

SOUTHERN
MIDLANDS
COUNCIL



AGENDA

ORDINARY COUNCIL MEETING

Wednesday 27th March 2024
10.00 a.m.

Colebrook Hall
45 Richmond Street, Colebrook

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Dear Sir/Madam

NOTICE OF MEETING

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

Date: Wednesday, 27th March 2024

Time: 10.00 a.m.

Venue: Colebrook Hall, 45 Richmond Street, Colebrook.

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The Local Government Act 1993 section 65 provides the following:

1. *A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.*
2. *A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless –*
 - (a) *the general manager certifies, in writing –*
 - (i) *that such advice was obtained; and*
 - (ii) *that the general manager took the advice into account in providing general advice to the council or council committee; and*
 - (b) *a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.*

I therefore certify that with respect to all advice, information or recommendation provided to the Council in or with this Agenda:

- (1) *The advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and*
- (2) *Where any advice is directly given by a person who does not have the required qualification or experience, that person has obtained and taken into account in that person's general advice, the advice from an appropriately qualified or experienced person.*

Yours faithfully

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

TF Kirkwood
GENERAL MANAGER

OPEN COUNCIL AGENDA

1. PRAYERS

Reverend Dennis Cousens to recite prayers.

2. ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Traditional Custodians of the land on which we meet today, and recognise their continuing connection to the land, water and to community. We pay respects to Elders past and present.

3. ATTENDANCE

4. APOLOGIES

5. MINUTES

5.1 Ordinary Council Meeting

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 27th February 2024, as circulated, are submitted for confirmation.

RECOMMENDATION

THAT the Minutes (Open Council Minutes) of the Council Meeting held 27th February 2024 be confirmed.

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

5.3 Special Committees of Council Minutes

5.3.1 Special Committees of Council - Receipt of Minutes

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

- Lake Dulverton & Callington Park Management Committee Meeting Minutes – 18th March 2024

RECOMMENDATION

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

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

5.3.2 Special Committees of Council - Endorsement of Recommendations

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

- Lake Dulverton & Callington Park Management Committee Meeting Minutes – 18th March 2024

RECOMMENDATION

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

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

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

5.4.1 Joint Authorities - Receipt of Minutes

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

- Southern Tasmanian Councils Authority – Minutes of the Meeting held 15th March 2024

RECOMMENDATION

THAT the Minutes of the above Joint Authority be received.

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

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

Nil.

6. NOTIFICATION OF COUNCIL WORKSHOPS

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

One workshop has been held since the last Ordinary Meeting.

A workshop was held on the 12th March 2024 at the Council Chambers, Oatlands commencing at 9.30 a.m.

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

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

Apologies: Nil.

1. Southern Midlands Community Infrastructure Plan – draft Report

The Consultants from Inspiring Place attended the workshop to present a preliminary draft of the report. The main purpose of the session was to consider the draft in the context of the scope of works specified in the consultancy.

The aim is to submit the report to the February Council Meeting prior to release for public review and feedback.

The workshop concluded at approximately 12.45 p.m.

A workshop was held on the 16th February 2024 at the Council Chambers, Oatlands commencing at 9.30 a.m.

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

1. Strategic Plan – Ongoing Review Process

Review of strategies and actions contained within the Strategic Plan noting that community consultation sessions have been scheduled for Oatlands (13th March 2024); Campania (18th March 2024) and Kempton on the 20th March 2024.

2. 2024-25 Budget Process and Timetable

Confirmed process and workshop / meeting dates.

Bus Tour to be arranged for Monday 22nd April 2024 - itinerary to be prepared.

Note: In relation to rating, Councillors were advised that the Valuer-General has issued the two-yearly adjustment factors which are to be applied to the Assessed Annual Value effective from 1st July 2024. All classifications (e.g. Primary Production; Industrial; Commercial; Non-vacant Residential) will remain unchanged with the exception of 'Vacant Residential' which will increase by a factor of 1.2.

3. Other Matters:

Election Commitments:

Subject to the re-election of the Liberal Government and approval by both Houses of Parliament, funding has been committed to a number of projects. They include \$253,000 to upgrade the Campania Recreation Ground (and installation of new electronic scoreboard); \$85,000 to construct a new unisex accessible toilet at the Chauncy Vale Wildlife Sanctuary; \$150,000 to upgrade the section of walkway linking the Bagdad Primary School to the Bagdad Community Club and \$45,000 as a contribution towards a new toilet facility in the Callington Park Playground at Oatlands.

At the conclusion of the workshop at 11.20 a.m., individual Councillors completed two modules of the on-line 'Local Government Learning and Development Framework'.

RECOMMENDATION

THAT the information be received.

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

7. COUNCILLORS – QUESTION TIME

7.1 Questions (On Notice)

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

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

Nil.

7.2 Questions Without Notice

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

It states:

“29. Questions without notice

- (1) *A councillor at a meeting may ask a question without notice –
 - (a) of the chairperson; or
 - (b) through the chairperson, of –
 - (i) another councillor; or
 - (ii) the general manager.*
- (2) *In putting a question without notice at a meeting, a councillor must not –
 - (a) offer an argument or opinion; or
 - (b) draw any inferences or make any imputations – except so far as may be necessary to explain the question.*
- (3) *The chairperson of a meeting must not permit any debate of a question without notice or its answer.*
- (4) *The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.*
- (5) *The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.*
- (6) *Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.*
- (7) *The chairperson of a meeting may require a councillor to put a question without notice in writing.*

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

8. DECLARATIONS OF PECUNIARY INTEREST

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

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

9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*, the Council, by absolute majority may decide at an ordinary meeting to deal with a matter that is not on the agenda if the General Manager has reported –

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

RECOMMENDATION

THAT the Council resolve by absolute majority to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015*.

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

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

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

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

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

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

10.1 Permission to Address Council

Nil.

**11. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER
REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING
PROCEDURES) REGULATIONS 2015**

Nil.

12. COUNCIL ACTING AS A PLANNING AUTHORITY PURSUANT TO THE LAND USE PLANNING AND APPROVALS ACT 1993 AND COUNCIL'S STATUTORY LAND USE PLANNING SCHEME

Session of Council sitting as a Planning Authority pursuant to the Land Use Planning and Approvals Act 1993 and Council's statutory land use planning schemes.

12.1 Development Applications

12.1.1 Minor Amendment to Development Application DA1800090 (DA2018/90)

Minor Amendment to Development Application DA1800090 (DA2018/90) for a change in surface material (retrospective) at 99 High Street, Oatlands & 6 Mill Lane, Oatlands, owned by Lake Frederick Inn Pty Ltd & Crown (Parks & Wildlife Service)

Author: SENIOR PLANNING OFFICER (LOUISA BROWN)

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

Date: 21 MARCH 2024

Enclosure(s)

Minor Amendment Application

Heritage Assessment

Tasmanian Heritage Council Approval

PROPOSAL

ERA Planning Pty Ltd, on behalf of Lake Frederick Inn Pty Ltd and The Crown, have applied for a Minor Amendment to a Planning Permit DA2018/90 under section 56 of the *Land Use Planning and Approvals Act 1993* ("the Act").

The Minor Amendment seeks the following: *Change of materials in the courtyard and services area of the site to a concrete hard landscaping finish.*

The entry forecourt and courtyard area have been constructed with a concrete slab system around the new distillery buildings. Because this is inconsistent with both the Council approved DA Plans (and BA Plans) an application for a Minor Amendment has subsequently been made.

The Minor Amendment application was then lodged to Council and was a valid application on 23 February 2024. Under the requirements of The Act, Council as Planning Authority has 28 days in which determine the application.

Council officers note that an area of concrete from the property CT 240022/1 is within Council Road. However, this report will only assess the Minor Amendment Application within the title boundaries of the properties (CT 240022/1 & CT150311/1).

It is recommended that Council REFUSE the Minor Amendment to Development Application DA2018/90 for a change in surface material at 99 High Street, Oatlands.


Background to approved Planning Permit DA2018/90

The approved development application DA2018/90 included the following finish schedules for paving around the proposed distillery building (Cumulus Drawings T1 7333-da03 to da05 dated 14 August 2014):

Entry forecourt and courtyard (FF01): Austral bricks San Selmo reclaimed brick or similar used as a paving system:

FF01 Brickworks	Floor finishes	Austral Bricks, San Selmo, Reclaimed Bricks, 230 L x 110 W x 76 H mm	
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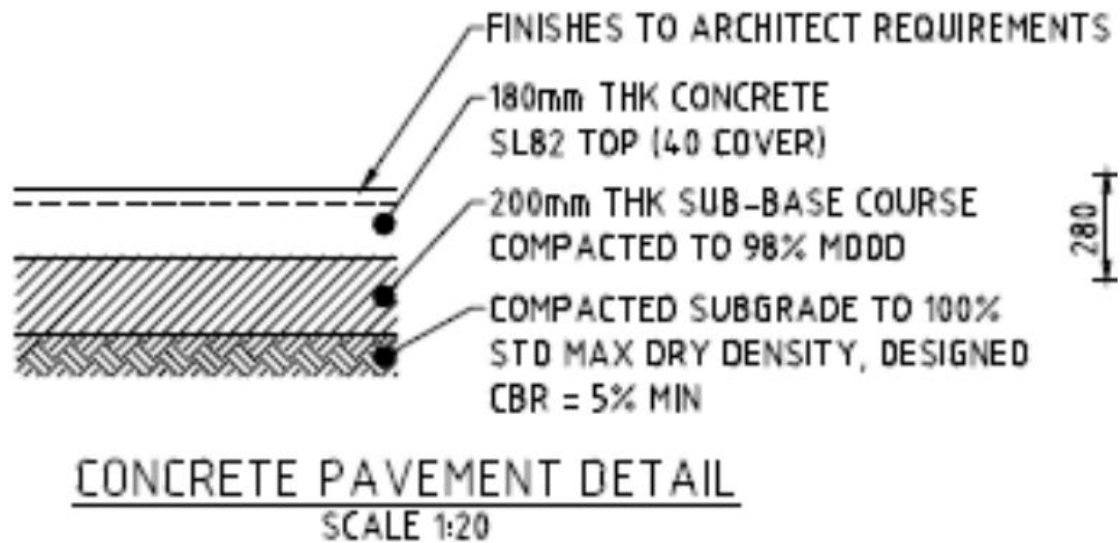
External service zone (FF02): Compacted gravel of 'Tassie Gold' finish:

FF02 Compacted Gravel	Paths	Compacted gravel "Tassie Gold"	
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In September 2019, an amendment to the original planning permit was approved, which including substituting the approved gravel service zone paving (i.e. FF02) with 'exposed aggregate'. That amendment did not seek to amend the FF01 specification.

The subsequent building application documentation (Cumulus Drawings T17333-A003, 3/6/19 and T17333-A101, 21/6/19) stated that the entry forecourt and courtyard were to be of finish 'FF01'. Those drawings did not prescribe a ground finish for the service driveway area. The COVA civil works documentation as part of the BA package (COVA drawing 4936.017-C04 Rev. D) stated that the entry forecourt and is to be '*Stoneset paving over structural slab to architects details*' and that the courtyard area is to be '*Stoneset paving – Refer note 3*'. Note 3 on that drawing stated that '*Stoneset pavement slab to be min 170thk SL82 top, subgrade to be built up in accordance with notes and specifications*' (specifications depicted on COVA Drawing 4936.017-C07).

Below depicts that detail which states ‘*finishes to architect requirements*’.



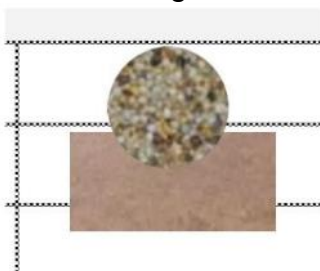
COVA Drawing 4936.017-C06 provided a ‘*Pavement Setout, Jointing Plan and Details*’ for the outdoor areas which depicts large slabs. It was Council’s understanding that the concrete is to be finished with an applied finish ‘*to architect requirements*’.

COVA Drawing 4936.017-C08 provided a finish schedule for the service driveway area, the key to that drawing states ‘*Proposed exposed aggregate*’. That drawing did not depict a finish for the courtyard or entry forecourt areas.

The Architectural References forming Appendix A of the BA documentation provided the following key to floor finishes:

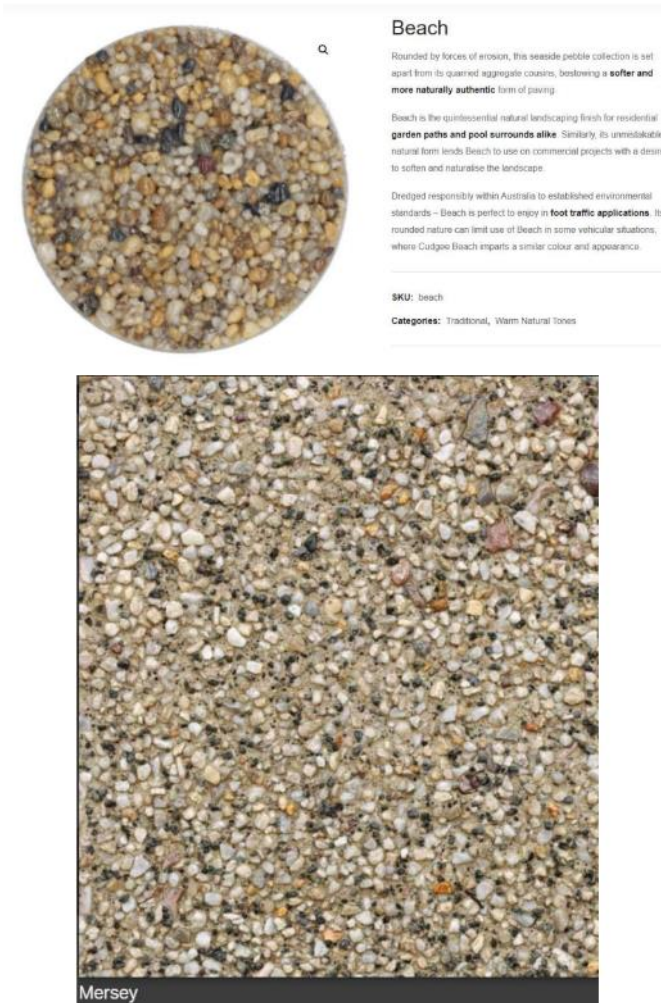
FF01, Stone pavement dressing, Courtyards. Stoneset ‘Beach’ 6mm mix, 16mm thk on concrete slab. FF02, Exposed ag(gregate). Concrete pavement. Service area. Hanson ‘Mersey’ mix.

The following swatches were provided:



The following websites provided clearer images which were sourced by Council staff as part of their assessment:

- www.stoneset.com.au/products/
- www.hanson.com.au/products/concrete/landscape-decorative/imagecrete-exposed/

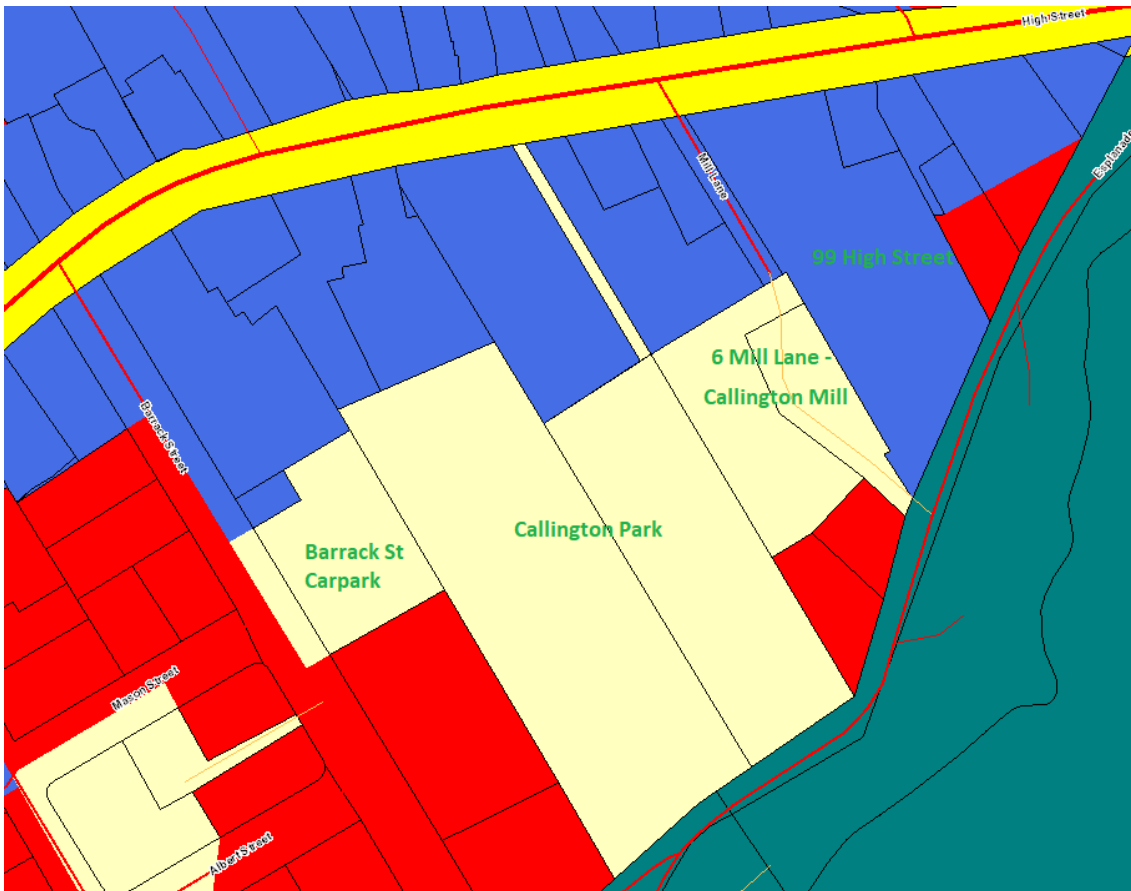


Correspondence from the developer to Council planning staff (via email dated 3 August 2021) stated the intent of the concrete in the service area is *‘to prevent mud being dragged by vehicles into the street and that this concrete was approved as part of the BA.’* This is not correct. The raw concrete finish does not constitute the *‘exposed aggregate – Hanson Mersey’* as is approved.

The developer also stated in that correspondence the concrete finish in the courtyard and entry courtyard is *‘intended to distinguish between the modern distillery and the heritage buildings by a contrast.’* This bare concrete finish is not consistent with either the DA or BA plans. This suggests that no further works are intended by the developer, which results in the finishes in both area being contrary to all approved DA/BA plans (as well as the THC approval).

THE SITE

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



Map 1_The subject land is located in the General Business Zone (blue) and Community Purpose Zone (cream). There are properties zoned General Residential (red) adjoining the site and Lake Dulverton is zoned Environmental Management (green). The site and surrounding features are labelled in green (Source: LISTmap 2018).



Map 2 _ Aerial image of the subject land and surrounding area (Source: LISTmap March 2024).

ASSESSMENT - THE SOUTHERN MIDLANDS INTERIM PLANNING SCHEME

The Minor Amendment proposal is assessed against the operative Scheme in effect at the time of the original decision, being the *Southern Midlands Interim Planning Scheme 2015*.

General Business Zone

The site is located in the General Business Zone. The proposal is considered against the Zone purpose statements as follows:-

Zone Purpose Statement	OFFICER COMMENT to Minor Amendment
<p>21.1.1.1 To provide for business, community, food, professional and retail facilities serving a town or group of suburbs.</p>	<p><i>The Minor Amendment will not affect the objectives of the Zone.</i></p>
<p>21.1.1.2 To ensure the rural service centres provide for the daily and weekly needs of the community.</p>	<p><i>The Minor Amendment will not affect the objectives of the Zone.</i></p>
<p>21.1.1.3 To provide for a mix of retail and office based employment servicing the local area, the broader rural region and the tourism market, including at least one</p>	<p><i>The Minor Amendment will not affect the objectives of the Zone.</i></p>

supermarket and a range of specialty shops.	
21.1.1.4 To provide a safe, comfortable and pleasant environment for workers, residents and visitors through the provision of high quality urban spaces and urban design.	<i>The Minor Amendment will not affect the objectives of the Zone.</i>

The proposal must satisfy the requirements of the following relevant Use and Development Standards of the General Business Zone:

Use Standards		
21.3.1 Hours of Operation		
To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT to minor amendment
A1 Hours of operation of a use within 50m of a residential zone must be within: (a) 6.00am to 10.00pm Mondays to Saturdays inclusive; (b) 7.00am to 9.00pm Sundays and Public Holidays. except for office and administrative tasks.	P1 Hours of operation of a use within 50m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.	<i>The Minor Amendment will not affect the Use standards of the Zone.</i>
21.3.2 Noise		
To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT to minor amendment
A1 Noise emissions measured at the boundary of a residential zone must not exceed the following: (a) 55dB(A) (LAeq) between the hours of 7.00am to 7.00pm;	P1 Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.	<i>A concrete hard landscaping finish in the courtyard and services area of the site would not significantly increase the noise emissions to that of the originally approved gravel finish.</i>

<p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00pm to 7.00am;</p> <p>(c) 65dB(A) (LAmax) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>		
<p>21.3.3 External Lighting To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.</p>		
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>	<p>OFFICER COMMENT to minor amendment</p>
<p>A1 External lighting within 50m of a residential zone must comply with all of the following:</p> <p>(a) be turned off between 11:00pm and 6:00am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</p>	<p>P1 External lighting within 50m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:</p> <p>(a) level of illumination and duration of lighting;</p> <p>(b) distance to habitable rooms in an adjacent dwellings.</p>	<p><i>The Minor Amendment will not affect the standards of the Zone.</i></p>

21.3.4 Commercial Vehicle Movements		
To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT to minor amendment
<p>A1 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50m of a residential zone must be within the hours of:</p> <p>(a) 6.00am to 10.00pm Mondays to Saturdays inclusive;</p> <p>(b) 7.00am to 9.00pm Sundays and public holidays.</p>	<p>P1 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p>	<p><i>The Minor Amendment will not affect the standards of the Zone.</i></p>

Development Standards 21.4.1 Building Height To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT to minor amendment
A1 Building height must be no more than: 9m.	P1 Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the scale of nearby buildings; (c) not unreasonably overshadow adjacent public space; (d) allow for a transition in height between adjoining buildings, where appropriate;	<i>The Minor Amendment will not affect the standards of the Zone.</i>
A2 Building height within 10m of a residential zone must be no more than 8.5m.	P2 Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.	<i>The Minor Amendment will not affect the standards of the Zone.</i>
21.4.2 Setback To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT to minor amendment
A1 Building setback from frontage must be parallel to the frontage and must be no more than: <ul style="list-style-type: none"> • nil m, if fronting High Street, 	P1 Building setback from frontage must satisfy all of the following: (a) be consistent with any Desired Future Character	<i>The Minor Amendment will not affect the standards of the Zone.</i>

<ul style="list-style-type: none"> • 3 m, if fronting any other street. 	<p>Statements provided for the area;</p> <p>(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</p> <p>(c) enhance the characteristics of the site, adjoining lots and the streetscape;</p> <p>(d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created;</p> <p>(e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.</p>	
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<p>A2 Building setback from a residential zone must be no less than:</p> <p>(a) 5 m;</p> <p>(b) half the height of the wall, whichever is the greater.</p>	<p>P2 Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots, taking into account aspect and slope.</p>	<p><i>The Minor Amendment will not affect the standards of the Zone.</i></p>
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21.4.3 Design
 To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT to minor amendment
<p>A1 Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing facade provide windows and door openings at</p>	<p>P1 Building design must enhance the streetscape by satisfying all of the following:</p> <p>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive</p>	<p><i>The Minor Amendment will not affect the standards of the Zone.</i></p>

<p>ground floor level in the front façade no less than 40% of the surface area of the ground floor level façade;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p>	<p>surveillance of public spaces;</p> <p>(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</p> <p>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</p> <p>(f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</p> <p>(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</p>	
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	(h) be consistent with any Desired Future Character Statements provided for the area.	
A2 Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.	P2 No Performance Criteria.	<i>The Minor Amendment will not affect the standards of the Zone.</i>
21.4.4 Passive Surveillance		
To ensure that building design provides for the safety of the public.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT to minor amendment
A1 Building design must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade; (c) for new buildings or alterations to an	P1 Building design must provide for passive surveillance of public spaces by satisfying all of the following: (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b) locate windows to adequately overlook the street and adjoining public spaces; (c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;	<i>The Minor Amendment will not affect the standards of the Zone.</i>

<p>existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade;</p> <p>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) provide well-lit public access at the ground floor level from any external car park.</p>	<p>(d) locate external lighting to illuminate any entrapment spaces around the building site;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways</p> <p>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</p> <p>(g) provide for sight lines to other buildings and public spaces.</p>	
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21.4.5 Landscaping
 To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT to minor amendment
<p>A1 Landscaping must be provided for sites for non-residential use along the frontage for at least 50% of the frontage width, except if front setback is less than 1m in which case no landscaping is necessary.</p>	<p>P1 Landscaping must be provided to satisfy all of the following:</p> <p>(a) enhance the appearance of the development;</p> <p>(b) provide a range of plant height and forms to create diversity, interest and amenity;</p> <p>(c) not create concealed entrapment spaces;</p>	<p><i>The Minor Amendment will not affect the standards of the Zone.</i></p>

	(d) be consistent with any Desired Future Character Statements provided for the area.	
A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than: 2 m.	P2 Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.	<i>The Minor Amendment will not affect the standards of the Zone.</i>
21.4.6 Outdoor Storage Area		
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT to minor amendment
A1 Outdoor storage areas for non-residential uses must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	P1 Outdoor storage areas for non-residential uses must satisfy all of the following: (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.	<i>The Minor Amendment will not affect the standards of the Zone.</i>

21.4.7 Fencing		
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT to minor amendment
<p>A1 Fencing must comply with all of the following:</p> <p>(a) fences, walls and gates of greater height than 1.5m must not be erected within 4.5m of the frontage;</p> <p>(b) fences along a frontage must be at least 50% transparent above a height of 1.2m;</p> <p>(c) height of fences along a common boundary with land in a residential zone must be no more than 2.1m and must not contain barbed wire.</p>	<p>P1 Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following:</p> <p>(a) the height of the fence;</p> <p>(b) the degree of transparency of the fence;</p> <p>(c) the location and extent of the fence;</p> <p>(d) the design of the fence;</p> <p>(e) the fence materials and construction;</p> <p>(f) the nature of the use;</p> <p>(g) the characteristics of the site, the streetscape and the locality, including fences;</p> <p>(h) any Desired Future Character Statements provided for the area.</p>	<p><i>The Minor Amendment will not affect the standards of the Zone.</i></p>

Historic Heritage Code

The purpose of the Historic Heritage Code is to ‘recognise and protect the historic cultural heritage significance of places, precincts, landscapes and areas of archaeological potential by regulating development that may impact on their values, features and characteristics.’

The subject properties are listed on the Tasmanian Heritage Register and are located within the Callington Heritage Precinct.

The Comments provided in the assessment below have been sourced from the heritage assessment completed for Council by planning consultant and heritage expert *Gray Planning*.

ASSESSMENT AGAINST APPLICABLE SMIPS HERITAGE STANDARDS

E.13.7 Demolition and Building and Works other than Demolition

E13.7.1 Demolition Standards for Heritage Places

The objectives of E13.7.1 of the Historic Heritage Code are to ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.

E.13.7.1 – Demolition to Heritage Places (note that there are no Acceptable Solutions for this Clause).	
Performance Criteria	Comments
P1 Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied; <ul style="list-style-type: none"> (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place; (b) there are no prudent and feasible alternatives; (c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained; (d) significant fabric is documented before demolition. 	<p><i>The proposal will not result in the loss of any significant heritage fabric, form, items or buildings.</i></p> <p><i>This clause is not considered relevant in the assessment of the Minor Amendment.</i></p>

E13.7.2 Building and Works other than Demolition to Heritage Places

The objectives of E13.7.2 of the Historic Heritage Code apply and are aimed at ensuring that development at a heritage place is:

- (a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and
- (b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.

In achieving the objectives, the following Performance Criteria must be satisfied:

E.13.7.2 – Building and Works other than Demolition to Heritage Places (note that there are no Acceptable Solutions for this Clause).	
Performance Criteria	Comments
<p>P1 Development must not result in any of the following:</p> <p>(a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;</p> <p>(b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.</p>	<p>a) <i>The proposed approval of the concrete works will result in the loss of cultural significance of the local heritage place through the application of incompatible materials of construction which form a backdrop to adjacent sandstone heritage buildings. Owing to the removal of the drystone wall, there is no longer a clear distinction between new and old in terms of building materials and setting.</i></p> <p><i>The use of the concrete has given no thought to the application of employing external materials and colour palette designed to be subdued and appropriately complimentary to the earlier buildings on site whilst providing a degree of subservience.</i></p> <p><i>The extensive application of the concrete landscaping accentuates the impact, given that the concrete finish covers large areas of the Lake Frederick site that are particularly visible from the Esplanade. Together with the contemporary buildings in a sea of concrete landscaping, the distillery portion of the subject site now appears divorced from the remainder of the Lake Frederick Inn site. It is almost as though the Lake Frederick Inn site is now two separate properties.</i></p> <p>b) <i>While no demolition is proposed, the proposal will result in the loss of the setting for the early Georgian buildings at the subject site.</i></p> <p><i>The use of incompatible materials, colours and finishes (the light grey slab concrete hard landscaping) is relevant under (a) above.</i></p>
<p>P2 Development must be designed to be subservient and complementary to the place through characteristics including:</p> <p>(a) scale and bulk, materials, built form and fenestration;</p>	<p><i>The proposed development in the form of concrete hard landscaping to the majority of the subject site is not considered to be subservient to the values of the Place and to existing heritage buildings directly adjacent to the works.</i></p>

<p>(b) setback from frontage; (c) siting with respect to buildings, structures and listed elements; (d) using less dominant materials and colours.</p>	<p><i>The proposed works are located at a close distance to the Lake Frederick Inn buildings and create a contemporary foreground directly adjacent to early colonial Georgian era buildings that are constructed of sandstone and red brick.</i></p> <p><i>No screen landscaping has been proposed on the plans to provide effective screening of the proposal from along the Esplanade or the Lake Frederick Inn buildings.</i></p> <p><i>The concrete used is not considered to be less dominant to early Georgian buildings and provides a stark contrast to the softer hued sandstone and handmade red bricks that make up adjacent buildings.</i></p> <p><i>As previously discussed, the distillery development previously approved a mix of external cladding materials that were influenced by those used for traditional farm buildings and outbuildings in the surrounding town and district. The previously approved hard landscaping for DA2018/90 in the form of appropriately coloured gravel or exposed concrete aggregate hard landscaping was specifically chosen to compliment the sandstone materials of the heritage buildings on the subject site.</i></p> <p><i>The concrete works do not compliment any heritage buildings in Oatlands, are visibly conspicuous in the streetscape, form an unsympathetic foreground to the Lake Frederick Inn and create a negative contrast to traditional materials of construction used elsewhere on the subject site.</i></p>
<p>P3 Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.</p>	<p><i>The proposed concrete works are readily identifiable as new. While is not considered necessary to directly emulate or produce a mimicry of the Georgian architectural styling and materials of existing buildings on the subject site so that contemporary development can be clearly distinguished from heritage buildings without resorting to inappropriate historical mimicry, the development has introduced an unsympathetic material of construction that</i></p>

	<p><i>is widespread in its application and highly visible throughout the site.</i></p> <p><i>The concrete works form a backdrop to the listed buildings and are also visible in views from the Esplanade. The siting of the works are visibly prominent which further enhances the contrast with traditional building materials that one would expect in a Georgian setting.</i></p> <p><i>The use of concrete landscaping in its location and extent is not responsive to the heritage character of the place and fails to provide a visual softening of the subject site as it is viewed from within the Mill site and particularly from the Esplanade frontage where it will be most readily visible.</i></p> <p><i>Landscaping indicated on the site plan fails to provide an acceptable degree of softening of the proposed works when viewed from the Mill site and provides no impact at all on the softening of the concrete works from along the Esplanade.</i></p>
<p>P4 Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.</p>	<p><i>This clause is not relevant as the proposed development does not involve the extension to any existing buildings.</i></p>
<p>P5 New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.</p>	<p><i>No new front fencing is proposed.</i></p>

The subject site (99 High Street) is additionally located within a Heritage Precinct under the SMIPS. The following assessment has been provided under relevant standards for Heritage Precincts.

E.13.8 Demolition and Building and Works other than Demolition

E13.8.1 Demolition Standards for Heritage Precincts

The objectives of E13.8.1 of the Historic Heritage Code are to ensure that demolition in whole or part within a heritage precinct does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.

E.13.8.1 – Demolition within Heritage Precincts (note that there are no Acceptable Solutions for this Clause).	
Performance Criteria	Comments
<p>P1 Demolition must not result in the loss of any of the following;</p> <p>(a) buildings or works that contribute to the historic cultural heritage significance of the precinct;</p> <p>(b) fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items that contribute to the historic cultural heritage significance of the precinct;</p> <p>unless all of the following apply;</p> <p>(i) there are environmental, social, economic, or safety reasons of greater value to the community than the historic cultural heritage values of the place;</p> <p>(ii) there are no prudent or feasible alternatives;</p> <p>(iii) opportunity is created for a replacement building that will be more complimentary to the heritage values of the precinct.</p>	<p><i>The proposal will not result in demolition of any significant heritage fabric, form, items or buildings.</i></p> <p><i>This clause is not considered relevant in the assessment of the Minor Amendment.</i></p>

E13.8.2 Building and Works other than Demolition within Heritage Precincts

The objectives of E13.8.2 of the Historic Heritage Code apply and are aimed at ensuring that development at a heritage place is sympathetic to the character of the precinct.

In achieving the objectives, the following Performance Criteria must be satisfied:

E.13.8.2 – Building and Works other than Demolition within Heritage Precincts (note that there are no Acceptable Solutions for this Clause with the exception of A4 which refers to new gates and fences to frontages and is not applicable in this assessment).	
Performance Criteria	Comments
<p>P1 Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.</p>	<p><i>The proposal will result in the loss of the setting for the adjacent Mill site, the subject site which includes early Georgian buildings and is an inappropriate contribution to the streetscape. The removal of the drystone wall has opened up the subject site and there is a lack of clarity and containment in the setting of the subject site with the Callington mill site. This emphasises the negative impact of the concrete works upon the Precinct as that impact bleeds into the adjoining Mill site.</i></p> <p><i>The proposal documentation for the Minor Amendment indicated soft landscaping in</i></p>

	<p><i>the form of a hedge to be introduced to attempt to screen portions of the development. The extent of the hedge still leaves the subject site with a substantial opening to the Mill site and does nothing to counteract against the appearance of the concrete when the subject site is viewed from within the Esplanade.</i></p> <p><i>The subject site when viewed from the Esplanade, now presents as a substantially contemporary development with a large area of concrete landscaping highly visible in the streetscape. This detracts from the early Georgian buildings that the subject site and adjoining properties contain. These building are the basis for the application of the Heritage Precinct listing.</i></p> <p><i>Refer further to the following Table E13.2 for assessment under relevant design criteria.</i></p>
<p>P2 Design and siting of buildings and works must comply with any relevant design criteria / conservation policy listed in Table E13.2, except if a heritage place of an architectural style different from that characterising the precinct.</p>	<p><i>Refer to the following Table E13.2 for assessment under relevant design criteria.</i></p>
<p>P3 Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.</p>	<p><i>The proposed development does not involve the extension or alteration to any existing buildings at the subject site and therefore this clause is not relevant in the assessment of the proposal.</i></p>
<p>A4 New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.</p> <p>P4 New front fences and gates must be sympathetic in design, (including height, form, scale and materials), and setback to the style, period and characteristics of the precinct.</p>	<p><i>This clause and associated performance criteria is not relevant to the development as the proposal does not involve any new front fences or gates.</i></p>

E13.2 Heritage Precincts Design Criteria for the Callington Mill Precinct (HP2)

The subject site 99 High Street is located within the HP2 Callington Mill Precinct and the following Design Criteria must be satisfied:

Design Criteria	Comments
<p>(a) scale, roof pitch, <u>building height</u>, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the Old Colonial Georgian architectural style.</p>	<p><i>It is considered that the proposed concreting works in terms of their finish, colours and the concrete material used negatively contrast with the materials of construction of Old Colonial Georgian buildings that the subject site contains and also is directly adjacent to at the Callington Mill site.</i></p> <p><i>The proposal fails to provide harmonious external landscaping materials with the character of the Precinct and the era of buildings which are extremely significant for the Precinct.</i></p> <p><i>The original hard landscaping finishes approved by Council were intended to further break up the bulk of the approved buildings and to aid in softening the building from views toward the site, particularly the Esplanade and High Street.</i></p> <p><i>The alternative use of concrete accentuates the contemporary Distillery architectural forms and does not respect the Georgian setting of the subject site within the Precinct.</i></p>
<p>(b) building setback from frontage must provide a strong edge to High Street and be parallel to the street.</p>	<p><i>This clause is not relevant in the assessment of the proposal.</i></p>
<p>(c) Buildings close to the street frontage must address the street.</p>	<p><i>This clause is not relevant in the assessment of the proposal.</i></p>
<p>(d) Buildings must not visually dominate the streetscape or existing buildings.</p>	<p><i>The siting of the concrete works to the service area when viewed from Esplanade will not be subservient to the Callington Mill site buildings as they will provide a contemporary contrast to traditional building materials of sandstone and red brick which are prevalent in buildings of value in the Precinct.</i></p> <p><i>The use of the concrete right up to the edge of the Esplanade will further erode views of the subject site when viewed from along the Esplanade as the works are an unexpected,</i></p>

	<i>unsympathetic and inappropriate inclusion in the streetscape where large areas of hard any landscaping are not readily apparent. The Precinct is not characterised by the use of concrete in hard landscaping.</i>
(e) Architectural details and openings for windows and doors to visually prominent facades must respect the Old Colonial Georgian architectural style in terms of style, size, proportion and position.	<i>This clause is not relevant in the assessment of the proposal.</i>
(f) External wall building material must be any of the following: (i) Sandstone of a colour matching that commonly found in Oatlands' buildings; (ii) Weatherboard (traditional profiles); (iii) Rendered, painted or lime wash brickwork; (iv) Unpainted brick of a traditional form and colour laid with a traditional bond; (v) Traditional Tasmanian vertical board (non-residential buildings only).	<i>The proposed materials (concrete) are none of these and do not have any sympathetic visual harmony or complimentary qualities with any of these stated materials.</i>
(g) Roof form and material must be consistent with the following: (i) pitched between 30 and 40 degrees and hipped or gable if a major part of the building; (ii) pitch less than 30 degrees and skillion a minor part of the building at the rear; (iii) avoidance of large unbroken expanses of roof and very long roof lines; (iv) roof materials either custom orb (corrugated profile) sheeting, timber shingles, and slate. Sheeting must be either traditional galvanised iron or painted. (v) guttering is rounded profile, with downpipes of circular in cross section.	<i>This clause is not relevant in the assessment of the proposal.</i>
(h) Wall height is to be sufficient to provide for lintel definition above doors and windows and wall space above.	<i>This clause is not relevant in the assessment of the proposal.</i>
(i) outbuildings are generally to have a gabled, corrugated roof with an angle of	<i>This clause is not relevant in the assessment of the proposal.</i>

<p>pitch matching that of the primary <u>building</u> on the land, and with differentiated colouring of the exterior walls and roof so as to also approximate that of the primary <u>building</u> on the land;</p>	
<p>(j) fences along frontages must be: (i) between 900mm and 100mm high with a maximum of 1200mm for posts; (ii) vertically articulated (such as dowel and rail, picket or palisade fences); (iii) semi-transparent in appearance, that is, the distance between dowels and pickets, etc., must be such that the fence does not appear 'solid';</p>	<p><i>The proposed development does not seek approval for any new fences along frontages and therefore this clause is not relevant in the assessment of the proposal.</i></p>
<p>(k) new buildings and additions to existing buildings must not significantly obstruct or diminish views of Callington Mill from High Street, the Esplanade or the Midland Highway.</p>	<p><i>This clause is not relevant in the assessment of the proposal.</i></p>

RECOMMENDATION:

The proposal seeks retrospective approval of an inappropriate and unsympathetic external material in the form of light grey slab concrete for extensive areas of hard landscaping into the subject site that that are highly visible from adjacent properties and also from the Esplanade.

This concrete landscaping is contrary to the original approval of DA2018/90 which sought specific finishes for hard landscaping. The approved gravel landscaping was endorsed by the developer's then heritage consultant Purcell.

This application to amend the hard landscaping to much of the site to grey concrete conflicts with original heritage advice both given by the developer's heritage consultant and the original Council approval and subsequent permit conditions.

It is concluded that the proposed development will detrimentally impact on the values in the Mill site, the subject site and the values of the Precinct as the proposal seeks to introduce inappropriately contrasting materials and finishes which are not complimentary to the heritage settings and traditional materials of construction typically encountered with early colonial sites.

The location of the concrete works are in particularly highly visible areas within the subject site including adjacent to the Mill site (opposite the Mill buildings), adjacent to the Lake Frederick Inn buildings and at the entrance and inside the subject site as it is viewed from the Esplanade.

No regard has been given to screening the concrete works from wider views in the Esplanade at all where it is clearly visible, and the values of the Precinct are therefore negatively impacted by the widespread application of such a negatively contrasting material having been extensively used.

The inclusion of contemporary hard landscaping hardens the appearance of the distillery buildings and bears no similarity to any traditional building materials generally used on sites with heritage values in the Oatlands Township.

The proposal is not considered to adequately meet the Performance Criteria of Clauses E.13.7.2. P1 and E.13.8.2.P1 of the *Southern Midlands Interim Planning Scheme 2015*, therefore should be refused on heritage grounds.

RECOMMENDATION

THAT, in accordance with the provisions of the Southern Midlands Interim Planning Scheme 2015 and section 56 of the Land Use Planning & Approvals Act 1993, Council REFUSE the Minor Amendment to Development Application DA 2018/90 for a change in surface material at 99 High Street, Oatlands & 6 Mill Lane, Oatlands, owned by Lake Frederick Inn Pty Ltd & Crown (Parks & Wildlife Service) on the following grounds:

Refusal grounds:

- 1. The proposal does not meet the Acceptable Solution or the Performance Criterion with respect to clause E13.7.2.P1(a) of the *Southern Midlands Interim Planning Scheme 2015*. The proposed concrete landscaping works will result in a loss of historic cultural heritage significance to the place through the use of incompatible and unsympathetic materials and their siting which will contrast with traditional materials evident in the setting of the heritage place.**
- 2. The proposal does not meet the Acceptable Solution or the P1 Performance Criterion with respect to clause E13.8.2 of the Southern Midlands Interim Planning Scheme 2015. The proposed concrete landscaping works will result in a loss of historic cultural heritage significance to the Precinct through the introduction of incompatible materials and their siting which contrast with traditional materials of construction evident in the Precinct setting, and will not respect Old Colonial Georgian style significant to the Precinct in terms of materials and colour.**

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

12.2 Subdivisions

Nil.

12.3 Municipal Seal (Planning Authority)

Nil.

12.4 Planning (Other)

Nil.

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

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

13.1 Roads

Strategic Plan Reference 1.1
Maintenance and improvement of the standard and safety of roads in the municipal area.

Nil.

13.2 Bridges

Strategic Plan Reference 1.2
Maintenance and improvement of the standard and safety of bridges in the municipality.

Nil.

13.3 Walkways, Cycle Ways and Trails

Strategic Plan Reference 1.3
Maintenance and improvement of the standard and safety of walkways, cycle ways and pedestrian areas to provide consistent accessibility.

Nil.

13.4 Lighting

Strategic Plan Reference 1.4
Ensure adequate lighting based on demonstrated need / Contestability of energy supply.

Nil.

13.5 Buildings

Strategic Plan Reference 1.5
Maintenance and improvement of the standard and safety of public buildings in the municipality.

Nil.

13.6 Sewers / Water

Strategic Plan Reference(s) 1.6
Increase the capacity of access to reticulated sewerage services / Increase the capacity and ability to access water to satisfy development and Community to have access to reticulated water.

Nil.

13.7 Drainage

Strategic Plan Reference 1.7
Maintenance and improvement of the town storm-water drainage systems.

Nil.

13.8 Waste

Strategic Plan Reference 1.8

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

Nil.

13.9 Information, Communication Technology

Strategic Plan Reference 1.9

Improve access to modern communications infrastructure.

Nil.

13.10 Officer Reports – Infrastructure & Works

13.10.1 Manager – Infrastructure & Works Report

Author: ACTING /MANAGER INFRASTRUCTURE & WORKS (CRAIG WHATLEY)

Date: 22 MARCH 2024

Roads Program

Maintenance grading underway on Clifton vale Rd and Broadmarsh area.

Re sheeting and maintenance grading on Lower marshes Rd and surrounding area.

Drainage works continuing in and around Woodsdale and Bagdad areas.

Road side slashing is now completed.

Bitumen patching on all roads as time and resources permit.

Current Capital Works

Road stabilisation works have been completed and signed off.

Line marking on new seals and Intersections booked and waiting on Contractor.

Interlaken Road progressing well with the first 2.4 kms being sealed on Friday 22nd March 2024. The next section of drainage and pavement work is underway.

Annual resealing works are now expected to be completed first week after Easter. Weather conditions have held the contractor up.

Parks and Reserves

The new playground equipment has been installed at the Runnymede Cricket Ground, soft fall due on Monday 25th March 2024.

Campania Recreation Ground cricket pitch has had a new cover fitted ready for the football season.

Maintenance of recreation grounds and parks and playgrounds ongoing as required

Bridge Works

Minor works on some bridges to be scheduled as time permits.

Building Services Unit

An extensive renovation is almost complete for a private client in the Midlands area. To be signed off in the coming weeks.

Work has begun on 9 Barrack Street Oatlands (removing fences and concrete slabs etc.).

Construction of 2 accommodation units in Oatlands has commenced, slabs and framing are completed roofs on ready for brickwork.

Planned Works

The following capital works are planned for the coming period:

- Drainage and pavement repairs various roads;
- Undertake various bridge maintenance repairs;
- Continue construction of accommodation units Oatlands;
- Complete annual road-reseal works on various roads;
- Continue Interlaken Road upgrade works.

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

RECOMMENDATION

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

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

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

14.1 Residential

Strategic Plan Reference 2.1

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

Nil.

14.2 Tourism

Strategic Plan Reference 2.2

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

Nil.

14.3 Business

Strategic Plan Reference 2.3

Increase the number and diversity of businesses in the Southern Midlands / Increase employment within the municipality / Increase Council revenue to facilitate business and development activities (social enterprise).

Nil.

14.4 Industry

Strategic Plan Reference 2.4

Retain and enhance the development of the rural sector as a key economic driver in the Southern Midlands / Increase access to irrigation water within the municipality.

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

15.1 Heritage

Strategic Plan Reference – Page 22

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

15.1.1 Heritage Project Program Report

Author: MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

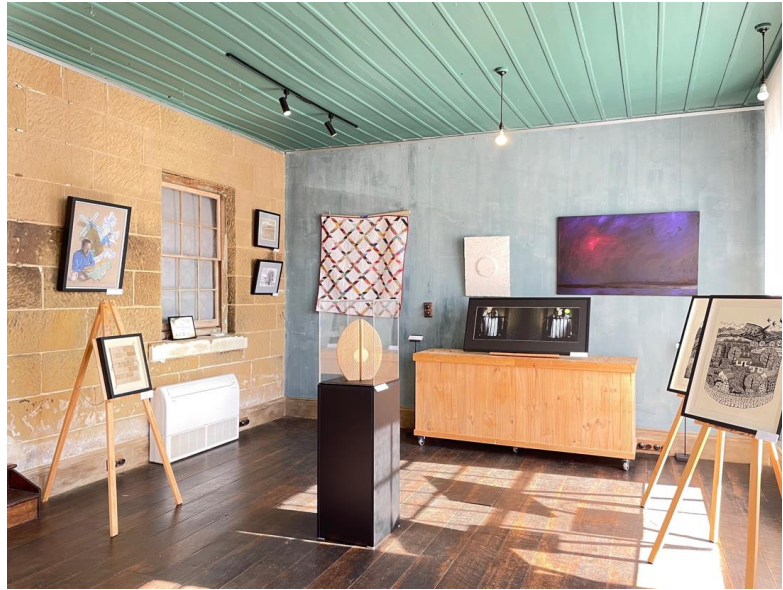
During the past month, Southern Midlands Council Heritage Projects have included:

- Preparation of documentation for the building application for old Oatlands Pool demolition.
- Works are being undertaken to the 'police house' at 9 Barrack Street.
- The official nomenclature of Brodribbs Road (Campania) has been changed to Brodribbs Danby Road via an approved application to Placenames Tasmania.
- The February artist was Camie Lyons, from Sydney, who works across a variety of mediums including sculpture, painting & drawing. Camie is most famous for her large bronze commissions in commercial buildings. Camie regularly exhibits and has had many solo exhibitions both here in Australia and overseas in Hong Kong, Singapore & Sweden. Camie produced a mass of work during her stay & was able to stay a week longer than planned due to cancellations of Artists' for March.
- March in Airspace was a Retrospective exhibition of art pieces from the SMC Artist in Residence Collection, featuring work from 18 previous artists. The exhibition was attended by 15-20 people each day & provided a great opportunity to showcase the Artist in Residence Program to the wider community.
- Researching & preparing Oatlands True Crime YouTube project
- Researching THRA paper (Slaves of the Caribbean in the Southern Midlands)
- Writing content for SMRN article
- Planning for heritage components of the Heritage and Bullock Festival
- Two significant artefacts treated at metals conservation workshop: Mill-bill (stone sharpening implement) and mason's stone dressing hammer. These derived from Callington Steam Mill excavations and both will be placed on display soon.
- Exhibition program until end of 2024 finalised with Heritage Projects Team

SOUTHERN MIDLANDS COUNCIL
AIR SPACE
ARTIST IN RESIDENCE RETROSPECTIVE
 EXHIBITING ITEMS FROM THE SOUTHERN MIDLANDS COLLECTION

OPENING TIMES
 TUESDAY 19TH - FRIDAY 22ND MARCH 2024
 12PM - 4PM EACH DAY

AIRSPACE
 79 HIGH STREET,
 OATLANDS



RECOMMENDATION

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

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

15.2 Natural

Strategic Plan Reference – page 23/24

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

15.2.1 NRM Unit – General Report

Author: NRM PROGRAMS MANAGER (MARIA WEEDING)

Date: 19 MARCH 2024

ISSUE: Southern Midlands NRM Unit Monthly Report.

DETAIL

- Maria continues to work on the proposed toilet block at Callington Park. Development A technical assessment from TasWater has been completed and we now have Engineering Design Approval for the works that involve water supply and waste disposal. An Engineer has been engaged to undertake the structural approval for the building design and slab works etc and issue the relevant certificates. After this, the last step will be the issue of a Plumbing Permit and Building Permit by Council.
- A Lake Dulverton & Callington Park Management Committee meeting was held and Helen and Maria had spent time working on a range of issues. See separate report – Minutes.
- Maria continues to take Annual Leave each week to reduce her leave hours.

Weeds Officer Report, Mary Smyth

19th February to 18th March 2024

Enquiries/feedback

2 (spear thistle and Californian thistle)

Site visits

Total = 13

Three sites of cumbungi controlled last year were revisited: Dulverton Track, a driveway off Mud Walls Road and the back of Oatlands tip. The Dulverton Track and Oatlands tip sites remain cumbungi free, but the driveway has regrown and a new site was discovered at the tip. All have been sprayed.

In response to a "Report-a-weed", I visited a property on New Country Marsh Road where a great deal of thistle down from a pine plantation adjacent has carpeted the woodland floor for around 50m inside the property. The thistles in the plantation turned out to be a very dense, healthy and vigorous spear (scotch) thistle infestation. The plantation owner and manager were contacted and I anticipate some control measures will be undertaken in future to prevent a reoccurrence until the pines grow enough to suppress the thistles. The land owners will keep me informed as to whether or not they have a mass germination on their land: at the time of my visit I saw only a single small spear thistle on their land.

Revisited a new infestation of St John's wort off Sorell Springs Road to check I hadn't missed any plants during initial control. Two small live plants dispatched; all others crispy.

Revisited the new small infestations of Ragwort and Shasta daisy on Interlaken Road (both sprayed previously) and both sites were looking good.

After visiting the thistle property above, I perused a number of roadsides where Spanish heath controls were undertaken last year. Very happy with the results. Also inspected the Woodsdale Cemetery; this will be a focus for Spanish heath control in a couple of months.

Visited a couple of sites around Lake Dulverton where seedlings were planted last year, and assisted with weeding and watering.

Inspected the blackwoods around the tanks at the Pound, Oatlands, and unfortunately the weeds have gotten away. Some blackwoods have died, and some replacements have also died. The rows along the eastern side of the block are almost 100% dead and I strongly suspect soil toxins/compaction/previous waterlogging may be to blame. Once the weeds have been cleared, replanting and weed control will resume.

Communication

Consultation continues with Adam Muyt (Invasive Grasses Project Officer, Biosecurity Tasmania) regarding a wide-ranging but strategic surveying of land adjoining the main Serrated tussock infestation at Spring Hill. An experienced contractor has been contacted and is keen to undertake the work, and the landholder is being kept abreast of progress. Awaiting the return of Adam from leave to move forward. A separate contractor has been engaged by the landholder to undertake winter control of Serrated tussock.

Submitted an article on Mallows to the Southern Midlands Regional Newsletter.

Emailed Matt Baker from the Tasmanian Herbarium with the latest numbers of Stemless thistle.

Related and extra-curricular activities

On a Sunday drive one weekend to Hamilton via Bothwell, I noticed a heap of dead Sweet briar on the roadside. Contacted Derwent Catchment Project to congratulate them on their work and to obtain the details of herbicide mix/rates/timing for future reference. Sweet briar is not a declared weed, but it is definitely expanding its range throughout Tasmania.

RECOMMENDATION

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

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

15.3 Cultural

Strategic Plan Reference 3.3

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

Nil.

15.4 Regulatory (Development)

Strategic Plan Reference 3.4

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

Nil.

15.5 Regulatory (Public Health)

Strategic Plan Reference 3.5

Monitor and maintain a safe and healthy public environment.

Nil.

15.6 Regulatory (Animals)

Strategic Plan Reference 3.6

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

15.6.1 Animal Management Report

Author: ANIMAL MANAGEMENT OFFICER (RACHEL COLLIS)

Date: 20 MARCH 2024

Enclosure

Animal Management Statement 2024

ISSUE

Consideration of the Animal Management/Compliance Officer's report for March 2024

The purpose of the report is twofold:

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

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

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

Resource Sharing

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

INFRINGEMENT DETAILS:

13/3/24 – Dog attacking person or animal causing non serious injury – Mangalore area

RECOMMENDATION:

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

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

ENCLOSURE
 Agenda Item 15.6.1

**YTD ANIMAL MANAGEMENT STATEMENT
 2024**

DOG IMPOUNDS	RECLAIMED	ADOPTED/DOGS HOME	EUTHANISED	OTHER IMPOUNDS
4	3	1		1 – goat

**JOBS ATTENDED
 March 2024**

DOGS AT LARGE	DOG ATTACKS	DOG BARKING	DOG GENERAL
1	1		5
NEW KENNEL LICENCES	WELFARE	STOCK	Central Highlands
	2	3	1

REGISTERED DOGS: 1756
KENNEL LICENCES: 62
INFRINGEMENTS ISSUED: 1

15.7 Environmental Sustainability

Strategic Plan Reference 3.7

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

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Community Health and Wellbeing

Strategic Plan Reference 4.1

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

Nil.

16.2 Recreation

Strategic Plan Reference 4.2

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

16.2.1 Oatlands Aquatic Centre – Coordinators Report

Author: OATLANDS AQUATIC CENTRE COORDINATOR (ADAM BRIGGS)

Date: 20 MARCH 2024

Oatlands Aquatic Centre – Coordinator’s Report for the month February 2024.

BACKGROUND

The Oatlands Aquatic Centre opened to the public on Monday 14th November 2022.

DETAIL

The purpose of the report is twofold:

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

Financial Reporting:

OATLANDS AQUATIC CENTRE - OPERATING BUDGET

INCOME		Annual Budget 2023/24	Feb 2024	Feb 2023	2023-24 YTD to 29.02.24	% of Budget 2023-24
Pool – Admission Fees	Casual Fees	\$37,360	\$6,906	\$6,333	\$44,393	118.8%
	Memberships & Season Passes	\$157,426	\$3,619	\$4,067	\$29,756	18.9%
	Group Bookings & Learn to Swim	\$81,714	\$8,514	\$4,929	\$50,825	62.2%
	Sale of Goods	\$9,500	\$1,375	\$834	\$9,339	98.3%
Local Gov't Loan Subsidy (3 of 3)		\$45,107	\$0	\$0	\$22,840	50.6%
Charging Station Energy Use Reimbursement			\$3,272	\$0	\$6,550	
Splash in Good Fun' Grant			\$0	\$0	\$0	
Get Active Program Grant	"Lets get moving"				\$800	
CBA Community Donation					\$500	
Sub-Total		\$331,107	\$23,685	\$16,163	\$165,003	49.8%

EXPENDITURE		Annual Budget 2023/24	Feb 2024	Feb 2023	2023-24 YTD to 29.02.24	% of Budget 2023-24
Salaries (incl. On-Costs)		\$504,561	\$38,930	\$40,063	\$344,440	68.3%
Operating Costs - Other		\$245,072	\$16,863	\$33,135	\$188,779	77.0%
Loan Interest		\$45,107	\$0	\$0	\$22,840	50.6%
Total Expenditure		\$794,740	\$55,794	\$73,198	\$556,058	70.0%

Note - includes expenses relating to operating grant income

Budgeted Deficit		-\$463,633	-\$32,108	-\$57,035	-\$391,055	84.3%
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Group Bookings & Programs – February (15/2/24 - 14/3/24):

Event / Booking	School / Group	Participation Numbers
Public Visits	Reclink Community Program	35 participants
Physio Rehab Sessions	Annabel Butler – Physiotherapist	8 individual bookings
Lane Hire	Midlands Swimming Club	5 individual bookings
Birthday Party	Public	18 participants
Campania District School Learn to Swim: Grade 3-6	Education Department	43 participants
Bagdad Primary School Learn to Swim: Grade 3-5	Education Department	58 participants
Centre Hire / Student Visits	Oatlands District School	2 group bookings
Centre Hire	Swansea Primary School	60 participants

**USAGE FOR THE PERIOD 15/2/2024 – 14/3/2024
PAID UPFRONT**

Type	Units
Gym & Fitness	
Gym & Fitness Class Passes/10 Sessions	0
Gym & Fitness Class Passes/5 Sessions	1
Gym & Fitness Class Session (17 years) PAYG	8
Gym & Fitness Class Session (Concession) PAYG	12
PAYG Class Pass (16 years)	1
Gym	
PAYG Gym (17 years)	3
PAYG Gym (Concession)	2
Personal Training	
Personal Training – 30 Mins	5
Personal Training – 1 Hr	0
Learn to Swim (Total Numbers)	
Term 1, 2024 Program Enrolments (Currently)	121
Adult Learn to Swim	0
Pool	
Pool Passes 10 Sessions (Child)	6
Pool Pass 10 Session (17 years)	1
Upfront 6 Months Pool Membership (17 +)	1
Upfront 6 Months Pool Membership (concession)	0
Upfront 6 Months Pool Membership (Family)	0
PAYG – Pool (4 years and under)	66
PAYG - Pool (5-16)	256
PAYG - Pool (17)	271
PAYG - Pool (Concession)	268
PAYG - (Family)	29
Pool/Gym Combo PAYG	4
GYM/Pool Pass 10 Session (17 years)	0

DIRECT DEBITS – Current Numbers

Type	Units
DD Pool/Gym	9
DD Class/Pool	30
DD Pool/Gym/Class	2
DD Gym	6
DD Class/Gym	5
DD 6 Months Pool – 17 years +	3
DD 6 Months Pool – Child/Concession	2
DD 6 Months Pool – Family	2

Grant Applications & General Information

See below an update on the current Grant Application:

- **Tasmanian Government - Premier’s Fund for Children & Young People:** We applied for \$50,000.00 to put towards programs at Oatlands Aquatic Centre, which we have been successful in receiving. This founding has now been completed.
- **Australian Sports Commission – Play Well Participation Grant Program:** Grant Application applying for funds to conduct a Health & Wellbeing Event/Day at the Oatlands Aquatic Centre promoting our current GYM classes on offer while also introducing new programs the community can utilise to help improve overall Health & Wellbeing has been submitted. We are awaiting the results of the application process.
- **Reclink Community Program**
 On the 1st March, 2024 the community program we have been running in conjunction with Reclink Australia on Wednesday mornings has now been completed. Reclink and the Centre are looking into future grant programs we can work together for the community.
- **Royal Life Saving Tasmania – Swim Teacher Course**
 Oatlands Aquatic Centre & Royal Life Saving Tasmania are working together to deliver a Swim Teacher Course on Sunday 24th March, 2024. The course is open to participants of all areas of the state and locals, the hope of this course is to give the Aquatic Industry a boost in available swim teachers which has been on a decline since COVID-19.

Human Resources & Financial Implications – Refer above detail.

Community Consultation & Public Relations Implications – Not applicable.

Policy Implications – N/A

Priority - Implementation Time Frame – Not applicable.

RECOMMENDATION

THAT the information be received and noted.

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

16.3 Access

Strategic Plan Reference 4.3

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

Nil.

16.4 Volunteers

Strategic Plan Reference 4.4

Encourage community members to volunteer.

Nil.

16.5 Families

Strategic Plan Reference 4.5

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

Nil.

16.6 Education

Strategic Plan Reference 4.6

Increase the educational and employment opportunities available within the Southern Midlands

Nil.

16.7 Capacity & Sustainability

Strategic Plan Reference 4.7

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

Nil.

16.8 Safety

Strategic Plan Reference 4.8

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

Nil.

16.9 Consultation & Communication

Strategic Plan Reference 4.8

Improve the effectiveness of consultation & communication with the community.

16.9.1 Development of the Southern Midlands Community Infrastructure Plan – Final Version for Adoption

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 20 MARCH 2024

Attachment(s):

Final version 19th March 2024 – Southern Midland Community Infrastructure Plan

ISSUE

Council to:

- a) consider the Community Feedback on the draft Southern Midlands Community Infrastructure Plan developed by Consultants, *Inspiring Place*; and
- b) adopt the final version of the Southern Midlands Community Infrastructure Plan.

BACKGROUND

The Southern Midlands Community Infrastructure Plan (CIP) was last reported on, at the February 2024 Council meeting and an extract of the minutes of that meeting are included below.

[EXTRACT] - Minutes of the Council Meeting held on the 27th February 2024 (This extract also extracts from prior meetings that were included as background information).

16.9.1 Development of the Southern Midlands Community Infrastructure Plan – Draft for Consideration

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 20 FEBRUARY 2024

Attachment(s):

Draft – SM Community Infrastructure Plan

ISSUE

Council to:

- a) consider the draft Southern Midlands Community Infrastructure Plan developed by Consultants, *Inspiring Place*; and
- b) authorise its release for the final tranche of community consultation, before the formal adoption of the document.

BACKGROUND

At its August 2023 Council meeting the following decision was taken as a response to a range of recreational and open space needs that were then before Council.

“THAT:

- a) Council prepare a consultants brief and obtain ‘Expressions of Interest’ from potential consultants to undertake a review of the Southern Midlands Recreation Plan (prepared by Inspiring Place dated April 2006);*
- b) The consultants brief is to specifically include a requirement to focus on the recreational needs of the Woodsdale (and surrounding) community;*
- c) Pending the completion of the Plan review process, and subsequent consideration of its recommendations, then Council (at this stage) not be prepared to commit any level of investment to the upgrade of the Woodsdale Recreation Ground property;*
- d) In the interim, Council confirm that the Kempton Recreation Ground will continue to be allocated to the Woodsdale Football Club on Thursday nights for training and Saturday for Home Games; and*
- e) Council re-affirm its direction that the existing change rooms are not to be used or accessed for safety reasons.”*

At the September 2023 Council Workshop, Item a) from the previous Council meeting minutes, consideration of the Southern Midlands Council – Community Infrastructure Plan – Request for Quotation (Draft Consultants Brief) was discussed.

The amended draft [Request for Quotation] to be reported through the Facilities & Recreation Committee for subsequent endorsement by Council.

At the Facilities & Recreation Committee meeting in September 2023 the following item was discussed;

16.1. Southern Midlands Community Infrastructure Plan - RFQ

The Committee were reminded that the Request for Quotation (RFQ) was discussed at the recent Council Workshop and modifications were asked to be included within the draft RFQ. Version 2 of the RFQ was tabled and the Committee worked through the document.

Following some in-depth discussion about the outcomes of the of the Southern Midlands Infrastructure Plan, which will be a product of the successful Consultant’s work, the Committee were comfortable in recommending that the Objectives, as well as the Deliverables will provide a valuable strategic document for the Committee and Council in determining Community Infrastructure investment into the future. Therefore draft version 2 of the RFQ be endorsed as the final document and that the RFQ be released on the 30th September 2023.

RECOMMENDATION

THAT draft version 2 of the RFQ be endorsed as the final document and that the RFQ be released on the 30th September 2023.

DECISION / COMMITTEE’S RECOMMENDATION TO COUNCIL

Moved by Deputy Mayor K Dudgeon, seconded by Mayor E Batt

THAT draft version 2 of the RFQ be endorsed as the final document and that the RFQ be released on the 30th September 2023 (following endorsement by Council).

CARRIED

The above recommendation was subsequently endorsed by Council at its meeting held 27th September 2023.

Following the Council meeting approving the Request for Quotation, it was released and advertised in the Mercury and the Examiner.

At the October 2023 Council meeting the Council were asked to consider the respondents to the Request for Quotation

[EXTRACT]

The Steering Committee for the Southern Midlands Community Infrastructure Plan development project have been tasked to undertake the assessment of submissions by

Consultants against the requirements of a Request for Quotation (RFQ) for this project. This Report details the assessment process and makes a recommendation for Council's consideration.

Based on the assessment of the submissions and the report by the Project Steering Committee of the RFQ for the SM Community Infrastructure Plan Development Project received via the SMC Illion/Tenderlink portal:

- 1. The RFQ process was conducted in accordance with the SMC Code of Tenders & Contracts;*
- 2. The best value for money submission is the conforming submission received from Inspiring Place for the sum of \$44,600 excl. GST; and*
- 3. The recommendation from the Assessment Panel to Council is that the submission from Inspiring Place for the sum of \$44,600 excl. GST be accepted and that a contract be entered into with Inspiring Place to undertake the project.*

[END OF EXTRACT]

DETAIL

The Southern Midlands Community Infrastructure Plan 2024 replaces the 2006 Recreation Plan to address the evolving needs of the Southern Midlands local government area. The objectives of the Plan include understanding population changes, current infrastructure, and the needs of users to make recommendations.

The plan integrates findings from a field audit, community engagement, and reviews of contemporary recreation trends. The community engagement involved four community forums, a month-long public survey, and targeted outreach to peak bodies and state government departments.

The Plan supports ongoing improvement in the Southern Midlands through sustainable and efficient management that adapts to trends and supports lifelong community participation.

The Plan outlines relevant issues, community expectations, identifies infrastructure gaps, recommends actions, and five yearly reviews.

The structure of the Plan categorises facilities into five segments;

- Regional Assets,*
- Community Parks,*
- Community Halls,*
- Sports Venues, and*
- Linkways.*

It provides recommendations for each category that include actions, rationale, responsibilities and priorities.

In summary, the Consultants have developed the draft Southern Midlands Community Infrastructure Plan 2024 as a roadmap that takes into account advice from peak sporting bodies, the state government, community feedback, and the strategic vision of the Southern Midlands Council. It prioritises sustainability, inclusivity, and strategic investments to meet community needs for a resilient and thriving local government area over the next decades.

The Steering Committee confirms that the draft Plan meets the requirements detailed in the Request for Quotation.

The next tranche of the public consultation following the release of the document, will comprise it being placed on the Southern Midlands Council website, where members of the community and other interested parties can access and read the document. A feedback form will also be included on the website to be completed and returned

before the close of the public consultation period, at 5.00pm on Sunday 17th March 2024.

Notification of the draft Plan's availability will be actioned through the Council website and Facebook page and also communicated to Southern Midlands Regional News, Mid FM Community Radio, as well as to Community Facebook administrators in the Southern Midlands. It is noted, that at the four Community meetings, attendees were advised that the Plan would be available for review on the Council website following the February Council meeting.

A report will be provided to the March 2024 Council meeting, summarising the feedback on the Plan, for Council's consideration, prior to the formal adoption of the Plan.

RECOMMENDATION

THAT Council:

- 1. Receive and note the Report; and**
- 2. Approve the draft Southern Midlands Community Infrastructure Plan for release for the public consultation period from the 29th February 2024 to the 17th March 2024 (closing at 5.00pm) on the Council web site**

DECISION

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

THAT:

- 1. Council receive and note the report;**
- 2. Council approve the draft Southern Midlands Community Infrastructure Plan for release for the public consultation period from the 29th February 2024 to the 17th March 2024 (closing time at 5.00 pm) on the Council Web Site; and**
- 3. In relation to the Woodsdale Recreation Ground, and for the purpose of seeking public feedback, the consultants be requested to include an additional option for that property, being:**

“as an alternative to the proposed sale of property (noting the requirement to adhere to the provisions relating to the sale of public land under the Local Government Act 1993), Council consider the option of transferring ownership of the property to the Woodsdale Football Club together with a one-off non-refundable grant amount (in the vicinity of \$45,000) which is the indicative amount being sought by the Woodsdale Football Club from Council to achieve its objective of football being played at this facility.

Council's contribution will be contingent upon the Woodsdale Football Club providing confirmation that the external sources of funding have been secured to enable upgrade of the facility to a standard that is consistent with its expectations and achieves compliance with the Building Code of Australia and other applicable legislation.

Terms and conditions associated with any transfer of ownership would be negotiated at the time of transfer (e.g. what would happen to the property should the Woodsdale Football Club be wound-up)”.

CARRIED

Reasoning for alternative Motion:

There is clearly a substantial variance in the amount of funding required to upgrade the Woodsdale Recreation Ground to enable football to be played at this ground (i.e. Council's cost estimate and the Woodsdale Football Club's estimate).

The Woodsdale Football Club continues to indicate that an amount of only \$45,000 is being sought from Council to upgrade the facility to a standard that is consistent with its expectations. This level of financial commitment by Council will assist the Football Club secure external funds to undertake the necessary upgrades to achieve compliance with the Building Code of Australia and other applicable legislation.

From a Council perspective, there are safety issues and major risk exposure associated with this facility in its present condition.

Whilst Council will still have regulatory responsibilities to ensure that all work is consistent (and complies) with the relevant standards, the transfer of ownership and management of the property will mitigate this risk from a Council perspective.

Inclusion of this option in the report at this stage provides an opportunity for the broader community to provide comment.

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

[END OF EXTRACT] - Minutes of the Council meeting held on the 27th February 2024.

DETAIL

Particular reference is made to Paragraph 3 of the decision from the February 2024 Council meeting, namely:

- 3. "In relation to the Woodsdale Recreation Ground, and for the purpose of seeking public feedback, the consultants be requested to include an additional option for that property, being:*

"as an alternative to the proposed sale of property (noting the requirement to adhere to the provisions relating to the sale of public land under the Local Government Act 1993), Council consider the option of transferring ownership of the property to the Woodsdale Football Club together with a one-off non-refundable grant amount (in the vicinity of \$45,000) which is the indicative amount being sought by the Woodsdale Football Club from Council to achieve its objective of football being played at this facility.

Council's contribution will be contingent upon the Woodsdale Football Club providing confirmation that the external sources of funding have been secured to enable upgrade of the facility to a standard that is consistent with its expectations and achieves compliance with the Building Code of Australia and other applicable legislation.

Terms and conditions associated with any transfer of ownership would be negotiated at the time of transfer (e.g. what would happen to the property should the Woodsdale Football Club be wound-up)”.

This information was conveyed to the Consultants for inclusion in the draft CIP document for the final Community Consultation tranche.

The Consultants made the following observations and undertook the following actions in respect of paragraph 3 of the decision:

“We have changed pages 47 and 48.

The way that Inspiring Place has handled this kind of situation in the past was to make it clear that this came from Council rather than our work.

We have not made mention of funding \$45,000 for the club. Some of the details of the arrangement are matters for Council and the club, and not necessarily informed by the background work, discussions with peak bodies, literature etc, as it doesn't emerge from the evidence as an obvious answer. But we understand that political decisions are necessary and right. It's just not our call on that!”

The following information was included in the consultation draft Community Infrastructure Plan;

[EXTRACT] CIP Page 47

“Any proceeds from the sale of Woodsdale Recreation Ground property should be invested in a Community Hall upgrade. An upgrade might include the acquisition of some adjoining land to provide additional community infrastructure, such as a dedicated car parking area at the rear, an expanded playground, and upgraded barbecue facilities.

Influenced by past discussions with the Woodsdale Football Club, Council identified an additional option for the property. As an alternative to the sale of the Woodsdale Recreation Ground, Council might consider the option of transferring ownership of the ground to the Woodsdale Football Club. The advantage for Council is that it would no longer be liable for activities and condition of the ground. The disadvantage to the wider community is the loss of income from the sale the ground that might be used to upgrade the hall.”

[EXTRACT] CIP Page 48

Table 6.11. Management actions, responsibility, and priority for Sports Venues

REF NO.	RATIONALE	MANAGEMENT ACTIONS	RESPONSIBILITY	PRIORITY
16	Council resources are spread too thin to respond to needs for upgrading facilities. More intensive use of fewer venues will help resource and environmental sustainability, risk management, and overall compliance with safety and building codes. Sale of sporting venues that are underutilised, have limited capacity to function as a regional and multiple use venue, and are costly to maintain should be considered.	<p>Visionary Direction: Rationalise under-utilised assets with no strategic benefit in the long-term to secure efficient and effective use of Council resources and meet current and future community needs.</p> <p>Actions:</p> <ul style="list-style-type: none"> › Investigate and consider the option of selling the Colebrook Recreation Ground (or part thereof). See also Ref No 13 for rationalisation of assets. › Consider the options of selling the Woodsdale Recreation Ground or transferring the property to the Woodsdale Football Club. See also Ref No 13 for rationalisation of assets. 	Council	High

The revised draft CIP was uploaded onto the Southern Midlands Council website, along with a Feedback Form on the 29th February 2024.

Earlier in the project it was flagged at the four Community forums at Levendale, Campania, Kempton and Oatlands that the draft CIP would be available on Council’s website following the Council meeting held in February 2024. In addition to that advice, information was also included in the Southern Midlands Regional News, on Council’s Facebook page and also forwarded to the Community Facebook page administrators throughout Southern Midlands with information in respect of the draft CIP final consultation tranche.

Social Media post, below;

Southern Midlands Community Infrastructure Plan - Consultation

Community Feedback on this document is welcome

The draft Southern Midlands Community Infrastructure Plan 2024 which is on the Southern Midlands website www.southernmidlands.tas.gov.au replaces the 2006 Recreation Plan to address the evolving needs of the Southern Midlands local government area. Objectives of the Plan include understanding population changes, current infrastructure, and the needs of users to make recommendations. The plan integrates findings from a field audit, community engagement, and reviews of contemporary recreation trends. Community engagement involved four community forums, a month-long public survey, and targeted outreach to peak bodies and state government departments.

The Plan supports ongoing improvement in the Southern Midlands through sustainable and efficient management that adapts to trends and supports lifelong community participation. The Plan outlines relevant issues, community expectations, identifies infrastructure gaps, recommends actions, and five yearly reviews.

The Plan is categorised into five major elements. It would be appreciated if after reading the Plan, your feedback could be provided under those element headings on the feedback form provided. Please add additional pages if required.

Following completion of your feedback form please scan a copy to mail@southernmidlands.tas.gov.au, or drop it into the Kempton or Oatlands Council Chambers, on or before 5.00pm Sunday 17th March 2024.

At the end of the consultation period the following Community members and their respective comments were noted as detailed in the following pages;



**Draft Southern Midlands
Community Infrastructure
Plan
FEEDBACK**

The Plan is categorised into five major elements. It would be appreciated if after reading the Plan, your feedback could be provided under those element headings. Please add additional pages if required.

The following people provided feedback on the draft Community Infrastructure Plan and their contribution is gratefully appreciated in adding to the deliberation of the Council;

1. Brian O'Reilly
2. Brian O'Reilly obo Oatlands District Football Association
3. Chris Harmon
4. Cowle Family
5. Danni Ashton
6. Julia Jabour
7. Nan Bray
8. Toni Cowle

The Consultants, *Inspiring Place* have commented on the feedback as it relates to the project scope, research and analysis of the *Southern Midlands Community Infrastructure Plan /March 2024*

Feedback	Response Comments by <i>Inspiring Place</i>
Regional Assets	
<p>3. Chris Harmon</p> <p>I find this part of the plan very sad. To me the southern midlands is blessed with a whole heap of ‘assets’ which play a vital role in keeping us healthy and fit. These include such features as clean air, lots of unmolested vegetation, open spaces between built up areas, plenty of dark skies at night not disturbed by lights, etc. None of this is recognized in the report. Even the State Planning Provisions requires any plan to be accompanied by an overlay map of Priority Vegetation Areas.</p> <p>I tried in an earlier communication, 17 December 2023, on the proposed Community Infrastructure Plan to suggest we needed to plan using a wider ‘vision’ than what was proposed at the initial community meeting. At that time I suggested we could use The Earth Charter as a guide: <i>Strengthen local communities, enabling them to care for their environments, and assign environmental responsibilities to levels of government where they can be carried out most effectively</i></p> <p>In my opinion the acknowledgement to the First Nations People at the start of your ‘settled –on plan’ without further involving anybody from the First Nations is, in my opinion, disturbing.</p> <p>They have a 40 thousand year association with this country – this included a process of keeping fit.</p> <p>I suppose you imagine that if you include a short statement which says <i>There are many master and structure plans relevant to this Community Infrastructure Plan that can be reviewed to help guide decisions</i> we will all be able to rest easy.</p> <p>I agree the plan as presented does need review.</p> <p>Finally on the matter of Regional Assets I wish to comment on the actions proposed for the Chauncy Vale Wildlife Sanctuary. This matter</p>	<p><i>Comments about Aboriginal involvement are out of scope of the Community Infrastructure Plan (CIP). Early discussions at the project initiation raised the desirability of engaging with Aboriginal groups. The scope and timeline for this project meant that community consultation needed to occur at particular times and there were no additional resources available to extend engagement.</i></p>

Feedback	Response Comments by Inspiring Place
<p>has been raised with Council before but generally ignored. The point I wish to make is I still think a distinction should be made between the objectives of a Wildlife Sanctuary and 'a passive recreational space for the regional population and visitors'.</p> <p>It is not clear that this that this will be included in the full review under the heading Management Actions as that seems to end up proposing future work is directed towards 'enhancing the visitors experience'.</p> <p>Anton Chauncy specifically said twice in a meeting he had with the Brighton Council that he thought we may need to cut back on the numbers of visitors to the 337 hectares of wildlife sanctuary he was giving to the community to manage. His concern has yet to be addressed. In the meantime a whole range of activities have been carried out that are clearly not in the interests of the wildlife or their living conditions. Read <i>Environmental damage at Chauncy Vale</i> by Nick Mooney posted on the internet on July 13, 2018.</p> <p>I agree with the proposed Management Action; Review and update the Chauncy Vale Management Plan. Please consider separating the requirements for the general conservation area from those required by the earlier 1993 Plan which called for 'the natural habitat and wildlife of the valley be totally protected'.</p> <p>I think there could be some sense in creating an access/ walking path along the adjacent road, East Bagdad Road. This road used to lead to what was the Gunns property, now known as Flat Rock Reserve. Flat Rock Reserve was added to the Chauncy Vale Wildlife Sanctuary in a Joint Management Plan written in 2010. I still think the idea of writing a Joint Management Plan was a mistake. The Wildlife Sanctuary was reduced to 'a place to be found at the beginning of a tourist/visitors track to Flat Rock'. We now have all sorts of facilities including concrete wombats and play areas where 'the natural habitat and wildlife of the valley', was deemed to 'be totally protected' under the 1993 Plan.</p>	<p><i>Comments about management actions at Chauncy Vale are covered in the relevant management plan (Ref No. 5, page 32). Further involvement in management recommendations was out of scope of CIP.</i></p>

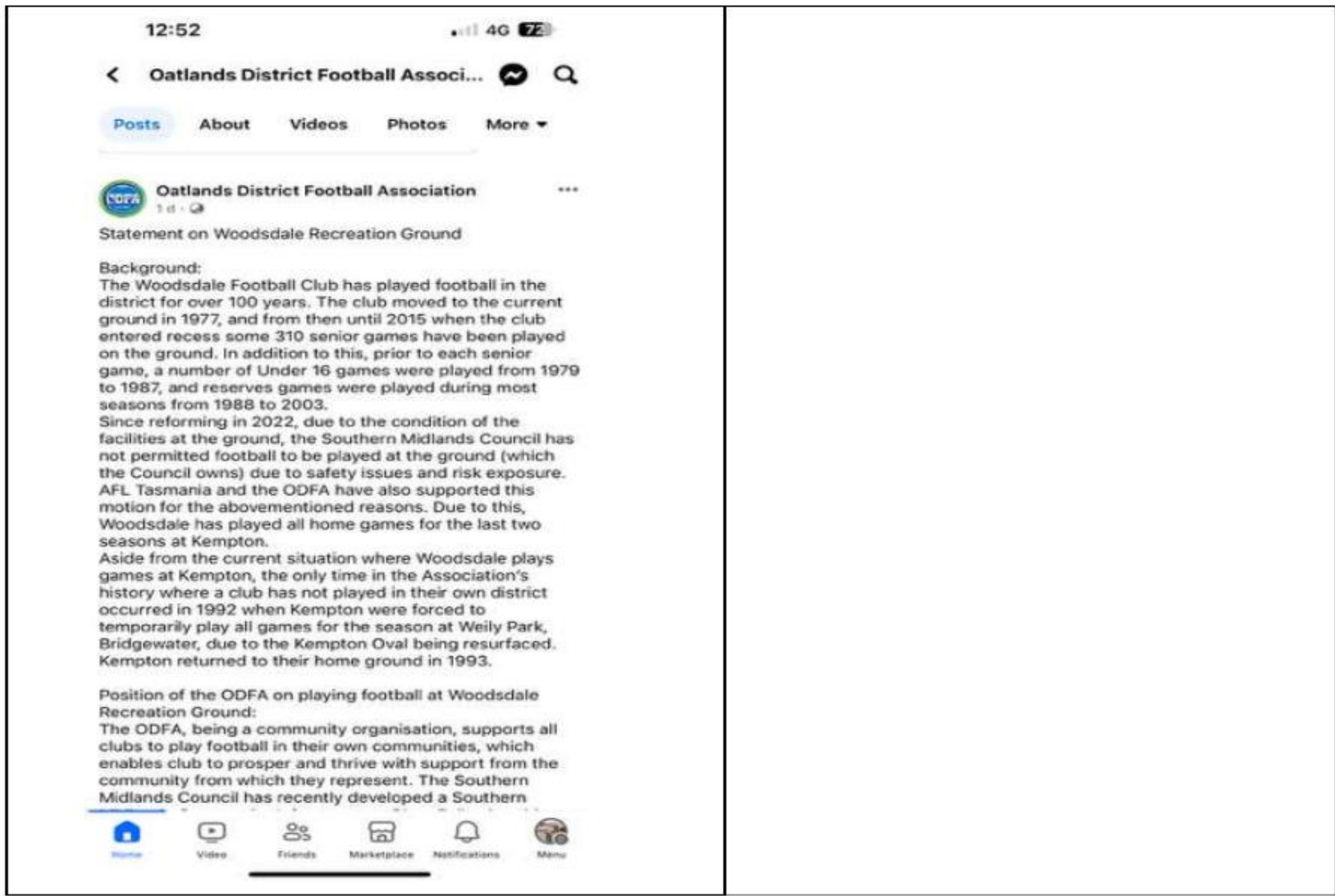
Feedback	Response Comments by <i>Inspiring Place</i>
Community Parks	
<p>1. Brian O'Reilly</p> <p>Dog Park at Oatlands at Callington Mill Reserve, Great Idea - Social Interaction – Exercise – Used by Tourists and Locals, Callington Mill area is central.</p>	<p><i>Dog walking at Oatlands was noted on page 24 as being of importance to the community. Ref No. 6 (page 32) has continued improvement and upgrades to community infrastructure based on need. There is a clear need for a high quality off-leash dog exercise area as part of the visionary direction. There are options on Parks land as well as Council-owned land.</i></p>
<p>3. Chris Harmon</p> <p>No comment</p>	
<p>5. Danni Ashton</p> <p>I'm surprised that there isn't a plan to have off-lead dog walking areas. Nearly every other municipality in Tasmania has them. Dog barking could be resolved if the owners could exercise their dogs in a space where their dogs can run off lead. These areas also create spaces for owners to socialise.</p>	<p><i>See response to comment 1 above. There are many actions occurring as part of the Oatlands Structure Plan 2021 and Lake Dulverton Management Plan 2002 and provision of off leash dog exercise will occur as part of these local planning processes.</i></p>
<p>6. Julia Jabour</p> <p>Proposal for a fully-enclosed dog exercise area in Oatlands</p> <p>We ask Council to give serious consideration to including a dog park in Callington Park in their Southern Midlands Community Infrastructure Plan 2024 under the Community Parks program. Last year, the proponents of a dog park in Oatlands collected over 400 signatures to present to Council in a petition to lobby for this amenity. We respectfully asked for the establishment of a fully-enclosed off-lead exercise area for dogs in Oatlands at a site deemed acceptable - the Flax Mill hill.</p>	<p><i>See responses to comments above.</i></p>

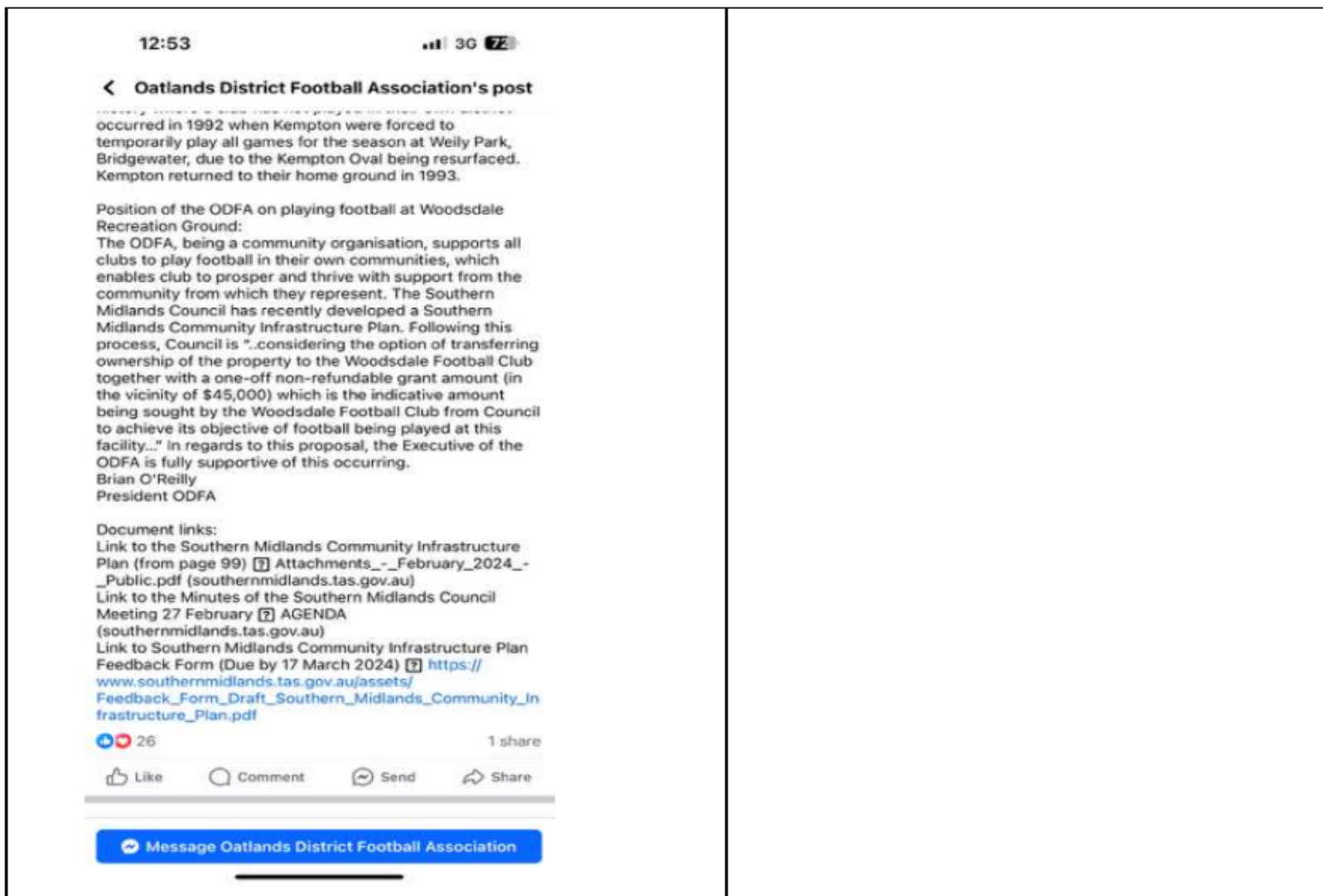
Feedback	Response Comments by <i>Inspiring Place</i>
<p>In the petition, we acknowledged that there were several walking pathways in the township but no fenced, secure area where dogs could be socialised off-lead. A designated dog park would not only benefit the residents of the area, but also local and interstate visitors travelling with dogs, as well as being available for canine competitions. We outlined the fact that socialising has many benefits for both dogs and their owners.</p> <p>Our original suggestion of Flax Mill hill is under Parks responsibility. We have been told that there is an onerous process to navigate in order to secure this site with Parks, not least because it is also part of the Lake Dulverton Conservation Area, where - under Council's own Dog Management Policy 2022 - dogs are not permitted.</p> <p>A further site subsequently suggested by the Lake Dulverton & Callington Park Management Committee is Callington Park itself, specifically that small area above the RV park overflow (see attached map). This site was our first choice, but we did not propose it because we thought there would be little chance of it succeeding. This site, although small, is perfect: it has water, a playground and public toilets close by, and initially would only require fencing. Heritage-style fencing would be the preferred style for the enclosure (see photo attached), in keeping with the heritage feel of the precinct. To reach a safe and acceptable height, it would need to be attached to something like a 500mm high stone base. (There is no shortage of stone around.) The area is partly shaded and has adjacent ample car parking. It is used only four days a year for the Heritage and Bullock (H&B) Festival, leaving 361 days when it is not used. The only neighbour is The Jardin Room. This neighbour currently uses a part of the area as storage for bales of hay, old wooden crates and stone rubble (see photo attached).</p> <p>In conversation with Brian Fish regarding the H&B Festival, he advised that if a dog park was located at Callington Park, the H&B Festival would not go ahead. This is not a valid objection, since very</p>	

Feedback	Response Comments by <i>Inspiring Place</i>
<p>little room would be lost (just the width of a mowing strip on three sides) and double gates would provide a similar-sized entry for bullocks and equipment as to what is available now when the rocks and logs are removed during H&B time. The dog park would simply be closed for those days required for H&B. Also, there is no guarantee that the H&B Festival will continue, indefinitely. Site Plan of the Rodeo Paddock and an image of non-Council materials in the same space.</p>	
<p>7. Nan Bray An off-lead dog park near the centre of Oatlands would be a wonderful addition for the many dog owners</p>	<p><i>See responses to comments above.</i></p>
<p>Community Halls</p>	
<p>3. Chris Harmon The following comments will principally revolve around my interest in reinstating the Bagdad Community Hall and Meeting Room to be as they were intended to be used – accessible community spaces made to support a variety of cultural, social, educational, and indoor recreation and entertainment activities. All can be healthy pursuits. In my opinion the recent Bagdad Community Club Master Plan Report does little towards meeting the above aims as it relies on huge amounts of money to basically replace everything over the whole property after consultations with a relatively small group of people who have one or two specific needs they wish developed by others. I think this 'limited view' is best shown by rereading the first couple of paragraphs of Section 3 Approach as contained in the Master Plan Report 18 July 2022.</p>	<p><i>Bagdad Recreation Precinct planning is meeting the need for the detailed work required in this area. Council are fully aware of the issues and opportunities in this area and are proactive in looking for solutions and funding (Ref No. 2, page 31).</i></p>

Feedback	Response Comments by <i>Inspiring Place</i>
<p><i>Approach</i> <i>Representatives from the Southern Midland Council, LANGE Design and LOOP Architecture met with the Bagdad Community Club Committee and associated stakeholders, to discuss their needs wants and desires.</i></p> <p>Please note this group in no way represents the Bagdad community. It is very limited. The Club itself no longer discusses anything at community level. It barely uses the Bagdad News to explore ideas! Also it has become increasingly clear that the main 'stakeholder' present at that meeting is, in fact, the Southern Midlands Council. They had put money into the mix. So it is hardly surprising that when we get to Rationale for this particular Regional Asset we are reminded of the Bagdad Community Club Master Plan 2022 and under the heading, Management Actions, we are told that we should invest in more detailed design and costing in order to bring the Master Plan about.</p> <p>I think this is all highly questionable as I do not think what has been proposed in the Master Plan has anything to do with the needs of the wider community. I also find it sad that the Master Plan continues to bury the original historic community Bagdad Hall under the needs of a privately owned restaurant, and the function of the original historic Reading/Meeting Room shows up on the plan as a place to be 'available for business opportunities'. Again, highly questionable decisions which, in my mind, also raise ethical questions.</p> <p>I do however agree with the proposal to '<i>discuss long term ownership and management of the Bagdad Recreational Precinct property</i>'. I think it is imperative that every effort be made to get the property back into the hands of people who know something about acting rationally in a democratic manner. I was there when the Bagdad Community Club was first formed and have always had deep concerns about the path we all chose to follow. I think a serious mistake was made when the Club swallowed up the responsibilities of the original Bagdad Hall and Recreation Ground Committee.</p>	

Feedback	Response Comments by <i>Inspiring Place</i>
<p>Consequently I look forward to being invited to <i>'discuss long term ownership and management of the Bagdad Recreational Precinct property'</i>. In my opinion this needs to be high on the Community Infrastructure Plan development agenda.</p>	
<p>Sports Venues</p>	
<p>1. Brian O'Reilly Oatlands Football Ground</p> <ul style="list-style-type: none"> a. Update ladies toilets b. Build larger canteen c. Add ladies change rooms <p>To accommodate finals and increase use in the future as part of the Infrastructure Plan</p>	<p><i>As per Ref No. 4 (page 32), the Oatlands Recreation Grounds is a priority for upgrades because of its status as a Regional Asset. One of actions says 'undertake an assessment of maintenance and upgrade requirements based on latest guidelines from relevant organised sporting bodies, and latest state and national infrastructure policy.'</i></p>
<p>2. Brian O'Reilly obo ODFA</p>	<p><i>The draft report suggested that the Woodsdale Recreation Ground be sold (Ref No. 16, page 48). The focus of investment should be on regional assets such as the Oatlands Recreation Ground.</i></p> <p><i>Support for the proposed solution that has since been identified by Council, based on prior communications with Council and funding sought by the Woodsdale Football Club is noted.</i></p>





Feedback	Response Comments by <i>Inspiring Place</i>
<p>3. Chris Harmon</p> <p>Under this section I know I would have preferred to see some discussion about the value of ‘sports’ to the community. I have reservations about continuing to support the process of cultivating competitive behavior in a world where there many signs that it is these very same behaviors that are to be found at the basis of many group and individual problems. It does not matter what aspect of life you look at, say politics, religion, education, international relationships, economics, or in the average individual’s state of mind you will find, in my opinion, the signs of the horribly negative effects of competitive behavior.</p> <p>One thing we do know is that knowledge of competitive activities in no way helps any of us understand our relationship to our planet and the processes of ‘life’ we need to come to grips with if we are to play a responsible part in helping to support our ongoing evolution.</p> <p>I see no reason why in the process of exploring the needs of our community one should not at least give some time to finding out from a variety of ‘experts’ on the medical aspects of human behaviour just what happens to an individual exposed to any highly structured form of competitive activity over long periods of time.</p> <p>Speaking for myself, I know over my relatively long life I have witnessed considerable physical and mental damage as a result of people engaging in competitive activities. As a result I now expect any study centred on competitive activities and community health issues to involve the advice of professional people. This seems to be missing in the Plan as published.</p>	<p><i>These comments are outside the scope of this CIP.</i></p>
<p>4. Cowle Family</p> <p>Woodsdale Recreation Ground. It seems ridiculous that Council is not looking at upgrading this venue for the Community. This seems in direct conflict with the SMC Strategic Plan, of providing recreation</p>	<p><i>The draft report suggested that the Woodsdale Recreation Ground be sold (Ref No. 16, page 48). The focus of investment should be on regional assets such as the Oatlands Recreation Ground. A different or alternative</i></p>

Feedback	Response Comments by Inspiring Place
<p>places for the active community. With Mental Health issues on the rise, the ground is an ideal place for the community to come together. There are enough events held at the ground throughout the year and on a regular basis that this should be taken into consideration. Comparing the cost, of upgrading a tennis court and netball courts at the Levendale School, because there are no recreation facilities, to upgrading a current asset 12kms away with a Football Club already established seems absurd. Before you look at expanding, you need to consider the upkeep on what you already have. The ground is used and has always been used as a Community Hub, and it needs to remain as such. The Community Hall is not suitable for the children of the district, with the Hall Committee using the Recreation Ground when needed for the open space and safety of the children. I can assure you that many people I speak with feel the same. Put it in the budget and upgrade it.</p> <p>Maybe Council should be asking themselves it's not what we will gain, but what we will lose.</p>	<p><i>solution has since been identified by Council based on prior communications with Council and funding sought by the Woodsdale Football Club (see page 47 for discussion).</i></p>
<p>5. Danni Ashton</p> <p>I love the idea to improve sporting facilities for females to participate. There was no mention of the old tennis court in Campania, and reinvigorating this.</p>	<p><i>Ref No. 15 (page 48) focuses on Campania as one of four locations in the municipality that should be the focus for planning and investment to upgrade facilities.</i></p> <p><i>The more detailed planning and actions are to be resolved by Council as resources and opportunities become available. Of note here is the importance of the local community in being able to apply for funding and seek Council's endorsement. Council is not in a position to simultaneously work on many small scale projects but is in a good position to play a supporting role by providing advice about grant applications and providing letters of support.</i></p>

Feedback	Response Comments by <i>Inspiring Place</i>
<p>8. Toni Cowle</p> <p>Woodsdale Recreation Ground. It seems ridiculous that Council is not looking at upgrading this venue for the Community. This seems in direct conflict with the SMC Strategic Plan, of providing recreation places for the active community. With Mental Health issues on the rise, the ground is an ideal place for the community to come together. There are enough events held at the ground throughout the year and on a regular basis that this should be taken into consideration. Comparing the cost, of upgrading a tennis court and netball courts at the Levendale School, because there are no recreation facilities, to upgrading a current asset 12kms away with a Football Club already established seems absurd. Before you look at expanding, you need to consider the upkeep on what you already have. The ground is used and has always been used as a Community Hub, and it needs to remain as such. The Community Hall is not suitable for the children of the district, with the Hall Committee using the Recreation Ground when needed for the open space and safety of the children. I can assure you that many people I speak with feel the same. Put it in the budget and upgrade it.</p> <p>Maybe Council should be asking themselves it's not what we will gain, but what we will lose.</p>	<p><i>See comment under 4. above.</i></p>

Feedback	Response Comments by <i>Inspiring Place</i>
Linkways	
<p>3. Chris Harmon</p> <p>I think this idea is great. Maybe it can be linked to patterns of movement once set down by the First Australians in Tasmania. A First Australian will need consulting. It could also be used as a web for better detecting and understanding the movement of native animals. They are largely nocturnal so maybe there could be some infrared cameras used to put together a picture of their movements along or through these Linkways as a picture into the wider environment of the Southern Midlands Municipality.</p> <p>The information gathered could then be made available to people, (local or visitors) in such community facilities as the historic Bagdad Reading/ Meeting Room. The aim would be to encourage people of all ages to better understand the world around them. Specialist speakers could be invited to expand on this understanding.</p>	<p><i>Endorsement for the idea of link ways noted.</i></p>

Feedback	Response Comments by <i>Inspiring Place</i>
Other	
<p>1. Brian O'Reilly</p> <p>Free caravan stays in Oatlands</p> <p>If the hotel goes ahead I am told that vans must vacate the Mill area. We need an alternative site for these vans as short stay has a huge benefit for locals and businesses.</p>	<p><i>There are issues around Council providing free stays in Oatlands. Council is aware of the challenges and opportunities and is actively working to upgrade facilities as per the Oatlands Structure Plan 2021 and Lake Dulverton Management Plan 2002.</i></p>
<p>3. Chris Harmon</p> <p>Finally I feel I would like to repeat the final few words used by Noam Chomsky in the book <i>How the World Works</i>. This book is the product of many interviews of Noam by David Barsamian and edited by Arthur Naiman. The words are; <i>I feel that it's none of my business to tell people what they ought to do – that's for them to figure out. I don't even know what I ought to do.</i></p> <p><i>So I just try to describe as best I can what I think is happening. When you look at that, it's not very pretty, and if you extrapolate it into the future, it's very ugly.</i></p> <p><i>But the point is – and it's my fault if I don't make this clear – it's not inevitable The future can be changed. But we can't change things unless we at least begin to understand them.</i></p> <p><i>We've had plenty of successes, they're cumulative, and they lead us to new peaks to climb. We've also had plenty of failures. Nobody ever said it was going to be easy.</i></p>	<p><i>Inspiring Place would like to take the opportunity to congratulate Southern Midlands Council on their highly professional approach to community infrastructure provision. Their small team goes well beyond the call of duty to plan over the short, medium, and long term for ongoing improvements for both residents and visitors. In our long experience of working with both urban and rural councils, Southern Midlands Council stands out for having excellent planning and operational skills. To have such strong outcomes with a small team working over a very large area is outstanding.</i></p>

Feedback	Response Comments by <i>Inspiring Place</i>
<p>5. Danni Ashton</p> <p>Disappointing there was no mention of festivals, arts, comedy or theatre and how the infrastructure can support these community activities.</p> <p>It would have been great if the council could have provided the report in a simple language format so it was more accessible to more people.</p> <p>Disappointing that there isn't any timelines and milestones set for the outputs in the plan, so council hold themselves accountable to proceed with commitments. Maybe this will be committed in a further implementation plan.</p> <p>It would have been good to see a more formalised way of consulting a variety of children and young people in the multiplicity to gain their feedback about how the infrastructure can support young people's participation in sports, arts and social events in the Southern Midlands Community.</p>	<p><i>This plan focuses on the community infrastructure required for the community to come together around a range of events. The scope of the CIP does not extend to the nature of these events.</i></p> <p><i>The Plan outlines relevant issues, community expectations, identifies infrastructure gaps, recommends actions, and five yearly reviews. The priorities relate to that five year period. In an era of rapid change, detailed planning beyond five years is less useful than providing for a review and visionary directions. Detailed plans with set timelines can quickly become out of date and less useful than a document with some flexibility. As noted above, Southern Midlands Council has excellent planning capacity, as evidenced by local master planning and structure plans as well as a range of strategic documents, such as this one.</i></p>

END

It is certainly appreciated that members of the Community took the time to communicate their respective views on the CIP and a response will be provided to them following the Council decision in relation to the CIP. There are a number of discussion points that have been raised, with some referring to specific Site Management Strategies and Plans along with other matters that are currently being considered by Council and/or awaiting input from Community groups. These comments will be forwarded on to the Council Officer responsible for those areas for consideration and action where required.

One specific area that received considerable comment was the establishment of an 'Off Lead Dog Park' in Oatlands. This was raised at the Oatlands Forum and consequently does appear in the CIP as noted by *Inspiring Place* in response to the Off Lead Dog Park Feedback. It is noted that this matter is under consideration by Council's Lake Dulverton & Callington Park Management Committee, as a number of possible locations have been identified within the area of their remit.

[EXTRACT] from the Minutes of the Lake Dulverton & Callington Park Management Committee Meeting held 18th March 2024:

4.4 PROPOSED DOG EXERCISE PARK AREA – LAKE DULVERTON FORESHORE

Council has been approached by some local residents of Oatlands to develop a fenced dog park be developed in the Flax Mill area. This section on the Lake foreshore has been identified by the group as an ideal location for the establishment of such a site.

Brian from Parks reported at the last meeting that after a great deal of investigation, it is feasible to have a dog exercise area in a conservation area. The first step would be the submission of a Reserve Activity Assessment (RAA) to Parks clearly outlining the dog

exercise area proposal – location, size and strategies to reduce the impact on any wildlife. The proposal would then be assessed to ensure it was in accordance with National Parks and Reserve Management Act 2002 and other Parks policies.

If the RAA was approved, Parks would declare a dog 'exercising area' within the conservation area. Council could then declare the same area as a 'dog exercise area' in accordance with the Dog Control Act.

Given the complexities of the process outlined above, there was a brief discussion at the last meeting about other potential locations for the dog exercise area. Locations included a crown land property near the old Catholic cemetery (which is not in the Lake Reserve area) and a section of Callington Park.

Since the last meeting, Maria met with Julia Jabour to look at two possible proposed alternative locations. (See maps attached – item 4.4A) Julia looked at the options with the dog folk, but advised by follow up email (item 4.4B) that they felt that the land near the old Catholic cemetery (Chatham Street) and an additional site - a 'triangle' near Tunnack Road and the Council depot were not suitable. Their ideal preferred location was Callington Park (mentioned in the email reply), and if that was not feasible then they would like to pursue use of the Flax Mill.

4

The Committee discussed the feedback and a range of options. In regard to the Flax Mill, the committee worked out a basic outline of the maximum boundaries of the area they felt could be offered for a dog park. A map was created at the meeting and agreed by all Members as a starting point for discussions. (See attachment Item 4.4C)

It was noted that the next steps would be for the dog folk to work with Council staff on a draft RAA, that would be considered initially by the Committee (and Council), before being formally submitted to Parks for assessment.

SUB COMMITTEE RECOMMENDATIONS TO COUNCIL:

MOVED Grant Wilson
SECONDED Dr Robert Simpson
THAT Callington Park be ruled out as a dog exercise area because it - is too close to the playground; is too close to children's facilities; should remain as public open space; could generate significant public backlash and it would be of concern to immediate neighbours.
CARRIED (Brian Campbell abstained)

MOVED Jenni Muxlow
SECONDED Dr Robert Simpson
THAT

1. In principle support be given to the dog group to pursue a dog exercise area at the Flax Mill on the basis that Parks have advised that it is feasible but requires an environmental impact assessment (RAA process) as the initial step.
2. The Committee notes the possibility of two alternative sites that are not within the Lake Dulverton Conservation Area (Chatham Street and Tunnack Road).

CARRIED

5

[END OF EXTRACT] from the Minutes of the Lake Dulverton & Callington Park Management Committee Meeting held 18th March 2024:

It appears from the information as detailed above, that there is a process that is being engaged with by representatives of the 'Off Lead Dog Park – Oatlands' and the Lake Dulverton & Callington Park Management Committee, noting that the Council's Strategic Plan also refers to and supports the issue of Off Lead Dog Parks, under the category of Community Health & Wellbeing (Item 4.1.1.4 on page 35).

CONCLUSION

The Feedback Comments and the Response by the Consultants, *Inspiring Place*, are presented to enable Council to form a view and reflect upon that information, prior to considering the adoption of the Southern Midlands Community Infrastructure Plan – March 2024.

In respect of Council's decision relating to the Woodsdale Recreation Ground and the additional option of transferring ownership to the Woodsdale Football Club, there is one 'fully supportive' comment and that is from the Brian O'Reilly obo the Executive of the Oatlands District Football Association in respect of this decision. No adverse comments in respect of this matter, appear in the Feedback comments from the Community Consultation.

For Discussion

RECOMMENDATION

THAT:

1. Council receive and note the report;
2. Council acknowledge and endorse the processes undertaken in the development of the Southern Midlands Community Infrastructure Plan;
3. Council adopt the March 2024 version of the Southern Midlands Community Infrastructure Plan;
4. Council, in the first instance, initiate a process to negotiate the terms and conditions associated with the possible transfer of ownership of the Woodsdale Recreation (Certificate of Title 10138/1) to the Woodsdale Football Club (noting the requirement to adhere to the provisions relating to the sale of public land under the *Local Government Act 1993*);
5. Following confirmation by Council of the proposed terms and conditions associated with the transfer of ownership, then Council proceed to make a formal decision regarding its intent to dispose of the land and advertise accordingly; and
6. Along with transferring ownership of the property to the Woodsdale Football Club, Council confirm its commitment to provide a ‘one-off’ non-refundable grant amount (in the vicinity of \$45,000) which is the indicative amount being sought by the Woodsdale Football Club from Council to achieve its objective of football being played at this facility.

Noting, that Council’s contribution will be contingent upon the Woodsdale Football Club providing confirmation that the external sources of funding have been secured to enable upgrade of the facility to a standard that is consistent with its expectations and achieves compliance with the Building Code of Australia and other applicable legislation.

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

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Strategic Plan Reference 5.1

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

Nil.

17.2 Sustainability

Strategic Plan Reference 5.2

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

17.2.1 Tabling of Documents

Nil.

17.2.2 Elected Member Statements

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

17.2.3 Development & Environmental Services – Fees Refund and Remission Policy

Author MANAGER – DEVELOPMENT & ENVIRONMENTAL SERVICES
(GRANT FINN)

Date 20 MARCH 2024

Enclosure(s)

Fees Refund and Remission Policy (new draft Policy)

Remission of Development and Environmental Services Fees for Charitable, Community and Sporting Bodies Policy (existing Policy)

ISSUE

As Council will recall I sought to introduce a new Fees Refund & Remission Policy at our meeting of 24th January 2024.

I was however unaware of the existence of the policy applicable to Charitable, Community and Sporting Bodies and wanted to avoid a duplication.

The proposal is for the update of existing policy and aggregation so that it applies to both individuals and non-incorporated organisations.

BACKGROUND

The existing Policy includes requests for application fee refunds and remission of fees where section 77 of the Local Government Act applies. The following is an extract from the Act:

77. Grants and benefits

- (1) *A council may make a grant or provide a pecuniary benefit or a non-pecuniary benefit that is not a legal entitlement to any person, other than a councillor, for any purpose it considers appropriate.*
- (1A) *A benefit provided under [subsection \(1\)](#) may include –*
 - (a) *in-kind assistance; and*
 - (b) *fully or partially reduced fees, rates or charges; and*
 - (c) *remission of rates or charges under [Part 9](#).*
- (2) *The details of any grant made or benefit provided are to be included in the annual report of the council.*

DETAIL

The current Schedule of Fees & Charges 2023/2024 provides for refunds under certain circumstances, but these do not cover all instances.

The purpose of this new Policy is to provide guidance and consistency on the circumstances when Council will remit or refund fees for Planning, Plumbing, Building, Environmental Health, Engineering and Council By-Laws.

RECOMMENDATION

THAT Council:

1. Receive and note the report;
2. Council repeal the existing ‘*Remission of Development and Environmental Services Fees for Charitable, Community and Sporting Bodies Policy*’ ; and Consider the updated ‘Development & Environmental Services – Fees Refund and Remission Policy’ and subject to any amendments, be submitted for formal adoption at the next meeting.

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

ENCLOSURE
Agenda Item 17.2.3



Council Policy
**DEVELOPMENT & ENVIRONMENTAL SERVICES – FEES
REFUND AND REMISSION**
Approved by: Council
Approved date:
Review date:

1. PURPOSE

The purpose of this policy is two-fold and applies to the following:

1. Fees charged for Council services including application fees for Planning, Plumbing, Building, Environmental Health, Engineering and Council By-Laws.
2. Establishing a framework for the remission of fees associated with development and building applications submitted by charitable, community & sporting bodies.

2. OBJECTIVE

To provide guidance and consistency on the circumstances when Council will remit or refund fees for Planning, Plumbing, Building, Environmental Health, Engineering and Council By-Laws.

3. SCOPE

This policy includes requests for fee refunds and remission of fees where Sections 77 or Section 205 of the *Local Government Act 1993* applies.

Section 77. Grants and benefits

(1) A council may make a grant or provide a pecuniary benefit or a non-pecuniary benefit that is not a legal entitlement to any person, other than a councillor, for any purpose it considers appropriate.

(1A) A benefit provided under [subsection \(1\)](#) may include –

- (a) in-kind assistance; and*
- (b) fully or partially reduced fees, rates or charges; and*
- (c) remission of rates or charges under [Part 9](#).*

(2) The details of any grant made or benefit provided are to be included in the annual report of the council.

Section 205. Fees and charges

(1) In addition to any other power to impose fees and charges but subject to [subsection \(2\)](#), a council may impose fees and charges in respect of any one or all of the following matters:

- (a) the use of any property or facility owned, controlled, managed or maintained by the council;*
- (b) services supplied at a person's request;*
- (c) carrying out work at a person's request;*
- (d) providing information or materials, or providing copies of, or extracts from, records of the council;*
- (e) any application to the council;*
- (f) any licence, permit, registration or authorization granted by the council;*
- (g) any other prescribed matter.*

Section 207. Remission of fees and charges

A Council may remit all or any part of any fee or charge payable under this Division.



Council Policy
**DEVELOPMENT & ENVIRONMENTAL SERVICES – FEES
 REFUND AND REMISSION**
 Approved by: Council
 Approved date:
 Review date:

4. DEFINITIONS

Eligible Organisations	Incorporated and non-incorporated organisations or community bodies are eligible for a remission of a portion of the application fees associated with a development project, provided that: (a) The organisation exists for the purpose of providing a community benefit, facility or service on a non-profit basis; (b) The project is directly related to achieving the purpose of the organisation; (c) The development is to be readily accessible to a majority of the immediate community (recognising that it may involve a membership fee). Non-incorporated organisations are to provide evidence, to the satisfaction of Council, proving (a), above.
------------------------	---

5. POLICY STATEMENT

Refund of Council Fees

A person may apply in writing and outline reasons why fees should be refunded. The amount of refund will depend on how far the assessment of the application, licence or registration has progressed. In determining the appropriate refund the following factors will apply:

1. Annual registration fees will not be proportionately refunded unless the requirement for the licence or registration is no longer applicable;
2. Assessment fees will only be refunded if the assessment hasn't been undertaken (regardless of whether the permit was issued);
3. If assessments have commenced but not completed, a proportion of assessment fees may be refunded;
4. Inspections fees and fees associated with the completion of works will be refunded if the permit hasn't been issued; and
5. Applications fees for advertising are not refunded if the advertisement has been sent to the newspaper.



Council Policy
**DEVELOPMENT & ENVIRONMENTAL SERVICES – FEES
REFUND AND REMISSION**
Approved by: Council
Approved date:
Review date:

Remission of Council Fees

A person other than a Councillor may apply to Council for a grant or benefit requesting that Council remit a fee for a service of Council.

Eligible organisations may request in writing that fees for applications for Planning, Building, Plumbing, Environmental Health or Engineering Services be remitted. The request must outline reasons and sufficient information to enable Council to determine eligibility.

Levies or other fees collected by Council on behalf of other agencies are not eligible for remission including the Building Administration and Industry Training Levies.

6. PROCEDURE

- 6.1 The General Manager or his delegate (Manager Development Services) will consider any request for a refund or remission in accordance with this policy (consistent with financial delegations and statutory powers) and determine if the request will be granted or not.
- 6.2 Eligible organisations seeking a remission of a portion of their fees, are to submit a written request to Council, demonstrating eligibility under this policy.
- 6.3 Requests are to be determined on a case-by-case basis by Council, taking into consideration:
 - (a) The level of public good generated by the organisation generally,
 - (b) The level of community benefit anticipated to flow from the particular project.
- 6.4 All external costs incurred by Council will not be subject to a remission.
- 6.5 All other applicable fees may be remitted, to a maximum proportion of 50%.
- 6.6 All fees are to be paid in full upon lodgement of the necessary applications. Any fees waived by Council are to be remitted upon completion of the development.

7. LEGISLATION

Local Government Act 1993

8. DOCUMENT ADMINISTRATION

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

This document is Version 1.0 effective March 2024. The document is maintained by Development and Environmental Services Department for the Southern Midlands Council.

Existing Policy (to be repealed)



Council Policy

REMISSION OF DEVELOPMENT & ENVIRONMENTAL SERVICES FEES FOR CHARITABLE, COMMUNITY & SPORTING BODIES

Approved by: Council
Approved date: 4th February 2004 (C/04/02/048/6598)

1. PURPOSE

- 1.1 This policy is aimed at establishing a framework for the remission of fees associated with development and building applications submitted by charitable, community & sporting bodies.

2. ELIGIBLE ORGANISATIONS

- 2.1 Incorporated and non-incorporated organisations or community bodies are eligible for a remission of a portion of the application fees associated with a development project, provided that:

- (a) The organisation exists for the purpose of providing a community benefit, facility or service on a non-profit basis;
- (b) The project is directly related to achieving the purpose of the organisation;
- (c) The development is to be readily accessible to a majority of the immediate community (recognising that it may involve a membership fee).

- 2.2 Non-incorporated organisations are to provide evidence, to the satisfaction of Council, proving (a), above.

3. PROCEDURE

- 3.1 Organisations seeking a remission of a portion of their fees, are to submit a written request to Council, demonstrating eligibility under this policy.

- 3.2 Requests are to be determined on a case-by-case basis by Council, taking into consideration:

- (a) The level of public good generated by the organisation generally,
 - (b) The level of community benefit anticipated to flow from the particular project.
-

Existing Policy (to be repealed)

- 3.3 All external costs incurred by Council will not be subject to a remission.
- 3.4 All other applicable fees may be remitted, to a maximum proportion of 50%.
- 3.5 All fees are to be paid in full upon lodgement of the necessary applications. Any fees waived by Council are to be remitted upon completion of the development.

17.3 Finances

Strategic Plan Reference 5.3

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

17.3.1 Monthly Financial Statement (Period ending 29 February 2024)

Author: FINANCE OFFICER (MANDY BURBURY)

Date: 12 MARCH 2024

ISSUE

Provide the Financial Report for the period ending 29th February 2024.

BACKGROUND

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

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

DETAIL

The enclosed Report incorporates the following: -

- Statement of Comprehensive Income – 1 Jul 2023 to 29 Feb 2024.
- Operating Expenditure Report – 1 Jul 2023 to 29 Feb 2024.
- Capital Expenditure Report – 1 Jul 2023 to 29 Feb 2024.
- Cash Flow Statement – 1 Jul 2023 to 29 Feb 2024.
-

OPERATING EXPENDITURE (OPERATING BUDGET)

Overall operating expenditure to end of January was \$6,593,930, representing 96.4% of the Year to Date Budget.

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

Strategic Theme - Infrastructure

Sub-Program – Walkways - expenditure to date (\$204,900 – 114.8%). Following an analysis of expenditure relating to internal plant hire it was found that the internal hire rate on some plant were excessively high and those rates have been reduced for future expenditure. Expenditure on wages and on-costs has also been higher than anticipated due to an increase in maintenance required on walkways.

Strategic Theme – Growth

Sub-Program – Business - expenditure to date (\$376,260 – 143.55%). Additional expenditure relates largely to a higher than anticipated value of private works (offset by an increase in private works income).

Strategic Theme – Landscapes

Sub-Program – Regulatory (Animals) - expenditure (\$95,826 – 127.14%). Additional expenditure is due to an increase in resources required to address non-compliance issues.

Strategic Theme – Community

Sub-Program – Capacity & Sustainability - expenditure (\$44,432 – 117.15%). Increased expenditure relates to costs incurred in running the Heritage and Bullock Festival.

Strategic Theme – Organisation

Nil.

CAPITAL EXPENDITURE PROGRAM

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

Legend – Source and completion deadlines for grant funded projects

Roads to Recovery	It is the Government’s intention that the full allocation is budgeted and spent in the year allocated
Local Road and Community Infrastructure (LRCI)	Phase 3 - 30 June 2024 / Phase 4 – 30 June 2025 (use or lose)
Other Specific Purpose Grants	Completion date as per grant deed or approved extension date

RECOMMENDATION

THAT the Financial Report be received and the information noted.

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

STATEMENT OF COMPREHENSIVE INCOME
for the period 1 July 2023 to 29 February 2024

	Annual Budget \$	Year to Date Actual \$	%	Comments
Income				
General rates	6,971,704	6,940,062	99.5%	Includes Interest & Penalties on rates
User Fees (refer Note 1)	1,332,917	985,358	73.9%	Includes Private Works
Interest	435,000	509,519	117.1%	
Government Subsidies	56,807	22,840	40.2%	Heavy Vehicle Licence Fees & Interest Subsidy
Other (refer Note 2)	232,400	378,125	162.7%	Includes TasWater Distributions
Sub-Total	9,028,828	8,835,904	97.9%	
Grants - Operating	3,990,758	318,699	8.0%	
Total Income	13,019,586	9,154,603	70.3%	
Expenses				
Employee benefits	-5,534,107	-3,235,037	58.5%	Less Roads - Resheeting (Capitalised)
Materials and contracts	-3,707,133	-3,168,598	85.5%	Less Roads - Resheeting (Capitalised), Includes Land Tax & Private Works
Depreciation and amortisation	-3,723,000	-2,478,600	66.6%	Percentage Calculation (based on year-to-date)
Finance costs	-52,997	-29,151	55.0%	Interest
Contributions	-272,238	-136,119	50.0%	Fire Service Levies
Other	-169,955	-115,013	67.7%	Audit Fees and Councillor Allowances
Total expenses	-13,459,430	-9,162,518	68.1%	
Surplus (deficit) from operations	-439,844	-7,915	1.8%	
Grants - Capital (refer Note 3)	3,200,746	4,935,534	154.2%	
Sale Proceeds (Plant & Machinery)	0	213,364		
Sale Proceeds (Land & Buildings)	0	0		
Sale Proceeds (Other Assets)	0	914		
Sale Proceeds (Blackman Water Scheme - 45 shares)	0	45,000		
Net gain / (loss on disposal of non-current assets)	0	0		
Surplus / (Deficit)	2,760,902	5,186,896	187.9%	

STATEMENT OF COMPREHENSIVE INCOME
for the period 1 July 2023 to 29 February 2024

	Annual Budget \$	Year to Date Actual \$	%	Comments
NOTES				
1. Income - User Fees				
- All other Programs	883,333	616,739	69.8%	
- Private Works	449,584	368,619	82.0%	
	<u>1,332,917</u>	<u>985,358</u>	73.9%	
2. Income - Other				
- Tas Water Distributions	182,400	76,000	41.67%	
- Public Open Space Contributions	50,000	106,500	213.00%	
- Blue Gum Rovers Donations	0	495		
- Kidbiz Contribution to Bagdad Child Care Centre Fencing	0	3,502		
- Womensport & Recreation Get Active Program	0	800		Oatlands Aquatic Centre 50's & Over Get Active Program
- Co-contribution to Campania Cricket Pitch Project	0	2,000		
- CBA Donation to Oatlands Aquatic Centre	0	500		
- AFL Donation to Mt Pleasant Change Room Upgrade	0	34,365		
- Contribution to Kempton Depot Boundary Fence	0	3,200		
- Transfer from HBS	0	30,000		
- Workers Comp - Premium adjustments/recoveries	0	14,625		
- MMPHC Auxiliary Contribution to GP Units	0	100,000		
- Green Ponds Progress Assoc. contribution to Kempton Skate P	0	6,138		Drinking Fountain and Seat
	<u>232,400</u>	<u>378,125</u>	162.7%	
3. Grants - Capital				
- Roads To Recovery	665,531	665,531	100.00%	
- Rural & Remote Roads Program	1,603,854	2,673,090	166.67%	Interlaken Road Project (\$1,069,236 in 2022-23 budget)
- Safer Rural Roads	205,000	102,500	50.00%	
- LRCI - Phase 3	0	39,643		Included in 2022-23 budget
- LRCI - Phase 4	665,531	419,770	63.07%	
- Natural Disaster Risk Reduction Grant	60,830	0	0.00%	Bagdad/Mangalore Hydraulic Assessment
- Aust Govt - BS Bushfire Recovery Grant - The Haven	0	465,000		Broadmarsh/Elderslie Progress Association Inc Grant
- Vulnerable Road User Program - Reeve St Campania	0	200,000		Included in 2022-23 budget
- Better Active Transport - Bagdad Shared Walkway	0	370,000		
	<u>3,200,746</u>	<u>4,935,534</u>	154.20%	

STATEMENT OF COMPREHENSIVE INCOME
for the period 1 July 2023 to 29 February 2024

	Annual Budget \$	Year to Date Actual \$	%	Comments
NOTES cont.				
4. Grants - Operating				
- FAGS 2023/24	3,990,758	309,115	7.75%	
- Navigate Family Services (School Holiday Program)	0	5,177		
- NRM Grant - Eradication of Stemless Thistle	0	2,440		
- Tas Govt. (DPAC) - Australia Day Awards Grant	0	718		
- Tas Govt. (DHHS) - Neighbours Every Day Community Grant	0	1,250		Bagdad Community Barbeque Chauncy Vale
	3,990,758	318,699	8.0%	

**SOUTHERN MIDLANDS COUNCIL : OPERATING EXPENDITURE 2023/24
 SUMMARY SHEET**

PROGRAM	YTD ACTUAL (as at 29 Feb 24)	YTD BUDGET (as at 29 Feb 24)	YTD VARIANCE	YTD %	FULL YEAR BUDGET - REVISED INC. GRANTS & OTHER
INFRASTRUCTURE					
Roads	1,019,812	990,297	-29,515	102.98%	3,695,184
Bridges	12,620	70,095	57,475	18.00%	459,620
Walkways	204,900	178,484	-26,416	114.80%	243,503
Lighting	51,829	56,526	4,698	91.69%	84,790
Public Toilets	71,758	65,735	-6,024	109.16%	96,102
Sewer/Water	-	-	-	-	-
Stormwater	6,284	25,453	19,168	24.69%	85,679
Waste	845,199	897,498	52,299	94.17%	1,373,747
Information, Communication	730	13,333	12,603	-	20,000
INFRASTRUCTURE TOTAL:	2,213,132	2,297,420	84,288	96.33%	6,058,625
GROWTH					
Residential	-	-	-	-	-
Tourism	36,334	38,251	1,917	94.99%	47,718
Business	376,260	262,112	-114,148	143.55%	391,418
Industry	-	-	-	-	-
GROWTH TOTAL:	412,593	300,363	-112,230	137.36%	439,136
LANDSCAPES					
Heritage	261,791	317,806	56,015	82.37%	467,532
Natural	137,517	147,879	10,362	92.99%	206,318
Cultural	700	16,667	15,967	4.20%	25,000
Regulatory - Development	578,626	700,591	121,965	82.59%	1,050,886
Regulatory - Public Health	10,347	13,480	3,133	76.76%	20,220
Regulatory - Animals	95,826	75,372	-20,455	127.14%	115,108
Environmental Sustainability	-	3,333	3,333	0.00%	5,000
LANDSCAPES TOTAL:	1,084,807	1,275,127	190,321	85.07%	1,890,064
COMMUNITY					
Community Health & Wellbeing	186,527	209,815	23,287	88.90%	313,472
Recreation	830,002	824,400	-5,602	100.68%	1,212,694
Access	-	-	-	-	-
Volunteers	19,055	44,000	24,945	43.31%	51,000
Families	2,010	6,667	4,657	30.15%	10,000
Education	-	-	-	-	-
Capacity & Sustainability	44,432	37,928	-6,504	117.15%	49,605
Safety	9,153	22,633	13,480	40.44%	33,950
Consultation & Communication	5,978	25,267	19,288	23.66%	37,300
LIFESTYLE TOTAL:	1,097,158	1,170,710	73,552	93.72%	1,708,021
ORGANISATION					
Improvement	-	53,526	53,526	0.00%	80,289
Sustainability	1,572,783	1,540,454	-32,330	102.10%	2,928,058
Finances	213,456	203,119	-10,337	105.09%	355,238
ORGANISATION TOTAL:	1,786,239	1,797,099	10,859	99.40%	3,363,585
TOTALS	\$6,593,930	\$6,840,719	\$246,790	96.4%	\$13,459,430

CAPITAL EXPENDITURE PROGRAM 2023-24
 As at 29 February 2024

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION
		\$	\$	\$		DEADLINE
INFRASTRUCTURE						
ROAD ASSETS						
Resheeting Program	Roads Resheeting	500,000	388,847	111,153		
	Elderslie - Bluff Road Resheeting (2.0 km)	30,000	22,152	7,848	WIP \$21,096	
	Stonor - Stonor Road Resheeting	30,000	26,756	3,244	WIP \$22,452	
	Rhyndaston - Rhyndaston Road Resheeting	42,272	42,272	0	WIP \$33,280	
Reseal Program	Roads Reseal Program (as below)	450,000	0	427,932		
	Woodsdale Road Reseal Patches	0	16,788			
	Campania - Hall Street (300m ²)	0	0			
	Campania - Lee Street (120m)	0	222			
	Campania - Union Street (300m)	0	102			
	Dysart - Dysart Drive (1.1 km)	0	3,644			
	Dysart - Ely Street (400m)	0	44			
	Oatlands - Barrack Street (300m)	0	32			
	Oatlands - High Street (700m)	0	395			
	Oatlands - Ingiewood Road (600m + 670m + additional 7700m ²)	0	478			
	Oatlands - Marlborough Street/Esplanade (Stanley St to Wellington St)	0	362			
Reconstruct & Seal	Campania - Climie Street (200 metres from Reeve Street to Water Lane)	60,000	237	59,763		
	Campania - Climie Street Reconstruct & Seal (including crossover)	20,000	0	20,000	LRCI P3 \$17,837 (previously Bertwick St)	
	Colebrook - Arthur Street (500 metres)	90,000	38,370	51,630	LRCI P4	30 June 2025
	Dysart - Church Lane & Ely Street (approx. 500 metres combined)	100,000	38,880	61,120		
	Elderslie - Pelham Road (1.0 km)	180,000	119,890	60,110	RTR \$170K	30 June 2024
	Mangalore - Blackbrush Road (1.0 km from Midland Hwy to M/Ford Dr)	180,000	0	180,000	RTR \$170K	30 June 2024
	Oatlands - York Plains Road in two sections (1.0 km)	180,000	127,152	52,848		
	Woodsdale - Woodsdale Road in two sections (2.0 kms)	360,000	97,955	262,045	RTR \$325,531	30 June 2024
	Drainage (Reseal Drains - various Roads)	250,000	250,048	-48		
Construct & Seal (Unsealed Roads)	Colebrook - Yarlington Road (1.0 km)	180,000	24,701	155,299	LRCI P4	30 June 2025
Minor Seals (New)	Oatlands - Interlaken Road (full length) - 23/24 Allocation	2,873,090	352,239	2,520,851	Budget c/f \$1,169,236 WIP \$151,104	30 June 2028
	Oatlands - Bertwick Street	20,000	0	20,000	Budget c/f \$20,000 (LRCI renominated)	30 June 2024
Junction / Road Realignment	Tin Pot Marsh Road Dust Suppressant	40,000	4,640	35,360	Budget c/f 2022/23 Commitment	
Other	Bagdad - Green Valley Road - Guard Rail / Line mark. & Sign.	110,000	97,654	12,346	Safer Rural Roads	
	Campania - Estate Road (vicinity Mallow property)	49,000	14,974	34,026	Budget c/f WIP \$13,544	
	Campania - Hall Street (Seal and stormwater upgrade)	70,000	73,664	-3,664	C/f WIP \$60501.71	
	Campania - Reeve St Junction/footpath/kerb & channel	200,000	275,389	-75,389	WIP \$45,691 Vulnerable Road Users	
	Campania - Structure Plan - Town gateway and Streetscape	40,000	0	40,000		
	Colebrook - Junction Craighourne Road and Colebrook Road	24,000	15,756	8,244	Budget c/f	
	Elderslie - Elderslie Road Widening Investigation & Trial (StH Blackbrush Rd)	40,000	14,570	25,430	Budget c/f WIP \$8,777	
	Elderslie - Bluff Road Intersection Upgrade	1,530	1,530	0	Budget c/f Black Spot project expenses	
	Kempton - Old Huntingground Road (Footpath / School Crossing etc.)	80,000	81,483	-1,483	Budget c/f WIP \$81,483	
	Mt Seymour - Junction Blackgate Road and Tunnack Road	24,000	32,145	-8,145		
	Oatlands - Hasting Street Junction	15,000	959	14,041	Budget c/f WIP \$959	
	Oatlands - South Parade (including Kerb, Channel and Footpath)	170,000	246,675	-76,675	C/f WIP \$246,675.02	
	Tea Tree - Grices Road (Tree removal, set-back of embankment, drainage)	15,000	0	15,000	Budget c/f	
	Tunbridge - Main Street (Kerb & Gutter Renewal)	40,000	0	40,000		
	Tunnack - Link Road Landslip	25,000	107	24,893	Budget c/f WIP \$107	
	Woodsdale Road - Guard Rail	100,000	95,631	4,369	Safer Rural Roads	
		6,588,892	2,506,740	4,082,151		

CAPITAL EXPENDITURE PROGRAM 2023-24
As at 29 February 2024

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION
		\$	\$	\$		DEADLINE
BRIDGE ASSETS	Jones Road Broadmarsh (Jordan River - Bridge 5083) - Flood Damage	130,000	3,302	126,699	C/f WIP \$3,302	
		130,000	3,302	126,699		
WALKWAYS	Footpaths - General Streetscapes	40,000	0	40,000		
	Bagdad - Midland Highway Walking / Riding Path Upgrade	4,160	4,160	0	WIP \$4,160 (project design)	
	Bagdad - Midland Highway Walking / Riding Path Upgrade	145,840	2,112	143,728	LRCI P4	30 June 2025
	Bagdad - Midland Highway Walking / Riding Path Upgrade	370,000	0	370,000	Better Active Transport in Tasmania - Round 1	15 June 2024
	Bagdad - Midland Highway Walking Path Footbridge Repairs	130,000	0	130,000	Budget c/f	
	Campania - Reeve Street - Footpath Through to Hall	30,000	432	29,568	Budget c/f	
	Campania - Clirke Street - Footpath Railway Crossing	0	0	0	Engineering prep for grant application	
	Kempton - Grange Road (Retaining Wall)	30,000	0	30,000		
	Kempton - Streetscape Plan - Footpath Renewal Southern End	60,000	50,345	9,655	LRCI P3 c/f WIP \$47,028	30 June 2024
	Kempton - Streetscape Plan - Footpath Renewal	60,000	38,439	21,561		
	Kempton - Midlands Highway/Mood Food	147,565	561	147,004	\$147,565 Budget c/f	
	Oallands - Campbell Street (scope of works expanded to include kerb/gutter)	85,000	0	85,000	22/23 Budget \$45,000 c/f	30 June 2025
	Oallands - Church Street (Stn Parade to William St - north side - Footpath - 130 m)	30,000	0	30,000		
	Oallands - Stanley Street (High Street to Nelson - 280 metres - kerb & footpath)	75,000	221	74,779	LRCI P4	30 June 2025
	Oallands - Stanley Street (Footpath -120 metre link)	25,000	36,079	-11,079		
		1,232,565	132,349	1,100,216		
PUBLIC TOILETS	Campania - Flour Mill Park - Concrete Pathways/drainage/remove pavers	15,000	0	15,000	Budget c/f	
	Colebrook - History Room Toilets (Tiling etc.)	10,000	812	9,188		
	Oallands - Callington Park	158,000	11,670	146,330	22/23 Budget \$140,000 c/f WIP \$5,070	
	General Public Toilets - Upgrade Program	20,000	0	20,000	Budget c/f	
		203,000	12,482	190,518		
DRAINAGE	Bagdad / Mangalore - Hydraulic Assessment (Flood Mapping)	161,660	108,604	53,056	Grant Funding \$80,830 WIP \$40,144	31 December 2023
	Kempton - Erskine Street - Stormwater Upgrade & Kerb	60,000	82,534	-22,534		
	Oallands - Callington Park (Well - piped overflow system)	20,000	0	20,000		
	Oallands - Glenelg Street (stormwater Upgrade)	0	86,121	-86,121	Partially offset by developer contributions	
		241,660	277,259	-35,599		
WASTE	Wheeie Bins and Crates	12,500	6,553	5,947		
	WTS Safety & Operational Improvements	25,000	0	25,000		
		37,500	6,553	30,947		
GROWTH TOURISM	Kempton - Heritage Interpretation Panel renewal	1,800	1,768	32		
	Oallands Accommodation Facility	0	42,283	-42,283	WIP \$42,283 (Offset by Barrack Street Property)	
		1,800	44,051	-42,251		

CAPITAL EXPENDITURE PROGRAM 2023-24
As at 29 February 2024

LANDSCAPES
HERITAGE

Heritage Collections Store
Heritage Collections - Furniture & Equipment
Jericho - Memorial Avenue - Plaques
Kempton Council Chambers - Clock Restoration Works
Kempton - Memorial Avenue Park - Interps
Melton Mowbray - Streetscape Works (Trough / Shelter etc)
Oatlands - Callington Mill - Structural Repair & External painting)
Oatlands - Council Chambers - Internal Toilets & Access Upgrade
Oatlands Court House (Wall Stabilisation)
Oatlands Gaolers Residence (Ceiling Reinstatement)
Oatlands Gaolers Residence (Wingwall)
Oatlands - Heritage Buildings (Security Upgrades)
Oatlands - Roche Hall Forecourt (Interps - Planning Condition of Approval)
Paratiah - Railway Station -Shed for Gangers Trolley

BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
\$	\$	\$		
10,000	3,700	6,300	Budget c/f WIP \$3,700	
4,177	4,177	0	Budget transferred from Operating	
20,000	4,300	15,700	Budget c/f WIP \$4,300	
10,672	3,546	7,126	Budget c/f WIP \$1,384	
19,545	155	19,390	Budget c/f WIP \$155	
30,000	14,855	15,145	Budget c/f WIP \$5218	
20,000	26,887	-6,887		
100,000	9,357	90,643	Budget c/f WIP \$9,357	
15,000	1,187	13,813	WIP \$1,187	
5,000	8,149	-3,149		
23,000	0	23,000	Budget \$15K c/f	
10,000	0	10,000		
40,000	7,820	32,180	Budget c/f WIP \$7,820	
2,000	0	2,000	Budget c/f	
309,394	84,133	225,261		

NATURAL

Chauncy Vale - Day Dawn Cottage Improvements
Chauncy Vale - Wombat Walk
Campania - Bush Reserve / Cemetery

12,000	8,567	3,443	WIP \$7,700	
39,250	42,513	-3,263	Includes \$29,250 grant WIP \$31,358	31 Dec 2022
300,000	92,330	207,670	WIP \$72,488	
351,250	143,400	207,850		

CULTURAL

Oatlands - Aquatic Centre (Forecourt - Art Installation)

20,000	544	19,456		
20,000	544	19,456		

REGULATORY
- DEVELOPMENT

Master / Structure Plans (Bagdad / Mangalore / Campania)
Oatlands - Stanley Street Master Plan
Oatlands - Structure Plan
Oatlands - MMPC Church Street Sub-Division

50,000	0	50,000		
20,000	172	19,828	Budget c/f WIP \$172	
25,000	34,155	-9,155	\$25K Budget c/f WIP \$34,155	
0	5,219	-5,219	WIP \$4,888 Offset by sale of property	
95,000	39,546	55,454		

REGULATORY
- PUBLIC HEALTH

Oatlands - GP Accommodation Units

600,000	145,911	454,089	Council Commitment \$100K (grant funded)	
600,000	145,911	454,089		

CAPITAL EXPENDITURE PROGRAM 2023-24

As at 29 February 2024

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION
		\$	\$	\$		DEADLINE
COMMUNITY FAMILIES	Bagdad - Child Care Centre Building	237,314	319,235	-81,921	Council Commitment (\$100K grant funded)	30 June 2025
		237,314	319,235	-81,921		
RECREATION	Facilities & Recreation Committee	52,000	0	52,000		
	Community Infrastructure Plan	44,600	18,976	25,624		
	Bagdad - Iden Road Park Development	75,000	0	75,000		
	Bagdad - Bagdad Community Club (Precinct Plan)	25,000	23,817	1,183	Budget of WIP \$17,417	
	Broadmarsh - Broadmarsh Hall "The Haven"	852,422	852,422	0	Administration of Progress Assoc. Grant	
	Campania - Justitia Court POS - Shelter Hut	16,000	593	15,407		30 June 2025
	Campania - Public Open Space dev (Justitia Park)	6,375	0	6,375	Budget c/f	
	Campania - Hall (LED Lighting)(alternate quote \$1582)	4,250	4,250	0		
	Campania - Recreation Ground (Centre Pitch/Wicket & Nets)	12,004	12,734	-730		
	Kempton - Recreation Ground (Site Dev and Play Equipment)	24,250	0	24,250	Budget c/f	
	Kempton - Recreation /Skate Park/ Dog Park	31,000	28,359	2,641		
	Kempton - Off-lead Dog Park	60,331	72,093	-11,761.73	LRCI Phase 3 \$43,125 WIP \$72,093	30 June 2024
	Kempton - Recreation Ground (Irrigation)	60,000	1,637	58,363	WIP \$1,637 LRCI Phase 4	30 June 2025
	MI Pleasant Rec Ground - Building Improvements	279,000	279,625	-625	Dept of Communities Grant WIP \$278,158	
	Oatlands - Aquatic Centre (Construction)	410,501	410,501	0	WIP 2022/23	
	Oatlands - Aquatic Centre (Construction)	482,114	32,521	449,593	Balance of construction phase budget c/f	
	Oatlands - Aquatic Centre (CO2 Gas Monitoring)	7,649	7,649	0		
	Oatlands - Aquatic Centre (Gymnasium (Mirror & Equipment)	4,400	6,232	-1,832		
	Oatlands - Community Hall (Maintenance Program)	51,300	38,477	12,823	Budget c/f WIP \$38,477	
	Oatlands - Gay Street, Hall (Air Lock)	10,000	38,727	-28,727		
	Oatlands - Midlands Community Centre (External Painting - Front of Building)	5,000	149	4,851		
	Oatlands Swimming Pool (Staged demolition)	200,000	19,124	180,876	WIP \$15,756	
	Runnymede Recreation Ground - Play Equipment	20,000	10,295	9,705		
	Water Bottle Refill Stations	7,980	0	7,980	Budget c/f	
		2,741,176	1,858,178	882,997		
ACCESS	Tunbridge Community Club - Accessible Toilets	115,000	200	114,800	22/23 Budget \$20,000 c/f WIP \$200	
		115,000	200	114,800		
CAPACITY & SUSTAINABILITY	Property Purchase - 9 Barrack Street, Oatlands (Police Residence)	73,248	5,318	67,930	Budget \$519,490 less \$446K spent in 22/23	
	Kempton - Carriage Shed - Toilets	15,000	11,144	3,856	WIP \$10,416	
		88,248	16,462	71,786		

CAPITAL EXPENDITURE PROGRAM 2023-24

As at 29 February 2024

		BUDGET	EXPENDITURE	BALANCE		COMPLETION
		\$	\$	\$		DEADLINE
ORGANISATION						
SUSTAINABILITY	Kempton Council Chambers - Office Furniture & Equipment	5,000	0	5,000		
	Kempton Depot - Fencing/Kitchen	0	16,755	-16,755		
	Oallands Depot - Wash Bay	0	8,909	-8,909		
	Oallands - Town Hall (General - Incl. Office Equip/Furniture)	5,000	1,925	3,075		
	Oallands Council Chambers - Fire Detection & Security System	18,000	0	18,000		
	Oallands - Council Chambers - Internal Toilets Upgrade	100,000	0	100,000		
	Oallands - Council Chambers - Damp Issues & Stonemasonry	15,000	0	15,000	Budget c/f	
	Oallands - Council Chambers - Works Office (floor coverings/refurbishing)	5,000	16,303	-11,303	Budget c/f	
	Municipal Revaluation - Final 10%	0	16,100	-16,100		
				0		
	Computer Monitor(s)	8,000	7,453	547		
	PC's: Keyboards & UPS's	14,000	0	14,000		
	Council Website - Upgrade	20,000	0	20,000		
	Ipads (2) (Animal & Building Control)	4,000	0	4,000		
		194,000	67,444	126,556		
WORKS	Minor Plant Purchases	9,500	12,413	-2,913		
	Quickspray Unit (c/w Pump etc)	12,670	14,978	-2,308		
	Radio System	50,000	1,661	48,339		
	Plant Replacement Program					
	Heavy Vehicles - Refer separate Schedule (Trade Allowance - \$334)	678,867	481,369	197,498		
	Light Vehicles (Net Changeover) (Trade Allowance - \$132)	249,639	218,565	31,074		
		1,000,676	728,985	271,691		
	GRAND TOTALS	14,187,474	6,386,774	7,800,700		

CASH FLOW 2023/2024	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS
	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)
	July 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	(Year to Date)
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cash flows from operating activities									
Payments									
Employee costs	(369,019)	(578,131)	(416,390)	(420,834)	(373,508)	(406,392)	(471,180)	(386,363)	(3,421,817)
Materials and contracts	(865,696)	(514,063)	(383,016)	(348,088)	(389,169)	(378,240)	(501,013)	(370,884)	(3,750,169)
Interest	(2,917)	0	0	0	(645)	(22,840)	(2,749)	0	(29,151)
Other	(20,710)	(59,400)	(97,533)	(168,081)	(45,872)	(90,007)	(139,441)	(58,193)	(679,236)
	<u>(1,258,343)</u>	<u>(1,151,593)</u>	<u>(896,939)</u>	<u>(937,003)</u>	<u>(809,194)</u>	<u>(897,478)</u>	<u>(1,114,382)</u>	<u>(815,440)</u>	<u>(7,880,373)</u>
Receipts									
Rates	393,738	710,319	2,117,560	547,800	703,244	371,567	639,004	427,580	5,910,813
User charges	228,018	120,782	117,009	31,823	662,843	215,801	73,499	149,792	1,599,567
Interest received	44,460	51,157	63,218	76,056	62,791	73,370	73,917	64,550	509,519
Subsidies	0	0	0	0	0	22,840	0	0	22,840
Other revenue grants	0	103,038	2,983	2,440	105,232	718	0	104,288	318,699
Other	65,230	245,462	12,054	161,652	(228,807)	246,136	46,159	(131,557)	416,328
	<u>731,446</u>	<u>1,230,759</u>	<u>2,312,823</u>	<u>819,770</u>	<u>1,305,303</u>	<u>930,432</u>	<u>832,579</u>	<u>614,653</u>	<u>8,777,766</u>
Net cash from operating activities	(526,897)	79,165	1,415,885	(117,233)	496,109	32,954	(281,803)	(200,787)	897,393
Cash flows from investing activities									
Payments for property, plant & equipment	(111,762)	(321,353)	(470,999)	(283,748)	(631,756)	(685,513)	(287,523)	(901,335)	(3,693,989)
Proceeds from sale of property, plant & equipment	17,818	58,095	0	28,077	133,309	0	21,936	41	259,277
Proceeds from Capital grants	102,500	1,534,236	0	0	1,085,301	0	0	39,643	2,761,680
Proceeds from Investments	0	0	0	0	0	0	0	0	0
Payment for Investments	0	0	0	0	0	0	0	0	0
Net cash used in investing activities	8,556	1,270,979	(470,999)	(255,671)	586,854	(685,513)	(265,587)	(861,651)	(673,032)
Cash flows from financing activities									
Repayment of borrowings	(8,291)	0	0	0	(16,899)	(99,627)	(8,460)	0	(133,277)
Proceeds from borrowings	0	0	0	0	0	0	0	0	0
Net cash from (used in) financing activities	(8,291)	0	0	0	(16,899)	(99,627)	(8,460)	0	(133,277)
Net increase/(decrease) in cash held	(526,632)	1,350,144	944,886	(372,904)	1,066,064	(752,187)	(555,849)	(1,062,438)	91,084
Cash at beginning of reporting month	17,408,041	16,881,409	18,231,553	19,176,438	18,803,535	19,869,599	19,117,412	18,561,563	17,408,041
Cash at end of reporting period	16,881,409	18,231,553	19,176,438	18,803,535	19,869,599	19,117,412	18,561,563	17,499,124	17,499,124

17.3.2 Request for Rate Remission – Oatlands District Historical Society – 107 High Street, Oatlands (PID 5842354)

Author: ADMINISTRATION OFFICER (RATES) (SOPHIE BLYTH)

Date: 13 MARCH 2024

Enclosure:

Letter from Oatlands District Historical Society dated 09 March 2024.

ISSUE

Council to consider a request from the Oatlands District Historical Society for a remission of rates and charges for the 2023/2024 financial year.

BACKGROUND

Reference is made to section 129 of the *Local Government Act 1993*. It states:

129. Remission of rates

“(1) A ratepayer may apply to the council for remission of all or part of any rates paid or payable by the ratepayer or any penalty imposed or interest charged under [section 128](#).

*(2) An application is to be –
(a) made in writing; and
(b) lodged with the general manager.*

(3) A council, by absolute majority, may grant a remission of all or part of any rates, penalty or interest paid or payable by the ratepayer.

(4) A council, by absolute majority, may grant a remission of any rates, penalty or interest paid or payable by a class of ratepayers.

(5) The general manager is to keep a record of the details of any remission granted under this section.”

DETAIL

The Oatlands District Historical Society has been granted a remission of rates and charges over the last four years.

As part of that decision, it was determined that the Society would need to make application on an annual basis.

In reference to the attached letter dated 9th March 2024, the Historical Society has submitted a formal request for a rate remission.

Human Resources & Financial Implications –

Rates and Charges:

Description	2023/24
General	\$498.38
Garbage	\$232.00
Waste Levy	\$274.00
Fire	\$48.00
Total	\$1,047.38
<i>Interest & Penalties imposed</i>	\$17.16
Total Outstanding	\$1,064.54

Community Consultation & Public Relations Implications – Nil

Policy Implications – Policy position

Priority - Implementation Time Frame – Ongoing.

RECOMMENDATION

THAT, in accordance with section 129 of the *Local Government Act 1993*:

- a) **Council, by absolute majority, grant a remission of rates and charges to the Oatlands District Historical Society for its property at 107 High Street, Oatlands (PID 5842354); and**
- b) **The remission relates to the 2023/2024 financial year, inclusive of penalty and interest (total amount as at 13 March 2024 being \$1,064.54).**

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



OATLANDS DISTRICT HISTORICAL SOCIETY INC.
"preserving Our Heritage"

107 High Street,
Oatlands TAS 7120

Doc 416815

SCANNED

9 March 2024

The General Manager
Mr. T. Kirkwood
Southern Midlands Council
Oatlands

RE: RATE REBATE 2024

Dear Tim,

Following our meeting with you on Tuesday 18th February 2020, we are formally writing to you seeking a rate rebate for the Oatlands District Historical Society Inc.

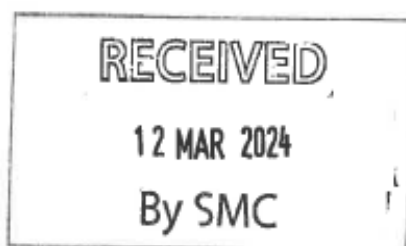
We are a not-for-profit organisation providing a service to many historians, authors and researchers, both local and Australia wide. We have also developed a tourism information service to our business, thus hopefully offering tourists a better experience of our town and surrounds.

Our museum is one of the few attractions in Oatlands that is open seven days a week, and we have received many favourable comments from local, interstate as well as international visitors.

In light of the above, we would greatly appreciate the Southern Midlands Council's assistance in the above matter, keeping in mind their assistance in the past.

Kind regards

Charles Burbry
Treasurer



18. MUNICIPAL SEAL

Nil.

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

RECOMMENDATION

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

Matter	<i>Local Government (Meeting Procedures) Regulations 2015 Reference</i>
<i>Closed Council Minutes - Confirmation</i>	15(2)(g)
<i>Applications for Leave of Absence</i>	15(2)(h)
<i>Audit Panel Minutes</i>	15(2)(b)
<i>Property Matter - Oatlands</i>	15(2)(f)

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

RECOMMENDATION

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

DECISION(MUST BE BY ABSOLUTE MAJORITY)		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt		
Deputy Mayor K Dudgeon		
Clr A E Bisdee OAM		
Clr D Blackwell		
Clr B Campbell		
Clr D Fish		
Clr F Miller		

CLOSED COUNCIL AGENDA

20. BUSINESS IN “CLOSED SESSION”

20.1 Closed Council Minutes - Confirmation

20.2 Applications for Leave of Absence

20.3 Audit Panel Minutes

20.3.1 Audit Panel Receipt of Minutes

20.3.2 Endorsement of Recommendations

20.4 Property Matter – Oatlands

RECOMMENDATION

THAT Council move out of “Closed Session”.

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

OPEN COUNCIL AGENDA

21. CLOSURE