,393)	(3,738,382)
				33%
Expenditure				
326165	Depreciation of Assets - Roads	4,507,782	2,253,891	2,253,891
326175	Loss on Sale Assets - Roads	332,882	0	332,882
	Total Expenditure	4,840,664	2,253,891	2,586,773
				47%
	Total General Road Operating	(733,111)	418,498	(1,151,609)
Emergency Road Maintenance				
Expenditure				
404200	OH&S - Road Maintenance	0	1,756	(1,756)
404260	Emergency Maintenance - Budget	108,900	839	108,061
404265	Emergency Maintenance - Floodway Warning Signage	0	0	0
404268	Emergency Maintenance - COVID-19	0	290	(290)
404500	Emergency Maintenance - Sealed Roads North	0	7,127	(7,127)
404510	Emergency Maintenance - Sealed Roads North - Flood Event Oct 2022	0	0	0
405500	Emergency Maintenance - Unsealed Roads North	0	4,619	(4,619)
404510	Emergency Maintenance - Sealed Roads North - Flood Event Oct 2022	0	3,345	(3,345)
406050	Emergency Maintenance - Sealed Roads South	0	3,360	(3,360)
406060	Emergency Maintenance - Sealed Roads South - Flood Event Oct 2022	0	0	0
407050	Emergency Maintenance - Unsealed Roads South	0	1,256	(1,256)
407060	Emergency Maintenance - Unsealed Roads South - Flood Event Oct 2022	0	0	0
	Total Expenditure	108,900	22,593	86,307
				21%
	Total Emergency Road Maintenance	108,900	22,593	86,307
Sealed Road Maintenance				
Northern Roads				
404090	BUDGET - Northern Sealed Roads	893,190	0	893,190
404100	Management - Road Maintenance General	0	2,276	(2,276)
404300	Digging out failed sections - Road Maintenance	0	26,290	(26,290)
404350	Edging and potholing - Road Maintenance	0	52,359	(52,359)
404400	Shoulder maint tractor and blade - Road Maintenance	0	122,547	(122,547)
404450	Shoulder maint grader - Road Maintenance	0	1,546	(1,546)
404550	Footpaths - Road Maintenance	0	8,952	(8,952)

10 Additional \$60k wages and oncosts

Paid in Advance 2022/23

11 Allocate budget for Grant funding

11 Allocate budget Grant funding towards Bridge replacements

404600	Driveways/entrances/crossovers - Road Maint	0	7,362	(7,362)	
404610	Kerb & Channel Repairs	0	147	(147)	
404650	Guideposts & safety railings	0	9,853	(9,853)	
404700	Reseals - Road Maintenance	0	0	0	
404750	Preparation for reseals	0	1,410	(1,410)	
404800	Roadside drainage - Road Maintenance	0	63,641	(63,641)	
404850	Culverts - Road Maintenance	0	4,556	(4,556)	
404900	Roadside slashing - Road Maintenance	0	56,712	(56,712)	
404950	Roadside spraying - Urban - Road Maintenance	0	10,717	(10,717)	
405000	Roadside spraying - Rural - Road Maintenance	0	2,408	(2,408)	
405050	Tree trimming - Road Maintenance	0	4,723	(4,723)	
405100	Fixed signs & Road Markings - Road Maintenance	0	20,053	(20,053)	
405150	Mobile warning signs - Road Maintenance	0	1,121	(1,121)	
Total Northern Roads		893,190	396,672	496,518	44%
Southern Roads					
405840	BUDGET - Southern Sealed Roads	575,620	0	575,620	
405850	Digging out failed sections - Road Maintenance	0	93,215	(93,215)	
405900	Edging and potholing - Road Maintenance	0	15,271	(15,271)	
405950	Shoulder maint tractor and blade - Road Maint	0	72,599	(72,599)	
406000	Shoulder maint grader - Road Maintenance	0	0	0	
406100	Footpaths - Road Maintenance	0	8,771	(8,771)	
406150	Driveways/entrances/crossovers - Road Maint	0	120	(120)	
406160	Kerb & Channel Repairs - Road Maintenance	0	47	(47)	
406200	Guideposts & safety railings - Road Maintenance	0	1,650	(1,650)	
406250	Reseals - Road Maintenance	0	94	(94)	
406300	Preparation for reseals - Road Maintenance	0	0	0	
406350	Roadside drainage - Road Maintenance	0	13,326	(13,326)	
406400	Culverts - Road Maintenance	0	1,503	(1,503)	
406450	Roadside slashing - Road Maintenance	0	36,147	(36,147)	
406500	Roadside spraying - Urban - Road Maintenance	0	1,980	(1,980)	
406550	Roadside spraying - Rural - Road Maintenance	0	2,596	(2,596)	
406600	Tree trimming - Road Maintenance	0	47,777	(47,777)	
406650	Fixed signs & Road Markings - Road Maintenance	0	4,872	(4,872)	
406700	Mobile warning signs - Road Maintenance	0	395	(395)	
Total Southern Roads		575,620	300,364	275,256	52%
Total Sealed Road Maintenance		1,468,810	697,036	771,774	
Unsealed Road Maintenance					
Northern Roads					
405190	BUDGET - Northern Gravel Roads	351,750	0	351,750	
405200	Grading - Road Maintenance	0	51,020	(51,020)	
405250	Guideposts/Safety railing - Road Maintenance	0	1,228	(1,228)	
405300	Potholing - Road Maintenance	0	19,856	(19,856)	
405400	Roadside Drainage - Road Maintenance	0	92,078	(92,078)	
405450	Culverts - Road Maintenance	0	9,632	(9,632)	
405510	Emergency Maintenance - Unsealed Roads North - Flood Event Oct 2022	0	7,770	(7,770)	
405550	Roadside slashing - Road Maintenance	0	17,386	(17,386)	
405600	Roadside spraying - Road Maintenance	0	680	(680)	
405650	Tree Trimming - Road Maintenance	0	1,084	(1,084)	
405700	Fixed signs - Road Maintenance	0	1,300	(1,300)	
405750	Mobile Warning signs - Road Maintenance	0	159	(159)	
405800	Minor road widening - Road Maintenance	0	0	0	
405800.1	Minor road widening - Road Maintenance - Macquarie Road - Black Spot	0	0	0	
Total Northern Roads		351,750	202,193	149,557	57%
Southern Road Maintenance					
406740	BUDGET - Southern Unsealed Roads	284,670	0	284,670	
406750	Grading - Road Maintenance	0	94,816	(94,816)	
406800	Guideposts/Safety railing - Road Maintenance	0	833	(833)	
406850	Potholing - Road Maintenance	0	13,907	(13,907)	
406950	Roadside Drainage - Road Maintenance	0	37,215	(37,215)	
407000	Culverts - Road Maintenance	0	569	(569)	
407100	Roadside slashing - Road Maintenance	0	12,687	(12,687)	
407150	Roadside spraying - Road Maintenance	0	1,810	(1,810)	
407200	Tree Trimming - Road Maintenance	0	1,664	(1,664)	
407250	Fixed signs - Road Maintenance	0	2,277	(2,277)	
407300	Mobile Warning signs - Road Maintenance	0	0	0	
Total Southern Road Maintenance		284,670	165,777	118,893	58%
Total Unsealed Road Maintenance		636,420	367,971	268,449	
Total Road Maintenance		1,481,019	1,506,097	(25,078)	
Street Lighting					
Income					
328700	Municipal Income Allocation - Street Lighting	(152,483)	(76,242)	(76,242)	
Total Income		(152,483)	(76,242)	(76,242)	50%
Expenditure					
328850	Operating Expenditure - Street Lighting	176,690	68,625	108,065	
Total Expenditure		176,690	68,625	108,065	39%
Total Street Lighting		24,207	(7,616)	31,823	
Bridge Maintenance					
Income					
326200	Grants - Bridges	(869,277)	(20,199)	(849,078)	
326213	Grants - Bridges Capital Pisa Bridge B1940	0	0	0	
Total Income		(869,277)	(20,199)	(849,078)	2%
Expenditure					
326585	Depreciation of Assets - Bridges	427,867	213,934	213,934	
409080	BUDGET ONLY NO ORDERS - Bridges	75,080	0	75,080	
409100	Management - Bridges	10,890	368	10,522	
409250	Asset Management - Bridges	0	23,571	(23,571)	
411043	Bridge 1043: Lwr White Hills Rd, Roses Rivulet	0	0	0	
411046	Bridge 1046: Blackwood Crk Rd, Brumbys Crk	0	261	(261)	
411172	Bridge 1172: Blackwood Crk Road Brumbys Rivulet	0	0	0	
411346	Bridge 1346: Nile Rd, Box Culvert	0	0	0	
411400	Bridge 1400: Blackwood Crk Rd, Garcias Crk	0	0	0	
411550	Bridge 1550: Nile Road, Nile River	0	0	0	
411813	Bridge 1813: Hop Valley Rd, Garcias Crk	0	0	0	
411823	Bridge 1823: White Hills Rd, Roses Rivulet	0	0	0	
412197	Bridge 2197: Royal George Rd, Stable Crk	0	0	0	
412200	Bridge 2200: Lwr White Hills Rd, Roses Rivulet	0	0	0	
412848	Bridge 2848: Nile Road, Nile River	0	0	0	
412973	Bridge 2973: Saundridge Rd, Brumbys Crk	0	0	0	
412981	Bridge 2981: Lake River Rd, Shoebridge Crk	0	0	0	

Incl assessments and guard rail repair and replacement

413000	Bridge 3000: Nile Rd, Nile River	0	0	0	
413001	Bridge 3001: Glen Esk Road, South Esk River	0	0	0	
413600	Bridge 3600: Isis River, Cressy Rd	0	0	0	
414529	Bridge 4529: Glen Rd, Dabool Rivulet	0	0	0	
414578	Bridge 4578: Bryants Lane, Tributary of Nile River	0	0	0	
414599	Bridge 4599: Tooms Lake Rd, Glen Morrison Rivulet	0	0	0	
417140	Bridge 7140: Deddington Rd, Nile River	0	0	0	
418170	Bridge 8170: Nile Rd, Ben Lomond Rivulet FO	0	0	0	
418860	Bridge 8860: Stoneycroft Rd, Westons Rivulet	0	0	0	
419730	Bridge 9730: Lwr White Hills Rd, Roses Rivulet,	0	0	0	
	Total Expenditure	513,837	238,133	275,704	46%
	Total Bridge Maintenance	(355,440)	217,934	(573,374)	
	Urban Stormwater Maintenance				
	Stormwater				
	Management Stormwater				
326600	Grants - Urban Stormwater Management	(104,000)	0	(104,000)	
326650	Other Income Urban Stormwater - Management	(212,280)	0	(212,280)	
326700	Municipal Income Allocation Urban Stormwater - Man	(100,330)	(50,165)	(50,165)	
	Total Income	(416,610)	(50,165)	(366,445)	12%
327000	Non Works Operating Expenditure Urban Stormwater -	1,000	0	1,000	
328685	Depreciation of Assets - Stormwater	489,461	244,731	244,731	
328695	Loss on Sale Assets - Stormwater	68,506	0	68,506	
	Total Expenditure	558,967	244,731	314,237	44%
	Total Management Stormwater	142,357	194,566	(52,209)	
	Northern Area Stormwater				
420350	Longford - Urban Stormwater	25,080	14,984	10,096	
420400	Perth - Urban Stormwater	18,990	10,913	8,077	
420410	Perth - Urban Stormwater WSUD Cleaning	0	0	0	
420450	Cressy - Urban Stormwater	4,830	8,920	(4,090)	
420500	Evandale - Urban Stormwater	11,170	2,212	8,958	
420550	Western Junction & Breadalbane - Urban Stormwater	1,010	2,400	(1,390)	
420555	Western Junction Detention Basin Maintenance - Urban Stormwater	9,660	2,777	6,883	
	Total Expenditure	70,740	42,205	28,535	60%
	Total Northern Area Stormwater	70,740	42,205	28,535	
	Southern Area Stormwater				
420600	Campbell Town - Urban Stormwater	21,570	857	20,713	
420620	Conara - Urban Stormwater	0	848	(848)	
420650	Ross - Urban Stormwater	6,920	441	6,479	
420700	Avoca - Urban Stormwater	930	966	(36)	
420750	Rossarden - Urban Stormwater	170	0	170	
	Total Expenditure	29,590	3,112	26,478	11%
	Total Southern Area Stormwater	29,590	3,112	26,478	
	Total Stormwater	242,687	239,883	2,804	
	Longford Flood Protection				
505640	Grants - Penstock Valve Union Street Flood Levy (NDRGP)	0	(25,750)	25,750	12
505641	Grants - Detention Basin Gatty Street Western Junction (NDRGP)	0	(86,270)	86,270	12
505657	Municipal Income Allocation Flood Protection	(71,800)	(35,900)	(35,900)	
505658	Grants - Gate Automation Back Creek Flood Levee (NDRGP)	0	0	0	
	Total Income	(71,800)	(147,920)	76,120	206%
505660	Other Expenditure - Flood Mitigation Longford	0	0	0	
505665	Training - Flood Mitigation Longford	5,530	506	5,024	
505670	Operating & Maintenance Expenditure - Flood Mitigation Longford	64,340	20,305	44,035	
505675	Hay Street Storage Shed - Longford Flood Mitigation	1,930	667	1,263	
	Total Expenditure	71,800	21,478	50,322	30%
	Total Longford Flood Protection	0	(126,442)	126,442	0%
	Total Urban Stormwater Maintenance	242,687	113,441	129,246	
	Water Scheme Maintenance				
333380	Expenditure - Lake River River Works District	0	0	0	
	Total Expenditure	0	0	0	0%
	Total Water Scheme Maintenance	0	0	0	
	Cemetery Maintenance				
	Cemetery Management				
	Income				
450000	Maintenance Allocation - Cemeteries	(4,943)	(2,472)	(2,472)	
450050	Other Income - Cemeteries	0	0	0	
	Total Income	(4,943)	(2,472)	(2,472)	50%
	Total Cemetery Management	(4,943)	(2,472)	(2,472)	
	Longford Cemetery				
	Income				
215000	Cemetery Fees - Longford	(33,850)	(28,506)	(5,344)	
215050	Plaque/Rose Sales - Evandale & Longford	(2,915)	0	(2,915)	
	Total Income	(36,765)	(28,506)	(8,259)	78%
	Expenditure				
215150	Longford - Operating (Purchase Headsones etc.only)	3,450	1,300	2,150	
450100	Mowing - Longford Cemetery	6,020	5,681	339	
450150	Other Ground Maintenance - Longford Cemetery	8,550	5,765	2,785	
450200	Digging/Backfilling Graves - Longford Cemetery	14,550	8,419	6,131	
450225	Placement of Memorial Plaques - Longford	2,630	1,911	719	
450250	Minor Improvements - Longford Cemetery	0	49	(49)	
	Total Expenditure	35,200	23,125	12,075	66%
	Total Longford Cemetery	(1,565)	(5,381)	3,816	
	Perth Cemetery				
	Income				
215060	Cemetery Fees - Perth Lawn	(3,235)	(2,803)	(432)	
215070	Cemetery Fees - Perth Niche Wall	(607)	0	(607)	
	Total Income	(3,842)	(2,803)	(1,039)	73%
	Expenditure				
450420	Mowing - Perth Cemetery	1,530	1,812	(282)	
450430	Other Ground Maintenance - Perth Cemetery	5,110	2,995	2,115	
450440	Digging/Backfilling Graves - Perth Cemetery	1,340	622	718	

Developer contributions at EOY

12 Allocate budget for capital grant funding
12 Allocate budget for capital grant funding

450450	Placement of Plaques/Ashes - Perth Cemetery	880	601	279	
450460	Minor Improvements - Perth Cemetery	0	1,921	(1,921)	
	Total Expenditure	8,860	7,951	909	90%
	Total Perth Cemetery	5,018	5,148	(130)	
Evandale Cemetery					
Expenditure					
215200	Evandale - Operating	850	95	755	
450350	Other Ground Maintenance - Evandale Cemetery	600	75	525	
450400	Placement of Memorial Plaques - Evandale	940	692	248	
	Total Expenditure	2,390	862	1,528	36%
	Total Evandale Cemetery	2,390	862	1,528	
	Total Cemetery Maintenance	900	(1,842)	2,742	
Street Cleaning					
Street Cleaning Management					
Income					
450500	Maintenance Allocation - Street Cleaning	(181,760)	(90,880)	(90,880)	
	Total Income	(181,760)	(90,880)	(90,880)	50%
	Total Street Cleaning Management	(181,760)	(90,880)	(90,880)	
Street Cleaning Northern Towns					
Expenditure					
450650	Longford - Street Cleaning	50,890	11,745	39,145	
450700	Perth - Street Cleaning	26,500	5,845	20,655	
450750	Cressy - Street Cleaning	9,570	4,375	5,195	
450800	Evandale - Street Cleaning	27,930	9,107	18,823	
450825	Western Junction - Street Cleaning	9,500	3,286	6,214	
	Total Expenditure	124,390	34,357	90,033	28%
	Total Street Cleaning Northern Towns	124,390	34,357	90,033	
Street Cleaning Southern Towns					
Expenditure					
450850	Campbell Town - Street Cleaning	16,040	3,180	12,860	
450900	Ross - Street Cleaning	13,140	1,333	11,807	
450950	Avoca - Street Cleaning	11,070	1,590	9,480	
451000	Rossarden - Street Cleaning	13,330	4,803	8,527	
451025	Street Cleaning - Conara	3,790	0	3,790	
	Total Expenditure	57,370	10,907	46,463	19%
	Total Street Cleaning Southern Towns	57,370	10,907	46,463	
	Total Street Cleaning	0	(45,616)	45,616	
Litter Collection					
Litter Collection Management					
Income					
451050	Maintenance Allocation - Litter Collection	(336,870)	(168,435)	(168,435)	
	Total Income	(336,870)	(168,435)	(168,435)	50%
Expenditure					
451150	Litter Collection Management	90	503	(413)	
451680	Litter Bin - Fabrication & Maintenance	6,690	522	6,168	
451700	Special Clean Ups	5,370	935	4,435	
451720	All Areas - Roadkill pick up allowance	1,910	708	1,202	
	Total Expenditure	14,060	2,668	11,392	19%
	Total Litter Collection Management	(322,810)	(165,767)	(157,043)	
Litter Collection Northern Towns					
Expenditure					
451200	Longford - Litter Collection	67,110	26,128	40,982	
451225	Longford Area - Rural Litter Collection	30,900	6,284	24,616	
451300	Perth - Litter Collection	21,890	11,798	10,092	
451350	Cressy - Litter Collection	17,420	11,487	5,933	
451400	Evandale - Litter Collection	20,140	9,607	10,533	
451425	Evandale Area - Rural Litter Collection	13,400	1,946	11,454	
451450	Nile - Litter Collection	6,980	4,440	2,540	
	Total Expenditure	177,840	71,691	106,149	40%
	Total Litter Collection Northern Towns	177,840	71,691	106,149	
Litter Collection Southern Towns					
Expenditure					
451500	Campbell Town - Litter Collection	52,710	27,660	25,050	
451525	Southern Area - Rural Litter Collection	15,130	3,646	11,484	
451550	Ross - Litter Collection	45,630	26,183	19,447	
451600	Avoca - Litter Collection	23,930	7,300	16,630	
451650	Conara - Litter Collection	3,880	2,298	1,582	
451675	Epping - Litter Collection	3,690	3,218	472	
	Total Expenditure	144,970	70,304	74,666	48%
	Total Litter Collection Southern Towns	144,970	70,304	74,666	
	Total Litter Collection	0	(23,773)	23,773	
Public Amenities					
Public Amenities Management					
Income					
503000	Municipal Income Allocation	(425,670)	(212,835)	(212,835)	
503061	Contribution Income - Valentine Park Drinking Fountain	0	0	0	
	Total Income	(425,670)	(212,835)	(212,835)	50%
Expenditure					
503750	Shelter Sheds	0	0	0	
	Total Expenditure	0	0	0	0%
	Total Public Amenities Management	(425,670)	(212,835)	(212,835)	
Public Amenities Operations Northern Towns					
Income					
451800	Other Income - Public Amenities (GST Free)	0	0	0	
	Total Income	0	0	0	0%
Expenditure					
451900	Cleaning - Longford Public Conveniences	74,710	25,170	49,540	
451950	Other Maint Expenditure - Longford Public Con	17,070	6,062	11,008	
452000	Cleaning - Perth Public Conveniences	19,290	14,102	5,188	

452050	Other Maint Expenditure - Perth Public Con	10,370	8,704	1,666	
452100	Cleaning - Cressy Public Conveniences	20,720	9,500	11,220	
452150	Other Maint Expenditure - Cressy Public Con	5,150	2,788	2,362	
452200	Cleaning - Evandale Public Conveniences	13,940	5,863	8,077	
452250	Other Maint Expenditure - Evandale Public Con	10,610	6,621	3,989	
452750	Street Furniture & Shelter Shed Maintenance North	10,260	7,937	2,323	
503250	Longford Public Amenities Other Expend (Rates, Insurance, Land Tax)	3,200	1,209	1,991	
503300	Perth Public Amenities Other Expend (Rates, Insurance, Land Tax)	10,740	5,890	4,850	
503315	Minor Improvements - Perth Public Amenities	0	64	(64)	
503350	Cressy Public Amenities Other Expend (Rates, Insurance, Land Tax)	2,810	813	1,997	
503375	Minor Improvements - Cressy Public Amenities	0	6,831	(6,831)	
503400	Evandale Public Amenities Other Expend (Rates, Insurance, Land Tax)	2,590	1,055	1,535	
503425	Minor Improvements - Evandale Public Amenities	0	28	(28)	
503475	Minor Improvements - C'town Public Amenities	0	8,066	(8,066)	
503650	Miscellaneous Buildings	3,470	3,943	(473)	
Total Expenditure		204,930	114,646	90,284	56%
Total Public Amenities Operations Northern Towns		204,930	114,646	90,284	
Public Amenities Operations Southern Towns					
Expenditure					
452300	Cleaning - Campbell Town Public Conveniences	113,950	30,299	83,651	
452350	Other Maint Expenditure - Campbell Town Public Con	31,210	12,848	18,362	
452400	Cleaning - Ross Public Conveniences	35,650	18,703	16,947	
452450	Other Maint Expenditure - Ross Public Con	13,320	7,313	6,007	
452500	Cleaning - Avoca Public Conveniences	11,590	7,608	3,982	
452550	Other Maint Expenditure Avoca Public Con	19,300	2,309	16,991	
452650	Other Maint Expenditure - Rossarden Public Con	1,100	0	1,100	
452760	Street Furniture & Shelter Shed Maintenance South	2,150	9,287	(7,137)	
503450	Campbell Town Public Amenities Other Expend (Rates, Insurance, Land Tax)	8,580	4,528	4,052	
503500	Ross Public Amenities Other Expend (Rates, Insurance, Land Tax)	4,930	5,126	(196)	
503525	Minor Improvements - Ross Public Amenities	0	0	0	
503550	Avoca Public Amenities Other Expend (Rates, Insurance, Land Tax)	4,450	2,800	1,650	
503575	Minor Improvements - Avoca Public Amenities	0	0	0	
503600	Rossarden Public Amenities Other Expend (Rates Insurance Land Tax)	2,550	1,354	1,196	
Total Expenditure		248,780	102,174	146,606	41%
Total Public Amenities Operations Southern Towns		248,780	102,174	146,606	
Total Public Amenities		28,040	3,986	24,054	
Swimming Pools					
Cressy Pool					
Income					
517700	Municipal Income Allocation - Cressy Pool	(65,284)	(32,642)	(32,642)	
517776	Other Income (GST Free) - Cressy Pool	(3,596)	4,064	(7,660)	
Total Income		(68,880)	(28,578)	(40,302)	41%
Expenditure					
452950	Cressy Pool (Works Dept Maintenance)	25,190	17,540	7,650	
517800	Running Expenses - Cressy Pool	36,710	26,779	9,931	
517850	Payments for Pool Supervisors - Cressy Pool	25,630	13,023	12,607	
517900	Minor Improvements - Cressy Pool	0	0	0	
Total Expenditure		87,530	57,342	30,188	66%
Total Cressy Pool		18,650	28,764	(10,114)	
Campbell Town Pool					
Income					
517450	Municipal Income Allocation - Ctown Pool	(70,664)	(35,332)	(35,332)	
517524	Hire Fees - Ctown Pool	(5,473)	0	(5,473)	
517525	Other Income - Ctown Pool	(5,473)	(2,261)	(3,212)	
517530	Other Income - Ctown Pool (GST Free)	0	(306)	306	
Total Income		(81,610)	(37,900)	(43,710)	46%
Expenditure					
452900	Campbell Town Pool (Works Dept Maintenance)	25,080	21,577	3,503	
517550	Running Expenses - Ctown Pool	30,310	16,652	13,658	
517600	Payments for Pool Supervisors - Ctown Pool	41,590	4,785	36,805	
Total Expenditure		96,980	43,014	53,966	44%
Total Campbell Town Pool		15,370	5,115	10,255	
Ross Pool					
Income					
517950	Municipal Income Allocation - Ross Pool	(48,343)	(24,172)	(24,172)	
518026	Other Income (GST Free) - Ross Pool	(4,847)	0	(4,847)	
Total Income		(53,190)	(24,172)	(29,019)	45%
Expenditure					
453000	Ross Pool (Works Dept Maintenance)	20,680	23,519	(2,839)	
518050	Running Expenses - Ross Pool	24,390	13,435	10,955	
518100	Payments for Pool Supervisors - Ross Pool	22,640	2,973	19,667	
518150	Minor Improvements - Ross Pool	0	6,730	(6,730)	
Total Expenditure		67,710	46,657	21,053	69%
Total Ross Pool		14,520	22,486	(7,966)	
Total Swimming Pools		48,540	56,365	(7,825)	
Parks and Reserves					
General Parks & Reserves Management					
Income					
453100	Other Income - Parks & Reserves	0	(1,633)	1,633	
453101	Other Income - Parks & Reserves (GST Free)	0	(305)	305	
509029	Grant Income - Community Infrastructure DITRD&C (Phase 1)	0	0	0	
509030	Grant Income - Community Infrastructure DITRD&C (Phase 2)	(233,574)	0	(233,574)	
509031	Grant Income - Community Infrastructure DITRD&C (Phase 3)	(771,874)	(579,687)	(192,187)	
509032	Grant Income - Community Infrastructure DITRD&C (Phase 4a)	(960,937)	(606,091)	(354,846)	
509040	Grant Income - Extension of Perth's South Esk River Parklands Walkway	0	616	(616)	
515250	Municipal Income Allocation	(889,837)	(444,919)	(444,919)	
515300	Longford - Reserve Rentals	(113)	(1,659)	1,546	
515310	Lfd - Reserve Rentals Power Box Usage Village Green	113	(375)	488	
515320	Pth - Reserves rental	0	0	0	
515350	Evandale - Reserve Rentals	(113)	0	(113)	
515400	Campbell Town - Reserve Rentals	(113)	0	(113)	
515410	Campbell Town - Hire Fees Net Ball and Tennis Courts	0	0	0	
515600	Falls Park Rental Income	(42,507)	(20,977)	(21,530)	
515751	Other Income (GST not applicable)	0	0	0	
515778.6	Grant Income - Cressy Recreation Ground Cricket Net upgrade	0	0	0	

Pool Committee adjustment to charges for last season

WHS issues budget in Capital Works to fund this item

2024-01-29 ORDINARY MEETING - OPEN COUNCIL ATTACHMENTS - Agenda

515780	Lfd - Main Street Projects National Grant	(4,000,000)	(2,000,000)	(2,000,000)	
515781	Pth - Child Care Centre National Grant	0	(260,000)	260,000	14
515784	Contribution - Ross Sports Club for Village Green BBQ	0	0	0	
517717	Grant Income - Ltd - Road Safety Park	0	0	0	
	Total Income	(6,898,955)	(3,915,029)	(2,983,926)	57%
Expenditure					
453130	Management - Parks & Reserves	6,070	1,186	4,884	
453145	OH&S - Reserve Maintenance	13,580	7,843	5,737	
464550	Tree Assessment, Protection, Removal and Major Trimming - Council Reserves	0	118	(118)	
464570	Parks and Reserves - General Key/Lock Maintenance Replacement	1,170	0	1,170	
464581	All Areas - Bus Shelter minor improvements for signage and tactiles	0	2,312	(2,312)	
464585	Depreciation of Assets - Rec Plant & Equip	170,219	85,110	85,110	
515910	Fencing Policy Expenditure	10,890	7,050	3,840	
515950	Asset Management - Longford (Including Depreciation)	54,725	28,005	26,720	
516000	Other Operating Expenditure - Longford (Inc Insurance & Govt Levies)	11,470	11,553	(83)	
516015	Maintenance - Longford Recreation Ground Buildings	3,150	2,869	281	
516030	Minor Improvements - Longford Victoria Square Buildings	0	648	(648)	
516100	Asset Management - Perth (Including Depreciation)	28,940	14,502	14,438	
516150	Other Operating Expenditure Perth (Inc Insurance & Govt Levies)	2,870	7,124	(4,254)	
516155	Maintenance - Perth Recreation Ground Buildings	3,650	1,144	2,506	
516250	Asset Management Cressy (Including Depreciation)	12,450	6,225	6,225	
516300	Other Operating Expenditure Cressy (Inc Insurance & Govt Levies)	1,710	4,454	(2,744)	
516310	Minor Improvements - Cressy Rec Ground Buildings	0	1,589	(1,589)	
516400	Asset Management Evandale (Including Depreciation)	36,110	18,055	18,055	
516450	Other Operating Expenditure Evandale (Inc Insurance & Govt Levies)	7,010	8,354	(1,344)	
516455	Maintenance - Morven Park Buildings	0	4,708	(4,708)	
516470	Maintenance and Minor Improvements - Edale Falls Park Buildings	0	6,708	(6,708)	
516550	Asset Management Campbell Town (Including Depreciation)	1,870	935	935	
516600	Other Operating Expenditure Campbell Town (Inc Insurance & Govt Levies)	10,380	10,725	(345)	
516650	Maintenance & Construction Administration	1,380	0	1,380	
516700	Asset Management Ross (Including Depreciation)	13,150	6,575	6,575	
516750	Other Operating Expenditure Ross (Inc Insurance & Govt Levies)	2,600	2,429	171	
516755	Maintenance - Ross Recreation Ground Buildings	0	454	(454)	
516900	Other Operating Expenditure Avoca (Inc Insurance & Govt Levies)	420	246	174	
	Total Expenditure	393,814	240,919	152,895	61%
	Total General Parks & Reserves Management	(6,505,141)	(3,674,109)	(2,831,032)	
Public Open Space					
Revenue					
517000	Contributions - Public Open Space	(34,585)	(22,400)	(12,185)	
517020	Income - Subdivision Tree Planting Provision	0	(3,636)	3,636	
	Total Revenue	(34,585)	(26,036)	(8,549)	75%
Expenditure					
517150	Other Expenditure - Public Open Space	0	123	(123)	
517155	Expenditure - Subdivision Tree Planting Provision	0	0	0	
	Total Expenditure	0	123	(123)	0%
	Total Public Open Space	(34,585)	(25,914)	(8,671)	
Mowing					
Longford Area Mowing					
453149	BUDGET - Longford Parks & Reserves	52,480	0	52,480	
453150	Anglican Church - Longford	0	2,012	(2,012)	
453200	Recreation Ground - Bishopsbourne	0	2,199	(2,199)	
453250	Bruce Place - Longford	0	456	(456)	
453350	Carins Park - Longford	0	1,481	(1,481)	
453400	Community Centre - Longford	0	772	(772)	
453450	Corination Park - Longford	0	1,032	(1,032)	
453500	Council Chambers - Longford	0	325	(325)	
453550	Cycling Track - Longford	0	3,473	(3,473)	
453600	Davis Crescent - Longford	0	185	(185)	
453625	Mowing - Depot - Longford	0	144	(144)	
453650	Gemihu Court - Longford	0	406	(406)	
453660	Lewis St Reserve (Summefield Park) - Longford	0	1,438	(1,438)	
453750	Mill Dam - Longford	0	2,798	(2,798)	
453800	Nature Strips - Longford	0	7,841	(7,841)	
453860	Rec Ground Mini League Oval - Longford	0	1,090	(1,090)	
453900	R/way line Res (Powe) - Longford	0	2,542	(2,542)	
453940	Swan Avenue Walkway - Longford	0	0	0	
453950	Tannery Road - Longford	0	3,256	(3,256)	
454000	Town Hall & Fountain Reserve - Longford	0	0	0	
454010	Town Entrance - Longford	0	0	0	
454050	Travelling - Longford	0	531	(531)	
454100	Traffic Islands - Longford	0	247	(247)	
454150	Victoria Square - Longford	0	3,332	(3,332)	
454200	Woolmers Bridge Res - Longford	0	182	(182)	
	Total Longford Area Mowing	52,480	35,740	16,740	68%
Perth Area Mowing					
454240	BUDGET - Perth Parks & Reserves	55,070	0	55,070	
454243	Bypass Roadside Reserves - Perth - Mowing	0	6,068	(6,068)	
454244	Bypass Roundabouts - Perth - Mowing	0	1,516	(1,516)	
454245	Bypass Vegetation Corridors - Perth - Mowing	0	997	(997)	
454250	Community Centre - Perth	0	923	(923)	
454270	Callistemon Court Reserve - Perth	0	191	(191)	
454300	Lions Park Norfolk St - Perth	0	2,264	(2,264)	
454350	Nature Strips Main St - Perth	0	1,527	(1,527)	
454375	Nelson Place Reserve - Perth	0	190	(190)	
454400	Mulgrave St Tree Reserve - Perth	0	628	(628)	
454450	Nature Strips(Excluding Main St) - Perth	0	3,980	(3,980)	
454500	Old Bridge Road Reserve - Perth	0	489	(489)	
454600	Old Punt Road Reserve - Perth	0	409	(409)	
454620	Rec Ground Surrounds - Perth - Mowing	0	1,594	(1,594)	
454650	River Bank Reserve - Perth	0	3,860	(3,860)	
454651	River Bank Reserve Central Talisker St to Foot Bridge-	0	231	(231)	
454652	River Bank Reserve North Foot Bridge to George St-	0	673	(673)	
454670	Seccombe St Reserve - Perth	0	960	(960)	
454680	Sheep Wash Creek (WSUD)	0	2,252	(2,252)	
454750	Train Park - Perth	0	710	(710)	
454800	Travelling - Perth	0	1,009	(1,009)	
454850	Memorial Reserve (Anzac Park) - Perth	0	656	(656)	
454900	Wattle Park - Perth	0	527	(527)	
	Total Perth Area Mowing	55,070	31,652	23,418	57%
Cressy Area Mowing					
454940	BUDGET - Cressy Parks & Reserves	7,330	0	7,330	

454950	Trout Park/Child Care Centre - Cressy	0	1,622	(1,622)	
455000	War Mem & Pool - Cressy	0	1,755	(1,755)	
455050	Main Street Nature Strips - Cressy	0	693	(693)	
455100	Other Nature Strip - Cressy	0	1,053	(1,053)	
455120	Town Hall - Cressy	0	307	(307)	
455150	Travelling - Cressy	0	487	(487)	
Total Cressy Area Mowing		7,330	5,917	1,413	81%
Evandale Area Mowing					
455190	BUDGET - Evandale Parks & Reserves	32,990	0	32,990	
455200	Reserves - Bredalbane	0	852	(852)	
455220	Arthur St Cemetery - Evandale	0	235	(235)	
455250	Dakins Hill Reserve - Evandale	0	366	(366)	
455300	Falls Park - Evandale	0	0	0	
455350	Hartnoll Place Reserve - Evandale	0	327	(327)	
455400	Hawley Reserve - Evandale	0	75	(75)	
455450	Horse Trail Reserve - Devon Hills	0	265	(265)	
455500	Information Board Cnr Russell/Scone St - Evandale	0	433	(433)	
455550	Medical Centre Reserve - Evandale	0	800	(800)	
455600	Monument Garden - Evandale	0	875	(875)	
455650	Morven Park - Evandale	0	1,026	(1,026)	
455700	Nature Strips - Evandale	0	801	(801)	
455750	Nature Strips - Devon Hills	0	784	(784)	
455770	Nature Strips - Western Junction	0	0	0	
455800	Reserves - Nile	0	740	(740)	
455850	Pioneer Park - Evandale	0	2,000	(2,000)	
455900	Range Road Reserve - Evandale	0	1,614	(1,614)	
455950	Rotary Park - Evandale	0	3,800	(3,800)	
456000	Saddlers Court Reserve - Evandale	0	568	(568)	
456050	Scone Street Reserve (Buffalo Park) - Evandale	0	940	(940)	
456100	Tourism/Community Centre - Evandale	0	568	(568)	
456150	Travelling - Evandale/Devon Hills	0	1,953	(1,953)	
456200	Tree Guard Reserve - Evandale	0	100	(100)	
456250	War Memorial Hall Reserve - Evandale	0	777	(777)	
456300	Western Junction Reserves - Evandale	0	3,865	(3,865)	
456350	Woodville Reserve - Devon Hills	0	0	0	
Total Evandale Area Mowing		32,990	23,763	9,227	72%
Campbell Town Area Mowing					
456390	BUDGET - Campbell Town Parks & Reserves	75,700	0	75,700	
456400	Bicentennial Park - Campbell Town	0	308	(308)	
456450	Blackburn Park - Campbell Town	0	916	(916)	
456500	Blackburn Park North - Campbell Town	0	1,275	(1,275)	
456550	River Walk - Campbell Town	0	560	(560)	
456600	Cemeteries (North/South/Church st) - C'Town	0	0	0	
456620	Elizabeth Court Carpark Surrounds	0	97	(97)	
456630	Epping Hall Grounds - Epping - Mowing	0	298	(298)	
456650	Esplanade East - Campbell Town	0	577	(577)	
456700	Esplanade West - Campbell Town	0	977	(977)	
456750	Gatty Memorial - Campbell Town	0	115	(115)	
456800	King Street Oval - Campbell Town	0	1,405	(1,405)	
456850	Lions Park - Campbell Town	0	843	(843)	
456900	Main Street Nature Strips - Campbell Town	0	3,918	(3,918)	
456950	Marsh Lions Park - Campbell Town	0	52	(52)	
457000	Non Main Street Nature Strips - Campbell Town	0	19,512	(19,512)	
457050	Old Swimming Pool - Campbell Town	0	609	(609)	
457150	The Willows - Campbell Town	0	855	(855)	
457200	Travelling - Campbell Town	0	852	(852)	
457250	Valentine Park - Campbell Town	0	1,364	(1,364)	
457300	War Memorial Oval - Campbell Town	590	2,204	(1,614)	
457350	War Memorial Oval Surrounds - Campbell Town	0	3,642	(3,642)	
Total Campbell Town Area Mowing		76,290	40,380	35,910	53%
Ross Area Mowing					
457390	BUDGET - Ross Parks & Reserves	53,120	0	53,120	
457400	Bridge Reserve - Ross	0	335	(335)	
457450	Church Hill Ground - Ross	0	568	(568)	
457500	Heritage Walk - Ross	0	499	(499)	
457550	Nature Strips - Ross	0	8,624	(8,624)	
457575	Nature Strips East of Railway Line Ross	0	4,875	(4,875)	
457600	Original Burial Ground - Ross	0	215	(215)	
457650	Recreation Ground - Ross	0	585	(585)	
457700	Recreation Ground Surrounds - Ross	0	2,104	(2,104)	
457750	River Reserve East - Ross	0	985	(985)	
457770	School Grounds - Ross	0	617	(617)	
457800	Town Entrances - Ross	0	3,117	(3,117)	
457850	Town Hall - Ross	0	252	(252)	
457870	Town Square - Ross (33 Church St)	0	7,460	(7,460)	
457900	Travelling - Ross	0	2,790	(2,790)	
Total Ross Area Mowing		53,120	33,026	20,094	62%
Avoca/Rossarden Area Mowing					
457940	BUDGET - Avoca/Rossarden Parks & Reserves	10,700	0	10,700	
457950	Boucher Park (Country Womens Park) - Avoca	0	645	(645)	
458150	Nature Strips - Avoca	0	4,476	(4,476)	
458200	Pioneer Park Rossarden - Rossarden	0	0	0	
458250	Pump House Tree Plantation - Avoca	0	234	(234)	
458300	Recreation Ground Rossarden - Rossarden	0	0	0	
458350	St Pauls River Park - Avoca	0	597	(597)	
458400	Travelling - Avoca Area	0	3,071	(3,071)	
Total Avoca/Rossarden Area Mowing		10,700	9,022	1,678	84%
Total Mowing		287,980	179,501	108,479	62%
General Maintenance					
Longford Area General Maintenance					
458440	BUDGET - Longford Parks & Reserves	75,340	0	75,340	
458450	Anglican Church - Longford	0	723	(723)	
458500	Bishopbourne Rec. - Longford	0	614	(614)	
458520	Boat Ramp Longford	0	1,507	(1,507)	
458550	Bruce Place - Longford	0	143	(143)	
458600	Caravan Park - Longford	0	587	(587)	
458650	Carins Park - Longford	0	2,495	(2,495)	
458700	Community Centre - Longford	0	718	(718)	
458750	Corination Park - Longford	450	4,101	(3,651)	
458800	Council Chambers - Longford	0	2,482	(2,482)	
458850	Cycling Track - Longford	2,780	4,421	(1,641)	
458900	Davis Crescent - Longford	0	69	(69)	

458925	Depot Longford	0	3,586	(3,586)	
458950	Gemihu Court - Longford	0	1,813	(1,813)	
458960	Lewis St Reserve (Sumerfield Park) - Longford	2,180	1,891	289	
459000	Library - Longford	0	1,128	(1,128)	
459020	Little Athletics Facility - Longford	1,120	473	647	
459050	Mill Dam - Longford	0	7,288	(7,288)	
459100	Nature Strips - Longford	0	4,926	(4,926)	
459150	Old Tip Site - Longford	1,200	652	548	
459200	R/way line Res (Powe) - Longford	0	643	(643)	
459210	Skate Park / Velodrome Maintenance - Longford	3,750	1,767	1,983	
459215	Recreation Ground Longford - Light Towers	0	0	0	
459220	Rec Ground Mini League Oval - Longford	0	26	(26)	
459225	Recreation Ground - Longford	39,380	34,142	5,238	
459230	Stokes Park - Longford	810	4,457	(3,647)	
459235	Street Trees - Longford (Not Main Street)	0	1,142	(1,142)	
459235.01	Street Trees - Longford (Not Main Street) - Pitt Subdivision	0	1,738	(1,738)	
459236	Street Trees - Longford (Main Street)	0	130	(130)	
459250	Tannery Road - Longford	0	1,609	(1,609)	
459300	Town Hall & Fountain Reserve - Longford	220	332	(112)	
459310	Town Entrance - Longford	0	1,057	(1,057)	
459325	Traffic Island Smith St - Roundabout	0	80	(80)	
459350	Travelling - Longford	0	1,004	(1,004)	
459400	Traffic Islands - Longford	0	860	(860)	
459450	Victoria Square - Longford	4,350	16,973	(12,623)	
459470	Wellington/Laycock Reserve - Longford - Reserve Maint	1,750	0	1,750	
459500	Woolmers Bridge Res - Longford	2,000	958	1,042	
459510	Pateena Road Bus Shelter area - Longford - Reserve maintenance	0	666	(666)	
459525	Street Trees - Longford	0	5,573	(5,573)	
	Total Longford Area General Maintenance	135,330	112,775	22,556	83%
	Perth Area General Maintenance				
459540	BUDGET - Perth Parks & Reserves	82,420	0	82,420	
459541	Arthur Street (43) Detention Area - Operating	0	161	(161)	
459543	Bypass Roadside Reserves - Perth - Reserve Maint	0	4,262	(4,262)	
459544	Bypass Roundabouts - Perth - Reserve Maint	0	404	(404)	
459545	Bypass Vegetation Corridor - Perth	0	4,844	(4,844)	
459550	Community Centre - Perth	0	957	(957)	
459570	Callistemon Court Reserve - Perth	0	846	(846)	
459575	Fore Street (Early Learning Centre site) - Perth	2,830	5,153	(2,323)	
459580	George Street Storage Depot - Perth	0	1,470	(1,470)	
459600	Lions Park Norfolk St - Perth	3,610	1,929	1,681	
459650	Nature Strips Main Street - Perth	0	1,893	(1,893)	
459700	Mulgrave St Tree Reserve - Perth	0	418	(418)	
459750	Nature Strips(Excluding Main St) - Perth	0	1,063	(1,063)	
459775	Nelson Place Reserve - Perth	0	51	(51)	
459800	Old Bridge Road Reserve - Perth	0	699	(699)	
459850	Old Hall Site Talisker St - Perth	0	12	(12)	
459900	Old Punt Road Reserve - Perth	0	470	(470)	
459910	Railway Crossing Perth	0	46	(46)	
459925	Recreation Ground - Perth	32,370	19,656	12,714	
459930	Recreation Ground Perth - Light Towers	0	0	0	
459950	River Bank Reserve Southern End- Perth - General	0	3,664	(3,664)	
459951	River Bank Reserve Central Talisker St to Foot Bridge-	0	0	0	
459952	River Bank Reserve North Foot Bridge to George St-	0	7,480	(7,480)	
459960	Skate Park Maintenance - Perth	0	511	(511)	
459970	Secombe St Reserve - Perth	1,230	1,992	(762)	
459980	Sheep Wash Creek (WSUD)	0	975	(975)	
460000	Street Trees - Perth	0	6,203	(6,203)	
460100	Train Park - Perth	4,400	15,439	(11,039)	
460150	Travelling - Perth	0	831	(831)	
460200	Memorial Reserve (Anzac Park) - Perth	1,620	663	957	
460230	Nelson Place - Perth	0	0	0	
460250	Wattle Park - Perth	0	2,829	(2,829)	
	Total Perth Area General Maintenance	128,480	84,921	43,559	66%
	Cressy Area General Maintenance				
460290	BUDGET - Cressy Parks & Reserves	20,200	0	20,200	
460300	Trout Park/Child Care Centre - Cressy	1,250	3,421	(2,171)	
460350	War Mem & Pool - Cressy	0	2,427	(2,427)	
460400	Main Street Nature Strips - Cressy	0	1,849	(1,849)	
460450	Other Nature Strip - Cressy	0	1,025	(1,025)	
460470	Town Hall - Cressy	0	349	(349)	
460500	Recreation Ground - Cressy	35,150	16,589	18,561	
460525	Street Trees Cressy	0	855	(855)	
460550	Travelling - Cressy	0	410	(410)	
	Total Cressy Area General Maintenance	56,600	26,925	29,675	48%
	Evandale Area General Maintenance				
460590	BUDGET - Evandale Parks & Reserves	51,160	0	51,160	
460600	Reserves - Bredalbane	0	368	(368)	
460620	Arthur Street Cemetery - Evandale	0	36	(36)	
460650	Dakins Hill Reserve - Evandale	0	623	(623)	
460700	Falls Park - Evandale	0	1,699	(1,699)	
460750	Hartnoll Place Reserve - Evandale	400	235	165	
460850	Horse Trail Reserve - Devon Hills	0	179	(179)	
460900	Information Board Cnr Russell/Scene St - Evandale	450	1,084	(634)	
460950	Medical Centre Reserve - Evandale	0	311	(311)	
461000	Monument Garden - Evandale	370	338	32	
461050	Morven Park - Evandale	34,900	27,482	7,418	
461060	Morven Park Evandale - Light Towers	0	0	0	
461100	Nature Strips - Evandale	0	352	(352)	
461150	Nature Strips - Devon Hills	0	2,677	(2,677)	
461160	Nature Strips - Western Junction	0	0	0	
461170	Falls Park - Evandale	0	0	0	
461200	Nile Reserves - Nile	0	616	(616)	
461250	Pioneer Park - Evandale	4,770	6,248	(1,478)	
461300	Range Road Reserve - Evandale	0	0	0	
461350	Rotary Park - Evandale	0	4,108	(4,108)	
461400	Saddlers Court Reserve - Evandale	540	1,404	(864)	
461425	Traffic Island - Solomon House	0	0	0	
461450	Scene Street Reserve (Buffalo Park) - Evandale	1,810	3,127	(1,317)	
461460	Skate Park Maintenance - Evandale	0	0	0	
461500	Street Trees - Evandale	0	2,718	(2,718)	
461550	Tourism/Community Centre - Evandale	0	1,483	(1,483)	
461600	Travelling - Evandale/Devon Hills	0	268	(268)	
461650	Tree Guard Reserve - Evandale	0	76	(76)	

461700	War Memorial Hall Reserve - Evandale	0	1,567	(1,567)	
461750	Western Junction - Evandale	0	1,554	(1,554)	
461800	Woodville Reserve - Evandale	0	0	0	
Total Evandale Area General Maintenance		94,400	58,551	35,849	62%
Campbell town Area General Maintenance					
461840	BUDGET - Campbell Town Parks & Reserves	67,050	0	67,050	
461850	Bicentennial Park - Campbell Town	400	789	(389)	
461900	Blackburn Park - Campbell Town	70	1,317	(1,247)	
461950	Blackburn Park North - Campbell Town	1,000	3,054	(2,054)	
461960	Depot Gardens Maintenance - Campbell Town	0	269	(269)	
462000	River Walk - Campbell Town	0	586	(586)	
462060	Chinese Garden Riverbank Campbell Town	0	0	0	
462070	Elizabeth Court Carpark Surrounds	0	205	(205)	
462080	Epping Hall Grounds - Epping - General Maintenance	0	0	0	
462100	Esplanade East - Campbell Town	0	577	(577)	
462150	Esplanade West - Campbell Town	0	114	(114)	
462200	Gatty Memorial - Campbell Town	840	3,239	(2,399)	
462250	King Street Oval - Campbell Town	3,740	2,337	1,403	
462300	Lions Park - Campbell Town	460	1,097	(637)	
462350	Main Street Nature Strips C'Town - Campbell Town	0	3,110	(3,110)	
462400	Marsh Lions Park - Campbell Town	0	80	(80)	
462450	Non Main Street Nature Strips C'Town - Campbell To	0	3,134	(3,134)	
462500	Old Swimming Pool - Campbell Town	0	932	(932)	
462550	Rail Park Playground - Conara	0	7,576	(7,576)	
462560	Skate Park Maintenance - Campbell Town	30	280	(250)	
462600	Street Trees - Campbell Town	0	8,008	(8,008)	
462601	Street Trees - Campbell Town King St	0	57	(57)	
462650	The Willows - Campbell Town	0	294	(294)	
462700	Travelling - Campbell Town	0	2,607	(2,607)	
462750	Valentine Park - Campbell Town	4,910	16,407	(11,497)	
462800	War Memorial Oval - Campbell Town	25,987	16,352	9,635	
462810	War Memorial Oval Campbell Town - Light Towers	0	0	0	
462820	War Memorial Oval Campbell Town - Tennis Courts -	0	0	0	
462850	War Memorial Oval Surrounds - Campbell Town	0	1,740	(1,740)	
Total Campbell town Area General Maintenance		104,487	74,162	30,325	71%
Ross Area General Maintenance					
462890	BUDGET - Ross Parks & Reserves	42,600	0	42,600	
462900	Bridge Reserve - Ross	1,460	4,849	(3,389)	
462950	Church Hill Ground - Ross	0	827	(827)	
463000	Heritage Walk - Ross	0	1,188	(1,188)	
463050	Nature Strips - Ross	0	4,778	(4,778)	
463100	Original Burial Ground - Ross	0	470	(470)	
463150	Recreation Ground - Ross	3,860	3,943	(83)	
463200	Recreation Ground Surrounds - Ross	1,980	2,278	(298)	
463220	Recreation Ground Surrounds - Ross - Tree Planting	0	0	0	
463250	River Reserve East - Ross	0	107	(107)	
463270	School Grounds - Ross	1,730	483	1,247	
463300	Street Trees - Ross	0	12,573	(12,573)	
463330	War Memorial in Street - Ross	0	369	(369)	
463350	Town Entrances - Ross	0	2,335	(2,335)	
463400	Town Hall - Ross	0	48	(48)	
463470	Town Square - Ross (33 Church St)	1,100	1,637	(537)	
463480	Ross Reserve General Maintenance Bond St Bridge St	0	60	(60)	
463500	Travelling - Ross	0	1,631	(1,631)	
Total Ross Area General Maintenance		52,730	37,577	15,153	71%
Avoca/Rossarden Area General Maintenance					
463540	BUDGET - Avoca/Rossarden Parks & Reserves	13,830	0	13,830	
463550	Boucher Park (Country Womens Park) - Avoca	0	1,258	(1,258)	
463750	Nature Strips - Avoca	0	1,518	(1,518)	
463800	Pioneer Park Rossarden - Rossarden	1,090	1,671	(581)	
463850	Pump House Tree Plantation - Avoca	0	0	0	
463900	Recreation Ground - Rossarden	0	174	(174)	
463950	St Pauls River Park - Avoca	0	48	(48)	
464000	Street Trees - Avoca Area	0	995	(995)	
464050	Travelling - Avoca Area	0	528	(528)	
Total Avoca/Rossarden Area General Maintenance		14,920	6,193	8,727	42%
Total General Maintenance		586,947	401,104	185,843	68%
Total Parks and Reserves		(5,664,799)	(3,119,418)	(2,545,381)	
Waste Management					
Waste Disposal Facilities					
Controlled Transfer Stations					
319350	Longford - Refuse Disposal Fees	(105,184)	(40,742)	(64,442)	
319400	Longford - Green Waste Disposal Fees	(66,232)	(17,590)	(48,642)	
319420	Longford - Concrete Disposal Fees	(3,771)	(2,642)	(1,129)	
319425	Longford - Tyre Disposal Fees	(679)	0	(679)	
319450	Evandale - Refuse Disposal Fees	(24,711)	(9,175)	(15,536)	
319500	Evandale - Green Waste Disposal Fees	(16,073)	(4,356)	(11,717)	
319525	Evandale - Tyre Disposal Fees	0	0	0	
319550	Campbell Town - Refuse Disposal Fees	(16,780)	(6,687)	(10,093)	
319600	Campbell Town - Green Waste Disposal Fees	(3,885)	(1,378)	(2,507)	
319625	Tyre Disposal Fees - Campbell Town	0	0	0	
320620	Avoca - Refuse Disposal Fees	(3,807)	(1,494)	(2,313)	
320630	Avoca - Green Waste Disposal Fees	(359)	(192)	(167)	
319650	Municipal Income Allocation	(491,879)	(245,940)	(245,940)	
Total Income		(733,360)	(330,196)	(403,164)	45%
319155	NTD - Regional Waste Management Levy	28,790	9,624	19,166	
319750	Site Maintenance - Longford	10,420	9,025	1,395	
319800	Site Attendant - Longford	143,190	52,069	91,121	
319850	Waste Transportation - Longford	87,800	30,174	57,626	
319900	Disposal Fees - Longford	100,570	41,500	59,070	
319905	Tyre Disposal Costs - Longford	3,270	8,880	(5,610)	
319910	Concrete Crushing and Disposal Costs - Longford	33,670	0	33,670	
319950	Green Waste - Longford	59,150	0	59,150	
319960	Minor Improvements - Longford Waste Transfer Station	0	0	0	
319985	Depreciation of Assets - Longford	13,250	6,645	6,605	
320000	Site Maintenance - Evandale	4,980	2,533	2,447	
320050	Site Attendant - Evandale	40,360	17,277	23,083	
320100	Waste Transportation - Evandale	29,260	9,939	19,321	
320150	Disposal Fees - Evandale	20,270	8,751	11,519	
320155	Tyre Disposal Costs - Evandale	0	0	0	

320200	Green Waste - Evandale	14,380	1,029	13,351	
320235	Depreciation of Assets - Evandale	3,480	1,740	1,740	
320250	Site Maintenance - Campbell Town	5,230	4,546	684	
320300	Site Attendant - Campbell Town	40,170	16,233	23,937	
320350	Waste Transportation - Campbell Town	38,120	16,426	21,694	
320400	Disposal Fees - Campbell Town	22,270	10,038	12,232	
320405	Tyre Disposal Costs - Campbell Town	1,630	0	1,630	
320450	Green Waste - Campbell Town	5,720	14,938	(9,218)	
320455	Depreciation of Assets - Campbell Town	3,710	2,058	1,652	
320650	Site Maintenance - Avoca	10,780	4,388	6,392	
320660	Site Attendant - Avoca	27,190	21,845	5,345	
320700	Waste Transportation - Avoca	9,250	4,360	4,890	
320750	Disposal Fees - Avoca	5,440	2,272	3,168	
	Total Expenditure	762,350	296,291	466,059	39%
	Total Controlled Transfer Stations	28,990	(33,906)	62,896	
	Other Waste Disposal Facilities				
319690	Abandoned Vehicle Income	0	(593)	593	
321450	Municipal Income Allocation	0	0	0	
	Total Income	0	(593)	593	0%
321580	Abandoned Vehicle Removal & Disposal	0	517	(517)	
	Total Expenditure	0	517	(517)	0%
	Total Other Waste Disposal Facilities	0	(76)	76	
	Total Waste Disposal Facilities	28,990	(33,981)	62,971	
	Kerbside Refuse Collection				
	Income				
321600	Rates - Kerbside Refuse Collection	(1,316,888)	(1,327,269)	10,381	
321625	Municipal Income Allocation - Kerbside Refuse	(264,578)	(132,289)	(132,289)	
321700	Replacement MGBs	(1,784)	(382)	(1,402)	
	Total Income	(1,583,250)	(1,459,940)	(123,310)	92%
	Expenditure				
321795	Kerbside Garbage Collection - State Govt Waste Management Levy	45,150	1,920	43,230	
321800	MGB - Collection	355,903	146,282	209,621	
321850	MGB - Waste Disposal	213,310	121,262	92,048	
321900	MGB - Maintenance	0	0	0	
321950	Recycling - Collection	320,106	119,207	200,899	
321960	Recycling - Processing	143,090	77,126	65,964	
321975	FOGO - Promotion/Information	0	0	0	
321980	FOGO - Collection	338,966	114,241	224,725	
321990	FOGO - Processing	106,925	42,952	63,973	
322025	Other Operating Expenditure - Kerbside Refuse Coll	26,800	16,511	10,289	
	Total Expenditure	1,550,250	639,501	910,749	41%
	Total Kerbside Refuse Collection	(33,000)	(820,439)	787,439	
	Total Waste Management	(4,010)	(854,420)	850,410	
	Caravan Parks & Camping Grounds				
	Longford Caravan Park				
	Income				
508000	Lease Income - Longford Caravan Park	(108,930)	(54,756)	(54,174)	
508050	Other Income	0	0	0	
	Total Income	(108,930)	(54,756)	(54,174)	50%
	Expenditure				
508100	Maintenance & Operating Expenses - Longford Caravan Park	21,806	10,483	11,323	
508150	Minor Improvements - Longford Caravan Park	0	0	0	
	Total Expenditure	21,806	10,483	11,323	48%
	Total Longford Caravan Park	(87,124)	(44,273)	(42,851)	
	Ross Caravan Park				
	Income				
508201	Lease Income (GST Applicable) - Ross Caravan Park	(34,244)	(22,868)	(11,376)	
	Total Income	(34,244)	(22,868)	(11,376)	67%
	Expenditure				
508300	Maint & Operating Expenses - Ross Caravan Park	17,129	13,860	3,269	
508350	Minor Improvements - Ross Caravan Park	0	5,630	(5,630)	
	Total Expenditure	17,129	19,490	(2,361)	114%
	Total Ross Caravan Park	(17,115)	(3,378)	(13,737)	
	Lake Leake Shack Sites and Camping Grounds				
	Income				
508400	Lease Income - Lake Leake Shack Sites	(61,023)	(56,265)	(4,758)	
508410	Rental Income - Lake Leake Caretakers Cottage	0	0	0	
508450	Other Income	(6,701)	(4,253)	(2,448)	
508680	Grant Income - Tooms Lake Amenities Upgrade	0	0	0	
	Total Income	(67,724)	(60,518)	(7,206)	89%
	Expenditure				
508500	Caretakers Expenses - Lake Leake	49,105	22,731	26,374	
508550	Maint & Operating Expenses - Lake Leake Grounds	25,525	24,203	1,322	
508600	Minor Improvements - Lake Leake Camp Ground	0	1,379	(1,379)	
508610	Council Land Tax Remission - Lake Leake Sites	15,980	7,895	8,085	
	Total Expenditure	90,610	56,208	34,402	62%
	Total Lake Leake Shack Sites and Camping Grounds	22,886	(4,310)	27,196	
	Tooms Lake Shack Sites & Camping Grounds				
	Income				
508650	Lease Income - Tooms Lake Shack Sites	(14,392)	(14,433)	41	
508700	Other Income	0	0	0	
	Total Income	(14,392)	(14,433)	41	100%
	Expenditure				
508750	Maint & Operating Expenses - Tooms Lake Camp Ground	10,510	400	10,110	
508810	Council Land Tax Remission Tooms Lake Sites	3,220	1,673	1,547	
	Total Expenditure	13,730	2,072	11,658	15%
	Total Tooms Lake Shack Sites & Camping Grounds	(662)	(12,361)	11,699	
	Total Caravan Parks & Camping Grounds	(82,015)	(64,322)	(17,693)	

\$15k Fire Trail upgrade

Community Buildings & Halls			
Income			
508850	Municipal Income Allocation	(301,768)	(150,884) (150,884)
509000	Rental - Longford Town Hall	0	0 0
509200	Rental - Longford War Memorial Hall	(2,802)	0 (2,802)
510450	Rental - Longford Library	(20,416)	(19,570) (846)
511650	Rental - Bishopsbourne Community Centre	(2,689)	(866) (1,823)
511700	Other Income - Bishopsbourne Community Centre	0	(383) 383
511701	Other Income - Bishopsbourne Community Centre	0	0 0
511820	Income - Evandale Medical Centre Income	(13,357)	(9,400) (3,957)
512300	Other Income	0	0 0
512301	Other income	0	0 0
512650	Rental - Campbell Town Hall	(6,353)	(5,785) (568)
512850	Rental - Campbell Town Youth Hall	(1,095)	(119) (976)
513050	Rental - Campbell Town Library	(12,502)	(11,984) (518)
513200	Rental - Campbell Town War Memorial Oval Amenities Building	(63,147)	(37,883) (25,264)
513205	Rental - Campbell Town War Memorial Oval Ground Hire	(13,782)	(4,572) (9,210)
513206	Rental - Campbell Town War Memorial Oval Tennis & Netball Court	0	(3,142) 3,142
513300	Other Income - Epping Hall (GST Free)	0	0 0
513301	Rental - Epping Hall	0	(136) 136
513420	Rental - Ross Town Hall	(6,169)	(4,679) (1,490)
513450	Rental - Ross Drill Hall	(11,084)	(5,623) (5,461)
513650	Rental - Ross Library	(2,231)	(872) (1,359)
513660	Ross Depot (Mens Shed) - Rental	0	0 0
513850	Rental - Ross Clinic	(5,000)	(2,800) (2,200)
514050	Rental - Avoca Town Hall	0	0 0
517201	Revenue - Special Committees	0	0 0
	Total Income	(462,395)	(258,699) (203,696) 56%
Expenditure			
508955	Building Administration General - Not Allocatable	15,825	16,914 (1,089)
508960	Buildings & Halls - Fire Service Renew & Maint	0	10,987 (10,987)
508963	Buildings - Essential services inspections	34,720	814 33,906
509100	Operating & Maint Expenditure - Lfd Town Hall	51,115	34,774 16,341
509150	Minor Improvements - Longford Town Hall	0	5,762 (5,762)
509300	Operating & Maint Expenditure - Lfd War Mem Hall	19,329	8,405 10,924
510550	Operating & Maint Expenditure - Longford Library	19,008	10,269 8,739
510600	Minor Improvements - Longford Library	0	617 (617)
510750	Operating & Maint Expenditure - Cressy Town Hall	18,469	10,669 7,800
510800	Minor Improvements - Cressy Town Hall	0	347 (347)
511150	Operating & Maint Expenditure - Liffey Hall	5,890	2,769 3,121
511200	Minor Improvements - Liffey Hall	0	0 0
511350	Operating & Maint Expenditure Perth Community Centre	24,825	24,128 697
511400	Minor Improvements - Perth Community Centre	0	2,451 (2,451)
511550	Operating & Maint Expenditure - Perth Clinic	730	0 730
511750	Operating & Maint Expenditure - B'ourne Community Centre	37,685	24,152 13,533
511800	Minor Improvements - Bishopsbourne Community Centre	0	471 (471)
511830	Operating & Maint Expend - Evandale Medical Centre	13,720	7,016 6,704
511950	Operating & Maint Expenditure - Evandale War Mem Hall	24,752	17,268 7,484
512000	Minor Improvements - Evandale War Memorial Hall	0	36 (36)
512350	Operating & Maint Expenditure - Devon Hills Fire Depot	5,823	4,441 1,382
512550	Operating & Maint Expenditure - Nile Fire Station	1,905	1,111 794
512750	Operating & Maintenance Expenditure - Ctown Town Hall	48,800	26,029 22,771
512760	Operating and Maintenance Expenditure - Ctown Museum at Town Hall	0	58 (58)
512800	Minor Improvements - Ctown Town Hall	0	0 0
512950	Operating & Maint Expenditure - Ctown Youth Hall	6,434	3,852 2,582
513150	Operating & Maint Expenditure - Ctown Library	3,373	1,307 2,066
513155	Minor Improvements - Ctown Library	0	0 0
513250	Operating & Maint Expenditure - Campbell Town War Memorial Oval Amenities B	169,140	97,637 71,503
513350	Operating & Maintenance Expenditure - Epping Hall	5,960	2,694 3,266
513400	Minor Improvements - Epping Hall	0	199 (199)
513440	Operating & Maintenance Expend - Ross Town Hall	43,730	21,389 22,341
513445	Minor Improvements - Ross Town Hall	0	0 0
513550	Operating & Maint Expenditure - Ross Drill Hall	8,630	3,620 5,010
513630	Operating & Maint Expenditure - Ross School Grounds	690	345 345
513670	Ross Depot (Mens Shed) - Maintenance Expenditure	0	0 0
513750	Operating & Maint Expenditure - Ross Library	26,740	12,813 13,927
513800	Minor Improvements - Ross Library Building	0	0 0
513950	Operating & Maintenance Expenditure - Ross Clinic	4,630	2,007 2,623
513980	Ross - Recreation Ground Community Club	910	3,145 (2,235)
513990	Operating & Maintenance - Buildings Ross Village Green - Pavilion Rotunda Harbour	0	135 (135)
514020	Operating & Maint Expend - Ross Fire Station	5,540	2,529 3,011
514040	Operating Expenditure - Avoca Tourism Centre	650	0 650
514150	Operating & Maint Expenditure - Avoca Town Hall	12,500	8,117 4,383
514240	Operating & Maintenance - Ash Centre Avoca	5,330	1,126 4,204
517206	Depreciation Expense - Special Committees	20,760	10,380 10,380
	Total Expenditure	637,613	388,784 248,829 61%
	Total Community Buildings & Halls	175,218	130,085 45,133
Special Project Assistance			
Income			
517199	Municipal Income Allocation - Special Community Projects	(63,000)	(31,500) (31,500)
	Total Income	(63,000)	(31,500) (31,500) 50%
Expenditure			
517210	Special Community Projects	63,000	0 63,000
520042	Project 16-19/20 - Longford Legends Park Recognition	0	3,297 (3,297)
520060	Project 1-22/23 Morven Park Security Camera, Gas Hot	0	0 0
520055	Project 8-21/22 Lions Club of Perth Silhouette at Gibbet Hill Rise	0	3,245 (3,245)
520058	Project 11-21/22 Longford Legends Additional plaques Gazebo	0	3,616 (3,616)
520061	Project 1-22/23 - Cressy Bowls Club Junior bowls	0	0 0
520062	Project 22/23 - Evandale Community Centre - Dishwasher and Heat Pump contrib	0	0 0
520065	Project 1 - 23/24 Bishopsbourne Complex Table settings	0	5,447 (5,447)
520066	Project 1-23/24 Cressy Church window repairs	0	1,000 (1,000)
520067	Project 3 - 23/24 Morven Park scrubber	0	4,773 (4,773)
520068	Project 4 - 23/24 Ross Sports Club heat pump	0	4,469 (4,469)
520069	Project 5 - 23/24 Harold Gatty reserve improvements	0	829 (829)
520071	Project 7 - 23/24 Liffey Hall Ground Maint (Mower) and Equip Storage	0	3,350 (3,350)
520073	Project 8 - 23/24 Cressy Pool - cleaner	0	3,905 (3,905)
	Total Expenditure	63,000	33,931 29,069 54%
	Total Special Project Assistance	0	2,431 (2,431)
Natural Resource Management			
Income			

Cost to 508963

2024-01-29 ORDINARY MEETING - OPEN COUNCIL ATTACHMENTS - Agenda

505600	Municipal Income - NRM	(36,810)	(18,405)	(18,405)	
	Total Income	(36,810)	(18,405)	(18,405)	50%
	Expenditure				
505964	NRM - TEER Partnership Agreement	16,810	17,516	(706)	
505970	Weeds Officer	20,000	12	19,988	
	Total Expenditure	36,810	17,528	19,282	48%
	Total Natural Resource Management	0	(877)	877	
	Total Operating Expenditure - Works Department	(4,169,354)	(2,115,041)	(2,054,313)	
	Grand Total Operating Revenue and Expenditure	(7,626,615)	(9,271,276)	1,644,660	
		Matched	Matched		

Health

	2023-2024	
9 Health		
9.01 Subdivision Assessment (outside sewerage district)	\$170.00 *	
9.02 Each Additional Lot	\$200.00 *	
9.03 Water Cartage Tankers for Assessment of Transport	\$200.00 *	
9.04 User or Supplier of Private Water Supply	\$127.00 *	
9.05 Water Sampling (by request) Plus cost of analysis	\$127.00 *	
9.06 Food Samples (If breaching relevant code) Plus cost of analysis	\$147.00 *	
9.07 Request for Inspection & Written Reports on Food Premises	\$127.00 *	
9.08 Food Premises Annual Renewal - High Risk	\$350.00 *	Amended as below in red
9.09 Food Premises Annual Renewal - Medium Risk	\$300.00 *	Amended as below in red
9.10 Food Premises Annual Renewal - Low Risk	\$200.00 *	
- Food Premise licences are not transferable to new operators if business sold In the instance if this happened during the year the new operator fee for the remainder of the year will be a prorata amount of the full fee based on the number of months remaining in the year.		
9.20 Mobile Food Vendor Permit (Six Months)	\$180.00 *	
9.21 Mobile Food Vendor Permit (Twelve Months)	\$348.00 *	
9.22 Temporary Food Business Registration - Per Day	\$40.00 *	Amended as below in red
9.23 Temporary Food Business Registration - 2 to 8 Weeks	\$74.00 *	Amended as below in red
9.24 Temporary Food Business Registration - 6 months	\$147.00 *	Amended as below in red
9.25 Statewide Mobile Food Licence - Yearly	\$209.00 *	
9.26 Temporary Food Business Registration - Charity	Nil	
9.30 Place of Assembly Licence - Special Event (1 day)	\$150.00 *	
9.31 Place of Assembly Licence - Special Event (Multi-day)	\$250.00	
9.32 Place of Assembly Licence - General Purpose Annual	\$162.00 *	
9.33 Place of Assembly Licence - Registered Charity	Nil	
9.40 Other Registrations Required by the Public Health Regulations-per year	\$127.00 *	
9.41 Registration of Premises where Public Risk activity Carried out	\$155.00	
9.42 Individual Licence to Carry Out Public Health Risk Activity	\$155.00	
9.43 Registration of Regulated System (New or Renewal)	\$127.00 *	
9.44 Re-inspection Due to Incomplete or Faulty Work	\$155.00	
9.45 Additional Inspections	\$155.00	
9.50 Sale of 1.4 Litre Sharps Containers	\$11.75	
9.22 Temporary Food Business/ Stall Registration - Per Day - Low Risk	\$40.00 *	
9.23 Temporary Food Business/ Stall Registration - 2 to 8 Weeks Up to 6 Months - Low Ri	-\$74.00* \$80.00	
9.24 Temporary Food Business/ Stall Registration - 6 months 7-12 Months - Low Risk	-\$147.00* \$150.00	
9.08 Food Premises & Temporary Business Annual Renewal - High Risk	\$350.00 *	
9.09 Food Premises & Temporary Business Annual Renewal - Medium Risk	\$300.00 *	

Fees and Charges 2023-24



FACILITY/SERVICE	CURRENT FEES/CHARGES (*GST inclusive)
Planning/Development Permit Fees (Cont.)	
Combined amendment and development permit	\$4,500.00 Plus Development Application Fee. Plus advertising fees at cost. Plus Tasmanian Planning Commission fee. If including new PPZ, SAP or SSQ, plus \$2,000.00
Environmental Health Fees	
Food Premises (except for bona fide not for profit organisations) Annual Registration / Renewal of Registration	
P3	\$67.00
P1 and P2	\$200.00
Late fee if application for renewal not received by 31 July	\$60.00
Additional Inspections due to non-compliance	\$136.00*
Temporary Food Stall Registration (except for bona fide not for profit organisations)	
One Off Event	\$41.00
Up to 6 months	\$67.00
6 – 12 months	\$100.00
Late fee if not received before event	\$48.00
Public Health	
Place of Assembly Licence – Public Events, 1 day	\$86.00
Place of Assembly Licence – Public Events, greater than 1 day	\$272.00
Registration of Private Water Supplier	\$115.00
Other premises requiring licensing under Public Health Act 1997	\$115.00
Request for inspection and written reports on food premises for prospective purchasers	\$136.00*
Mobile Food Vehicles	
Vendor's Permit	\$200.00
Engineering (Subdivisions)	
Plan checking and final inspections for privately supervised works (only applies to works that have been certified by a qualified engineer approved by the Director Infrastructure Services)	1.5% of value of public works*. Minimum fee \$505.00*.
Inspection of failed works	\$158.00* per hour of contracted inspections or re-inspections of works that failed a previous inspection.
Application and processing fee for approval of bonds for incomplete subdivision work	\$596.20*
<i>N.B. Public works are defined as any works that council is obliged to maintain for the community and include roads, footpaths, drainage (both underground and surface), landscaping, parks and public buildings.</i>	

Fees & Charges 2023/2024
(includes GST where applicable)



2023/2024 Fees & Charges GST

HEALTH		
Place of Assembly Specific Event	\$321	N
Charitable or not for profit organisations	No fee, application only	
Annual Registrations / Licences		
Registration of premises for public health risk activity	\$151	N
Licence to carry out public health risk activity	\$135	N
Licence to carry out public health risk activity (one-off up to two weeks)	\$81	N
Registration of regulated system	\$107	N
Private Water Supplier	\$173	N
Registration as a water carrier	\$162	N
New application fee	\$65	N
Part registration fee (Jan - June)	Half of annual fee	N
Other health registrations per licence	\$107	
Environmental health officer's report on building work in relation to food premises (BR15)	\$227	Y
Environmental health officer's report on food premises for occupancy permit (BR36)	\$227	Y
Food business registration		
Annual Fee - P1	\$311	N
Annual Fee - P2	\$259	N
Annual Fee - P3	\$208	N
P3 - N	No fee, application only	
P4	No fee, application only	
Part registration fee (Jan - June)	Half of annual fee	N
Single event	\$40	N
Charitable or not for profit organisation	No fee, application only	
Pre-purchase inspection	\$173	Y
New food business application	\$65	N
Mobile food vendors		
Mobile food vendor permit (12 months)	\$486	N
Mobile food vendor permit (6 months Off Peak)	\$270	N
Mobile food vendor permit (12 months Peak)	\$378	N
Mobile food vendor permit (Charitable & NFP)	50 % fee remission	N
Other health registrations per licence	\$107	N
Private Burial Application	\$346	N
On-site wastewater		
Subdivision assessment - 1 lot	\$383	N
Subdivision assessment - 2 lots	\$627	N
Subdivision assessment - 3 or more lots	\$805 + \$178 per lot over 3	N
On-site wastewater consent (residential)	\$251	N
On-site wastewater consent amendment (residential)	\$191	N
On-site wastewater consent (commercial)	POA	
On-site wastewater consent amendment (commercial)	POA	
Additional inspection	\$147	Y
Completion of expired permit	\$144	N
Retrospective applications	Double the standard fee	
MISCELLANEOUS		
Abatement of fire hazards	Contractor's charge plus \$218	Y
Storage fee for seized abandoned vehicles	\$166 per week or part thereof plus towing costs	Y

Line No.	Fee Name	GST Status	2023/24 Fee
1	COMMUNITY AND PLACE		
2	Environmental Health		
3	Regulated system registration - New/Annual renewal	GST Exempt (Div 81)	\$62.00
4	Regulated system registration - Overdue annual renewal	GST Exempt (Div 81)	\$123.00
5	Regulated system registration - Retrospective	GST Exempt (Div 81)	\$123.00
6	Public health risk operator licence - New/Annual renewal	GST Exempt (Div 81)	\$140.00
7	Public health risk operator licence - Overdue annual renewal	GST Exempt (Div 81)	\$201.00
8	Public health risk operator licence - Retrospective	GST Exempt (Div 81)	\$201.00
9	Public health risk premises registration - New/Annual renewal	GST Exempt (Div 81)	\$193.00
10	Public health risk premises registration - Overdue annual renewal	GST Exempt (Div 81)	\$253.00
11	Public health risk premises registration - Retrospective	GST Exempt (Div 81)	\$346.00
12	Place of assembly licence application	GST Exempt (Div 81)	\$342.00
13	Place of assembly licence application received fewer than 30 days before the event	GST Exempt (Div 81)	\$513.00
14	Private water supplier registration - New/Annual renewal	GST Exempt (Div 81)	\$82.00
15	Private water supplier registration - Overdue annual renewal	GST Exempt (Div 81)	\$203.00
16	Private water supplier registration - Retrospective	GST Exempt (Div 81)	\$203.00
17	Water carrier registration - New/Annual renewal	Taxable	\$171.00
18	Water carrier registration - Overdue annual renewal	GST Exempt (Div 81)	\$232.00
19	Water carrier registration - Retrospective	GST Exempt (Div 81)	\$232.00
20	On-Site Wastewater Management Systems - Application fee	GST Exempt (Div 81)	\$240.00
21	On-site Wastewater Management Systems EHO assessment	Taxable	\$171.00
22	Food business registration - New/Annual renewal - Schools, community groups and charities	GST Exempt (Div 81)	\$193.00
23	Food business registration - Overdue annual renewal - Schools, community groups and charities	GST Exempt (Div 81)	\$253.00
24	Food business registration - Retrospective - Schools, community groups and charities	GST Exempt (Div 81)	\$253.00
25	Food business registration - Low risk foods, P3 - New registration	GST Exempt (Div 81)	\$239.00
26	Food business registration - Low risk foods, P3 - Annual renewal	GST Exempt (Div 81)	\$193.00
27	Food business registration - Low risk foods, P3 - Overdue annual renewal	GST Exempt (Div 81)	\$253.00
28	Food business registration - Low risk foods, P3 - Retrospective	GST Exempt (Div 81)	\$300.00
29	Food business registration - Medium risk foods, P2 - New registration	GST Exempt (Div 81)	\$308.00

Line No.	Fee Name	GST Status	2023/24 Fee
30	Food business registration - Medium risk foods, P2 - Annual renewal	GST Exempt (Div 81)	\$215.00
31	Food business registration - Medium risk foods, P2 - Overdue annual renewal	GST Exempt (Div 81)	\$276.00
32	Food business registration - Medium risk foods, P2 - Retrospective	GST Exempt (Div 81)	\$369.00
33	Food business registration - High risk foods, P1 - New registration	GST Exempt (Div 81)	\$403.00
34	Food business registration - High risk foods, P1 - Annual renewal	GST Exempt (Div 81)	\$310.00
35	Food business registration - High risk foods, P1 - Overdue annual renewal	GST Exempt (Div 81)	\$371.00
36	Food business registration - High risk foods, P1 - Retrospective	GST Exempt (Div 81)	\$464.00
37	Food business supermarket registration - Up to 3 food sections - New registration	GST Exempt (Div 81)	\$556.00
38	Food business supermarket registration - Up to 3 food sections - Annual renewal	GST Exempt (Div 81)	\$464.00
39	Food business supermarket registration - Up to 3 food sections - Overdue annual renewal	GST Exempt (Div 81)	\$524.00
40	Food business supermarket registration - Up to 3 food sections - Retrospective	GST Exempt (Div 81)	\$617.00
41	Food business supermarket registration - More than 3 food sections - New registration	GST Exempt (Div 81)	\$865.00
42	Food business supermarket registration - More than 3 food sections - Annual renewal	GST Exempt (Div 81)	\$773.00
43	Food business supermarket registration - More than 3 food sections - Overdue annual renewal	GST Exempt (Div 81)	\$833.00
44	Food business supermarket registration - More than 3 food sections - Retrospective	GST Exempt (Div 81)	\$926.00
45	Food business registration - Seasonal sporting clubs - New/Annual renewal	GST Exempt (Div 81)	\$107.00
46	Food business registration - Seasonal sporting clubs - Overdue annual renewal	GST Exempt (Div 81)	\$168.00
47	Food business registration - Seasonal sporting clubs - Retrospective	GST Exempt (Div 81)	\$168.00
48	Food business statewide registration - community groups and charities - New/Annual renewal	GST Exempt (Div 81)	\$0.00
49	Food business temporary registration - Schools, community groups and charities - Once-off event	GST Exempt (Div 81)	\$0.00
50	Food business temporary registration - Schools, community groups and charities - Once-off event - received fewer than 10 working days prior to the event	GST Exempt (Div 81)	\$61.00
51	Food business temporary registration - Once-off event	GST Exempt (Div 81)	\$52.00
52	Food business temporary registration - Once-off event - Application received fewer than 10 working days prior to event	GST Exempt (Div 81)	\$112.00
53	Environmental Health Officer request for service - non statutory requirements	GST Exempt (Div 81)	\$171.00
54	Environmental Health Officer statutory service requirements - assessments, reports, inspections	GST Exempt (Div 81)	\$171.00
55	Food business registration - Low risk foods, P3 - New registration part year fee - applicable from April until July each financial year	GST Exempt (Div 81)	\$110.00
56	Food business registration - Medium risk foods, P2 - New registration part year fee - applicable from April until July each financial year	GST Exempt (Div 81)	\$165.00
57	Food business registration - High risk foods, P1 - New registration part year fee - applicable from April until July each financial year	GST Exempt (Div 81)	\$196.00