

OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD ON WEDNESDAY 20TH SEPTEMBER 2006 AT THE MUNICIPAL OFFICES, OATLANDS COMMENCING AT 10.04 AM.

1. PRAYERS

Prayers were conducted by the Rev. Bob Witten.

2. ATTENDANCE

Mayor A E Bisdee, Deputy Mayor H M Scott (entered the meeting at 10.15 a.m.), Clrs C J Beven, M J Connors, D F Fish, S D Geard, A O Green, J L Jones OAM and D F Thompson.

In Attendance: Mr T F Kirkwood (General Manager), Mr A Benson (Planning Officer) and Miss S E Porter (Executive Assistant).

3. APOLOGIES

Nil.

4. APPLICATION FOR LEAVE OF ABSENCE

The following applications for Leave of Absence have been received:

- Mayor A E Bisdee – 30th September to 31st October 2006 inclusive (excluding the 13th October to 15th October 2006)
- Deputy Mayor H M Scott – 4th to 6th October 2006 inclusive.
- Clr S D Geard – 7th to 11th October 2006 inclusive.

RECOMMENDATION

THAT Council grant Leave of Absence to the above Councillors for the nominated periods, noting that Mayor A E Bisdee and Clr S D Geard will be absent from the Ordinary Council Meeting scheduled for 11th October, 2006.

C/06/09/002/8440 DECISION

Moved by Clr A O Green, seconded by Clr C J Beven

THAT Council grant Leave of Absence to the above Councillors for the nominated period, noting that Mayor A E Bisdee and Clr S D Geard will be absent from the Ordinary Council Meeting scheduled for 11th October 2006.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

5. MINUTES

5.1 ORDINARY COUNCIL MINUTES

The Minutes of the previous meeting of Council held on the 30th August 2006, as circulated, are submitted for confirmation.

C/06/09/003/8441 DECISION

Moved by Clr A O Green, seconded by Clr D F Fish

THAT the Minutes of the previous meeting of Council held on the 30th August 2006, as circulated, be confirmed.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

5.2 SPECIAL COUNCIL MINUTES

Nil.

C/06/09/003/8442 DECISION

Moved by Clr S D Geard, seconded by Clr A O Green

THAT Section 11.1.1, being the ‘Land Use Planning & Approvals’ section of the Agenda be brought forward for consideration.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

Deputy Mayor H M Scott attended the meeting at 10.15 a.m.

11.1 REGULATORY

Strategic Plan Reference – Page 21

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

11.1.1 Land Use Planning & Approvals

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.

11.1.1.1.4 Development Application 06/3040 – In Part for a Subdivision-Boundary Adjustment of Existing Lots and in Part for the Retention of an Existing House, for P & K Tate at 4358 Tasman Highway, Runnymede.

File Ref: T 7905216 TASHWY

AUTHOR MANAGER DEVELOPMENT & ENVIRONMENTAL SERVICES &
THE PLANNING OFFICER

DATE 15th SEPTEMBER 2006

ATTACHMENTS: 1. Proposal Plan
2. Traffic Impact Assessment (refer previous Agenda)

THE APPLICATION

Council is in receipt of an application from P & K Tate at 4358 Tasman Highway, Runnymede, for a boundary adjustment involving two existing titles and to retain an existing dwelling which was previously required by Council to be demolished as a condition of approval for the construction of a new house.

BACKGROUND

In 2001 Council approved a boundary adjustment for the Tates involving a number of titles on either side of the Tasman Highway. The boundary adjustment of the titles on the northern side of the highway proceeded, with that on the southern side put off as a second stage.

In June 2005 Council approved the construction of a new dwelling on the Tate land, on the southern side of the highway near an existing old dwelling and the local fire shed, which is located on the Tate land by virtue of a lease to the Tasmanian Fire Service.

Both the old dwelling and the approved new dwelling were on the same large title, and would both be on the same smaller title if the second stage of the 2001-approved boundary adjustment went ahead.

The Tates advised in their application for the new dwelling that they intended to demolish the old dwelling once the new one was completed. This was to satisfy the requirements of the Planning Scheme which essentially allows only one separate dwelling per title and to avoid the access restrictions that apply to the Tasman Highway. The demolition of the old dwelling was made a condition of approval of the new dwelling.

The new dwelling has since been constructed.

The highway authority, the Department of Infrastructure Energy & Resources, (DIER), advised that it was satisfied with the application for the new dwelling because it provided for the removal of the old dwelling. Essentially, there would be a zero-sum game in terms of potential traffic safety impacts.

DIER had also requested that any new dwelling on a vacant title on the southern side of the highway that would have been created by the 2001-approved boundary adjustment be accessed from Phipps Road and not the Tasman Highway.

The current application includes the following aspects:

1. The retention of the old dwelling.
2. The alteration of title boundaries so that the two dwellings are contained on two separate titles.

The Tates have also negotiated with the TFS to remove the fire shed from the property. In 2005 Council dealt with an application from the TFS to create a new fire shed site several hundred metres up the nearby Woodsdale Road.

The current proposal plan indicates a new boundary running through the middle of the existing fire shed. As it is not possible to have a property boundary running through a building, the removal of the fire shed is assumed in the application.

STATUTORY STATUS

The land is zoned Rural Agriculture under the Southern Midlands Planning Scheme 1998. The proposal is discretionary as are all subdivisions and applications for dwellings in the rural zones.

ADVERTISING

The application was advertised in accordance with statutory procedures with no representations being received.

REFERRALS

The application was referred to DIER in March 2006 and the following response has now been received.

DIER has considered the recommendation and conclusions of the TIA and makes the following comments and observations:

- 1. No indication of traffic mix has been provided. The heavy vehicle component at this location is 15.5 percent (State average around 9 percent), with a large number being log trucks. The route is part of the high productivity network carrying vehicles up to 26 metres in length and 67 tonnes in weight.*
- 2. At the southern access (serving proposed Lots 1 and 3) northbound traffic cannot use the shoulder to pass propped right-turning vehicles due to the presence of Armco railings. The middle access (serving proposed Lot 1) is also affected by the railing.*
- 3. Current use includes stock vehicles but there is no indication of the configuration of these vehicles.*
- 4. There is no time-frame on the relocation of the Fire Station.*
- 5. Sight lines, as measured by the TIA author, are in the acceptable range and traffic generation rates suggested accord with accepted guidelines.*
- 6. No crashes have been reported in this immediate area over the past five years.*
- 7. Relocation of the guideposts as suggested needs to be carefully considered. The crossfall of the road verge and the horizontal delineation of the site may create other safety issues. It is also likely that left-passing northbound traffic would then travel through the holding area for vehicles exiting Woodsdale Road. The gravel parking area south-west of the junction would also be restricted.*

It is noted that the current proposal appears to be similar to an earlier application for the subject land (your reference: DA 01/2014; DIER reference: 013338). While it is noted that this proposal did not proceed, the intent to excise the existing dwelling from the property is the same. Of particular interest in relation to this earlier proposal are the Development Permit conditions, with particular attention being drawn to the fourth dot-point of Condition 4.

This is of great interest given the developer's stated intention to remove the existing dwelling on proposed Lot 3 at the time of lodging the development application for the new dwelling now located on proposed Lot 1. Has this occurred as intended, then there would have been no increase in the number of dwellings requiring separate titles with direct Highway access.

It is appreciated that the overall result of the consolidation of proposed Lots 1 and 2 will retain the status quo in terms of the number of titles abutting the Highway. As indicated above, however, there has been an increase in the number of dwellings and, therefore, an increase in the number of turning movements through the access serving proposed Lots 1 and 3.

In DIER's experience incremental ribbon subdivision and development of this type along the Highway corridor progressively lowers levels of safety and efficiency available to the Highway user. While any one subdivision or development in itself may not have a significantly detrimental impact, the cumulative effect of the resultant side friction on safety and efficiency can incur significant cost to the State and community.

As noted above, DIER has raised some issues with turning movements at the accesses to proposed Lots 1 and 3. On this basis, it could be argued that there will be an adverse impact on traffic safety over time.

Effectively, a node of rural residential development is being created, particularly when considered in conjunction with the numerous other dwellings located in this vicinity. All trips to and from dwellings in this node to shops, work and school, will be by the Tasman Highway.

The provisions of the Land Use Planning and Approvals Act 1993, recognise that protecting public infrastructure is of great importance to the State. Section 51 clearly indicates that physical resources such as the Tasman Highway must be sustainably managed and protected.

Notwithstanding the above aspects, if it is your Council's decision to approve the proposal as submitted, then it is trusted that you will include conditions requiring the developer to undertake an appropriate standard of works to DIER's requirements to ensure traffic safety at the accesses, as well as at the Woodsdale Road junction, is not adversely affected by increased turning movements on and off the Highway.

In this respect, to ensure completion of the junction works to the required standard it would seem appropriate for your Council to withhold sealing of the final plan or alternatively hold a bond to cover the cost of all works required by DIER until the developer has obtained notification in writing from DIER that all works in the access junction areas or affecting the State Road have been satisfactorily completed and a copy of same has been provided to Council by the developer.

It is requested that you inform DIER within seven (7) days of making a decision by forwarding a copy of the planning permit or letter of refusal for this proposal (for attention Land Assets Group).

Providing a copy of the planning permit should ensure that the applicable conditions are taken into account when the owner applies to DIER for a permit to carry out any works in the State Road. At the same time, and as required under the provisions of the Act, the necessary Ministerial consent for works within the State Road reservation can be arranged.

In the event that the proposal is not to proceed advice to that effect would be appreciated.

Mr Tate has advised that the Fire Shed relocation has been listed in the TFS capital expenditure budget for the 2006/07 year.

PLANNING EVALUATION

Key Matters

The proposed boundary adjustment would overcome the requirement that only one dwelling can be approved on one title.

The planning scheme contains significant restrictions on new developments accessing the Tasman Highway. A new dwelling accessing the highway is defined as a ‘low traffic generator’ and is allowable provided a Traffic Impact Assessment undertaken by an appropriately qualified person shows that there would be no increase in risk to traffic.

The applicants’ engaged traffic engineer Milan Prodanovic to undertake the assessment. His report (refer attached), failed to identify any potential future increased safety or operational problems to users of the Tasman Highway. It further found that, with the removal of the fire shed, total traffic turning movements could potentially decrease.

The assessment concluded that the proposal should be allowed to proceed.

ENVIRONMENTAL HEALTH ASSESSMENT

The proposal would create a small title around the old dwelling and it was necessary for Council’s Environmental Health Officer to assess the situation to ensure that sufficient land will be available for the disposal and treatment of waste water.

Environmental Health Officer’s Report:

The sub-division proposes two lots: Lot 3, with an area of 2530m², that contains an existing “old” house, and a Lot 1, with an area of 461.2ha and a Lot 2 with an area of 3477m² with these two lots being adhered together. There is an existing “new” dwelling on Lot 1, and this has a recently approved/installed on-site wastewater system.

There are no problems or concerns with the proposed lot layout in relation to the new dwelling on Lot 1.

However, in relation to the old dwelling on the “proposed” Lot 2 there is only a relatively small area of land available down-slope of the dwelling, but a 300m² absorption easement is proposed on the adjacent Lot 1. The proposed boundaries would appear to contain the existing on-site wastewater system, although the most suitable land for wastewater disposal from the dwelling is located on the southern end of the lot and on the western side near the fire station building

To the south of the proposed boundary between Lots 1 and 3 there is a “farm road” as well as a number of sheds. If these were not located in this area then it would be recommended that Lot 3 be made larger by extending into this area, thus providing more land for wastewater disposal.

It is understood that the existing fire station building is to be relocated. The area near the fire station is level and is slightly down-slope from the dwelling on Lot 3. Thus it is recommended that the area of Lot 3 be increased by moving the boundary between Lots 1 and 3 approximately 8m westward, thus adding approximately 200m² to Lot 3. This boundary can be altered in such a way towards the Tasman Highway so that the access to the house on Lot 1 is contained fully within Lot 1.

In terms of the proposed drainage easement, it is located on farm pasture, and up to one third of it is already in use by the existing “farm road”. Without this area being fenced then stock would be able to access it, and this is not permitted if absorption drains are used for wastewater disposal. Also, the layout of the drainage easement would only allow minimal setbacks, and being relatively long and narrow only one absorption drain would probably be able to be installed within. Finally the use of absorption easements, particularly when a sub-division is proposed is not preferred, and where possible wastewater treatment and disposal should be contained solely within the land on which the wastewater is generated.

However, it is considered that with the existing layout of buildings, roads, etc. on the existing lots, that providing a drainage easement may (in this case) be a suitable means of providing a reserve disposal area for wastewater disposal, subject to the drainage easement being increased in size and having its orientation and layout varied, and subject to the area of Lot 3 being increased as already detailed.

The following amendments/conditions are recommended if the proposed sub-division is to be approved:

- *Boundary on the western side of Lot 3 where it borders Lot 1 to be altered as shown in red on the approved plan, so as to provide an increased area for wastewater disposal for Lot 3;*
- *This area to be reserved for wastewater disposal so that no buildings can be erected within this area;*
- *Proposed Drainage Easement (“Absorption Easement”) on Lot 1 (in the favour of Lot 3) to be increased in size and have its orientation/layout altered, as shown in red on the approved plan, so as to provide a suitable sized “reserve” wastewater disposal area for Lot 3;*
- *If any absorption drains/absorption fields are installed in the drainage easement then the area is to be provided with a good quality stock fence, so as to prevent stock and vehicular access; and*

- *Area of drainage easement where the “farm road” is located is only to be used for the installation of pipe-work to direct wastewater to any absorption drains/absorption fields that may be installed, so that there is no conflict with its use as a “road”.*

CONCLUSION

The key concern with the proposal is the effective establishment of an additional dwelling directly accessing the Tasman Highway. The Traffic Impact Assessment has concluded that there will be no increase in safety risk as a result of the proposal. Pursuant to the provisions of the Planning Scheme, it is therefore now possible for Council to approve the application.

Approval is recommended subject to conditions.

RECOMMENDATION

That Council in accordance with the provisions of the Southern Midlands Planning Scheme 1998 and Section 57 of the *Land Use Planning & Approvals Act 1993*, approve the application for a boundary adjustment and the retention of an existing house previously required to be removed, for P & K Tate at 4358 Tasman Highway, Runnymede, subject to the following conditions:

- 1. Development and use shall be substantially in accordance with Development Application No. DA 06/3040 submitted on 14 March 2006, unless otherwise required by this permit.**
- 2 The boundary on the western side of Lot 3 where it borders Lot 1 is to be altered as shown in red on the approved plan, so as to provide an increased area for wastewater disposal for Lot 3;**
- 3 The area referred to in Condition 2 is to be reserved for wastewater disposal purposes through an appropriate mechanism on the title so that no buildings can be erected within this area;**
- 4 The proposed Drainage Easement (“Absorption Easement”) on Lot 1 (in the favour of Lot 3) to be increased in size and have its orientation/layout altered, as shown in red on the approved plan, so as to provide a suitable sized “reserve” wastewater disposal area for Lot 3;**
- 5 The title is to provide that the Drainage Easement (“Absorption Easement”) referred to in Condition 4 is to be fenced with a stock-proof fence in the event that absorption drains/absorption fields are installed within it to prevent access by stock.**

- 6 The area of Drainage Easement (“Absorption Easement”) where the “farm road” is located is only to be used for the installation of pipe-work to direct wastewater to any absorption drains/absorption fields that may be installed, so that there is no conflict with its use as a “road”.**
- 7. The incorporation of any other necessary easements, including drainage easements, in the final survey plan lodged for sealing.**
- 8. Titles to be endorsed to the effect that Council cannot provide a means of connection to a reticulated sewerage system or a reticulated water supply to the lots shown on the plan.**
- 9. The developer is to undertake an appropriate standard of works to DIER's requirements, as well as at the Woodsdale Road junction, to ensure traffic safety at the accesses is not adversely affected by increased turning movements on and off the Highway. In this respect, to ensure completion of the junction works to the required standard Council will withhold sealing of the final plan or alternatively hold a bond to cover the cost of all works required by DIER until the developer has obtained notification in writing from DIER that all works in the access junction areas or affecting the State Road have been satisfactorily completed and a copy of same has been provided to Council by the developer.**

Note: The Municipal Engineer is to consult with DIER to ensure a reasonable and practical works requirement.

- 10. The Final Plan of Survey, (with 2 copies) is to be provided to Council together with the Schedule of Easements (with 1 copy), a copy of the survey notes, a copy of the balance plan and Council's \$100 sealing fee.**
- 11. Titles Office lodgement fees to be paid to Council or, in the case of “Early Issue” lodgement, direct to the Recorder of Titles.**

C/06/09/012/8443 DECISION

Moved by Clr J L Jones OAM, seconded by Clr A O Green

THAT Council defer its decision in relation to this application, until the next Council meeting scheduled for 11th October 2006, to enable clarification and determination of the extent of works required by the Department of Infrastructure, Energy and Resources; and acknowledging that the applicant has agreed to grant an extension of time for council to consider this application.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

11.1.1.1 DEVELOPMENT APPLICATIONS

11.1.1.1.1 Development Application for Additions and Alteration Along with Change of Use, Dwelling to Dwelling & Shop , Relaxation of Side boundary setback for Addition Relaxation of front setback for Verandah and Columns at 129 Main Street (old shop), Kempton, for Mrs K E White

File Ref: T5464453 - DA 06/3119

AUTHOR PLANNING OFFICER
DATE 14TH SEPTEMBER 2006

ATTACHMENTS: 1. Proposal Plans for the Site (3 pages)

PROPOSAL

The property is 0.0718ha with a dwelling. The property was formerly a shop ‘Dunnings Store’, although the shop has not been open for a number of years. The former owners asked Council to amend its records to a dwelling only.

The new owner would like to re-open the former shop.

The proposal involves the re-instatement of the shop as an ‘ongoing concern’ with internal upgrading to function as a general store with a sandwich, pie and coffee making facility for take-away and limited seating. At this stage no cooking facility is envisaged. The kitchen will function purely for sandwich making and heating of pre-made pastries as well as beverages.

Externally the shop component of the development is also to be upgraded with the removal of the current modern front awning and an unstable section of parapet block work along the southern elevation. A new traditionally designed awning will be constructed that will give the building an appearance more in keeping with the heritage streetscape. The awning will incorporate recycled heritage cast iron columns.

PUBLIC NOTIFICATION

The proposal was advertised in accordance with statutory procedures with no representations received.

PLANNING ASSESSMENT

Land Use

The proposal is consistent with the village land use zone requirements within the Scheme and the design will facilitate recognition of the Historic Precinct Special Area of the Kempton Main Street. This reinvigorated shop will provide a valuable addition to the commercial and social interactions within the village of Kempton.

The residence and garage also on the site will remain unaltered by this application

Development Standards

The proposal is consistent with all development standards under the Zone requirements other than the setback requirements, which are addressed under the Technical Matters. The matter of signage has not been covered by the Applicant, however this will be covered in the conditions.

Technical Matters

The setbacks are consistent with the existing alignment of the structure and do not require further comment other than the new columns at the front of the structure may require some consideration in due time by Council's officers in relation to the treatment of the footpath and road pavement to ensure that hasty car movements by shoppers are not detrimental to pedestrians and or to the new columns. Two or three bollards may suffice.

The Scheme requires three car parking spaces to be provided for the new development, in addition to the two required for the existing dwelling, which is catered for by the garage within the site. There would appear to be adequate street parking that would not necessarily impede the traffic management of Main Street if street parking was not contained within the site. Council, at its discretion, could relax the requirement for on-site parking pursuant to clause S5.4(a)(iv) of the Southern Midlands Planning Scheme 1998.

Council have been advised of some minor changes to the drawings as submitted, namely the ingress/egress on the northern wall has been removed and the wrap around awning will now only be constructed at the front of the building.

There are no further technical matters requiring attention.

Representation

Council is in receipt of no representations.

CONCLUSION

Application is made for additions and alteration along with Change of Use, Dwelling to Dwelling & Shop, relaxation of side boundary setback for addition and relaxation of front setback for awning and columns, at 129 Main Street (old shop), Kempton, for Mrs K E White

The application was advertised and there were no representations being received.

The proposal is considered acceptable within the provisions of the Planning Scheme and consistent with the intent of the Village zone. Planning approval is recommended with conditions.

RECOMMENDATION

- A. That Council give consideration to the relaxation of the requirement for on-site parking pursuant to clause S5.4(a)(iv) of the Southern Midlands Planning Scheme 1998.**
- B. That Council, in accordance with the provisions of the Southern Midlands Planning Scheme 1998 and the *Land Use Planning & Approvals Act 1993*, approve the application for additions and alteration along with Change of Use, Dwelling to Dwelling & Shop, relaxation of side boundary setback for addition and relaxation of front setback for awning and columns, at 129 Main Street (old shop), Kempton, for Mrs K E White, subject to the following conditions:**
- 1. Development and use shall be substantially in accordance with Development Application No. DA 06/3119 submitted on 22nd August 2006.**
 - 2. Construction is not to commence until Council has issued a Building Permit and a Plumbing Permit.**
 - 3. All external building materials associated with the development are to be of types and colours that are sympathetic to the historic village environment. Unpainted metal surfaces are not permitted other than traditional galvanized or equivalent, with non reflective qualities.**
 - 4. Opening hours to be restricted to be 7.00am to 7.00pm Monday to Sunday, or otherwise as approved by Council.**
 - 5. Deliveries are restricted to the shop's opening hours**
 - 6. The structures are to be used for the purposes detailed within the approved plans only and are not to be used for any other purpose without the prior written consent of Council.**

- 7. Given the significance of the site on Main Street and in the Historic Precinct Special Area, the development shall be sign written and painted in an appropriate historically sensitive style and colour scheme, which is to be approved by the Manager Development & Environmental Services.**
- 8. Once the development has started it must be continued and completed to the satisfaction of the Southern Midlands Council.**

C/06/09/017/8444 DECISION

Moved by Clr D F Fish, seconded by Clr J L Jones OAM

THAT

- A. Council relax the requirement for on-site parking pursuant to clause S5.4(a)(iv) of the Southern Midlands Planning Scheme 1998; and
- B. Council, in accordance with the provisions of the Southern Midlands Planning Scheme 1998 and the *Land Use Planning & Approvals Act 1993*, approve the application for additions and alteration along with Change of Use, Dwelling to Dwelling & Shop, relaxation of side boundary setback for addition and relaxation of front setback for awning and columns, at 129 Main Street (old shop), Kempton, for Mrs K E White, subject to the following conditions:
 1. Development and use shall be substantially in accordance with Development Application No. DA 06/3119 submitted on 22nd August 2006.
 2. Construction is not to commence until Council has issued a Building Permit and a Plumbing Permit.
 3. All external building materials associated with the development are to be of types and colours that are sympathetic to the historic village environment. Unpainted metal surfaces are not permitted other than traditional galvanized or equivalent, with non reflective qualities.
 4. Opening hours to be restricted to be 7.00am to 7.00pm Monday to Sunday, or otherwise as approved by Council.
 5. Deliveries are restricted to the shop's opening hours
 6. The structures are to be used for the purposes detailed within the approved plans only and are not to be used for any other purpose without the prior written consent of Council.

7. Given the significance of the site on Main Street and in the Historic Precinct Special Area, the development shall be sign written and painted in an appropriate historically sensitive style and colour scheme, which is to be approved by the Manager Development & Environmental Services.
8. Once the development has started it must be continued and completed to the satisfaction of the Southern Midlands Council.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

The Representors raise the following matters;

- If the Representor had known that there was going to be this use (school building) for the adjoining land they would not have purchased their dwelling
- The observations of the Representor have noted that in an unsupervised situation school children can be noisy and ill mannered
- Noise again was referred to in relation to a sick elderly person that is renting the property adjacent to the proposed site
- The development would lower the value of properties in the area
- The road is too narrow in the area and a dust problem would arise [presumably from people being forced to drive on the verge]
- Footpaths are non existent in the area causing additional problems

Council's Planning Officer contacted the School Principal, Veronica Emery, to discuss the matters relevant to the development. With the Representors not being identified, the Principal wrote to all adjoining neighbours to the proposed site offering to meet at the School, along with the Planning Officer to discuss any issues. Two neighbours availed themselves of the opportunity and spent time with the Principal as she shared with them how she envisaged the activities on the site would operate. There was amicable discussion and the Principal advised that she would remain in touch with all of the neighbours and invited them to contact her if they had any concerns in relation to future activities at the site.

The Planning Officer has since written to the two Representors seeking advice as to whether they wish their representations to be considered or withdrawn. No reply has been received by Council to date.

As an example of the impact of such activities in a residential area, the same activities have been undertaken at the shed opposite the school in Church Street for at least the last two years and Council is advised that no complaints have been raised in relation to those activities.

In regard to traffic movement tensions, it is deemed to be at a lesser level as an Educational Institution than what it was as a storage depot for the gas pipeline construction, and before that as a Hydro depot.

Given the matters detailed within the representations have been raised with the School Principal, she has committed to closely monitor activities on the site if approval of the application is gained. Other matters raised are not specific to the development but rather to the general area and a separate response from Council will be arranged, along with a site visit by the Works Co-ordinator.

CONCLUSION

Application is made for a change of use from a storage shed to an Educational Institution at 6 Albert Terrace, Oatlands for the Oatlands District High School.

The application was advertised and there were two representations received.

The proposal is considered acceptable within the provisions of the Planning Scheme and not inconsistent with the intent of the Residential zone. Planning approval is recommended with conditions.

RECOMMENDATION

That Council, in accordance with the provisions of the Southern Midlands Planning Scheme 1998 and the *Land Use Planning & Approvals Act 1993*, approve the application for a change of use from a storage shed to an Educational Institution at 6 Albert Terrace, Oatlands for the Oatlands District High School, subject to the following conditions:

- 1. Development and use shall be substantially in accordance with Development Application No. DA 05/3093.**
- 2. Minor works are required on the toilet facilities and construction is not to commence until Council has issued a Building Permit and a Plumbing Permit.**
- 3. All external building materials associated with the development are to be of types and colours that are sympathetic to the village environment. Unpainted metal surfaces are not permitted other than traditional galvanized or equivalent, with non reflective qualities**
- 4. The structure is to be used for the purposes detailed within the approved plans only and it is not to be used for any other purpose without the prior written consent of Council.**
- 5. The premises are to be kept in a neat and tidy condition at all times.**
- 6. Noise, dust, fumes, smell and other pollutants emitted from the property in general are not to cause annoyance to owners / occupiers in the vicinity and shall comply with the *Environmental Management and Pollution Control Act 1994*.**

- 7. Materials or goods stored in the open on the site shall be screened from view from people on adjoining properties, roads and reserves to the satisfaction of the Manager Development & Environmental Services.**
- 8. The hours of operation to be 9:00am to 4.30pm Monday to Friday, or such other hours as approved by Council.**
- 9. The structure is not to be used for dwelling purposes.**
- 10. Once the development has started it must be continued and completed to the satisfaction of the Southern Midlands Council.**

C/06/09/025/8445 DECISION

Moved by Cllr J L Jones OAM, seconded by Deputy Mayor H M Scott

THAT Council, in accordance with the provisions of the Southern Midlands Planning Scheme 1998 and the *Land Use Planning & Approvals Act 1993*, approve the application for a change of use from a storage shed to an Educational Institution at 6 Albert Terrace, Oatlands for the Oatlands District High School, subject to the following conditions:

1. Development and use shall be substantially in accordance with Development Application No. DA 05/3093.
2. Minor works are required on the toilet facilities and construction is not to commence until Council has issued a Building Permit and a Plumbing Permit.
3. All external building materials associated with the development are to be of types and colours that are sympathetic to the village environment. Unpainted metal surfaces are not permitted other than traditional galvanized or equivalent, with non reflective qualities
4. The structure is to be used for the purposes detailed within the approved plans only and it is not to be used for any other purpose without the prior written consent of Council.
5. The premises are to be kept in a neat and tidy condition at all times.
6. Noise, dust, fumes, smell and other pollutants emitted from the property in general are not to cause annoyance to owners / occupiers in the vicinity and shall comply with the *Environmental Management and Pollution Control Act 1994*.
7. Materials or goods stored in the open on the site shall be screened from view from people on adjoining properties, roads and reserves to the satisfaction of the Manager Development & Environmental Services.

8. The hours of operation to be 9:00am to 4.30pm Monday to Friday, or such other hours as approved by Council.
9. The structure is not to be used for dwelling purposes.
10. Once the development has started it must be continued and completed to the satisfaction of the Southern Midlands Council.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

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

T F Kirkwood
General Manager

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

T F Kirkwood
General Manager

11.1.1.1.3 Development Application for a Pigeon Loft at 1752 Midlands Highway, Bagdad, for R Clark

File Ref: T5018998 - DA 06/3116

AUTHOR PLANNING OFFICER
DATE 14TH SEPTEMBER 2006

ATTACHMENTS: 1. Proposal Plans for the Site (2 pages)

PROPOSAL

The application is for a shed 14m x 3.6m to be constructed and used as a pigeon loft for homing pigeons, which is proposed to be sited in approximately the middle of the 2 ha property at 1752 Midlands Highway Bagdad.

PUBLIC NOTIFICATION

The proposal was advertised in accordance with statutory procedures with one representation received.

PLANNING ASSESSMENT

Land Use

The proposal is classified as Miscellaneous (pigeon loft) under the Scheme and deemed to be at a residential activity level in a rural agricultural zone.

Development Standards

The proposal is consistent with all development standards under the zone requirements.

Technical Matters

There are no technical matters relevant to this application and DIER advises that they have no interest in this application and its relationship to the Midlands Highway.

Representation

Council is in receipt of one representation.

The Representor raises the following matters;

- The Representor is a market gardener and has concerns in relation to the fouling of his crops by these racing pigeons when they are released for their exercise
- Pollution to the dam on the Representors land
- Loss of quite existence because of the noise of the pigeons
- Pollution of water that falls on the Representors house
- Bird disease potential

Response by Council's Environmental Health Officer;

- The pigeon loft is proposed on a rural residential property, with an area of over 2 hectares, and the adjacent property has an area of over 8 hectares. Any potential issues in relation to the keeping of pigeons needs to be based on a realistic appraisal of the locality, the area of the properties on which they are to be kept and the surrounding property, and the number of pigeons that are to be kept.
- Pigeons are relatively small birds, and the adjacent property which is used for a market garden has an area of over 8 hectares, and already would be subject to all manner of native birds flying over the area, and possible "fouling" the crops. The release of approximately 100 pigeons on some occasions is unlikely to be the cause of "fouling" of such crops so as to be a problem of any significance.
- In terms of "pollution" of the dam, this again needs to be seen in terms of the existing conditions that exist in the rural area. Native birds may already drink from the dam and "foul" the water, as may other native animals, also it may be subject to run-off from the surrounding land, and also as per the representation the dam water is used for agricultural purposes. It is considered that the keeping of the pigeons is unlikely to be a source of any noticeable pollution of the farm dam.
- The setback of the proposed pigeon lofts from nearest property boundary is 33m meaning that there is a reasonable setback from any other property, and any noise from the pigeon loft should not be an issue because of this. In terms of when the pigeons are not in their loft, then any noise concerns need to be considered in relation to the behaviour of the pigeons (i.e. they are homing pigeons). Thus the birds are generally going to be flying back to their loft, and the "bird noises" that they would make when flying in the area would not be considered unacceptable in a rural-residential environment.

- In terms of using roof water for drinking purposes, then there is no way of ensuring that roof water is kept free of contamination from birds, other native animals (e.g. possums), dirt, leaves, wood heater soot, etc. Thus, the general advice is that roof water should be boiled to ensure it is safe for drinking. In this case the complainant's property has an area of over 8 hectares with the roof area being 100-150 m², meaning that the rain catchment area is less than 0.2% of the land area. Based on these issues then it is not considered that the development of the pigeon loft should be opposed because of this issue.
- The importation of certain birds (including pigeons) and birds from certain parts of the world is prohibited as a means of ensuring that exotic diseases (e.g. bird flue) are not introduced into Australia. In terms of where birds are released for "homing", then this is controlled and birds could not be released from overseas locations, and also it will be in the interest of the owners of the pigeons to ensure that they are kept in good health and disease free. It is not considered that this concern has merit in relation to the proposed pigeon loft.
- In summary, although a number of reasonable concerns have been raised in relation to the proposed pigeon loft, it is not considered that any of them are of sufficient merit such that the proposed pigeon loft should not be allowed to proceed. The rural-residential nature of the area means that the issues can, in relative terms, be considered of a minor nature.

CONCLUSION

Application is made for a shed size 14m x 3.6m to be constructed and used as a pigeon loft for homing pigeons, at 1752 Midlands Highway Bagdad for R Clark.

The application was advertised and there was one representation received.

The proposal is considered acceptable within the provisions of the Planning Scheme and not inconsistent with the intent of the Rural Agricultural zone. Planning approval is recommended with conditions.

RECOMMENDATION

That Council, in accordance with the provisions of the Southern Midlands Planning Scheme 1998 and the *Land Use Planning & Approvals Act 1993*, approve the application for a pigeon loft (Miscellaneous – Pigeon loft), at 1752 Midlands Highway, Bagdad for R Clark, subject to the following conditions:

- 1. Development and use shall be substantially in accordance with Development Application No. DA 06/3117 submitted on 11th August 2006 .**
- 2. Construction is not to commence until Council has issued a Building Permit and a Plumbing Permit.**
- 3. All external building materials associated with the development are to be of types and colours that are sympathetic to the rural environment, the existing structure, and finish of adjacent structures. Unpainted metal surfaces are not permitted other than traditional galvanized or equivalent, with non reflective qualities**
- 4. The structure is to be used for the purposes detailed within the approved plans only and it is not to be used for any other purpose without the prior written consent of Council.**
- 5. The structure is not to be used for dwelling purposes.**
- 6. Once the development has started it must be continued and completed to the satisfaction of the Southern Midlands Council.**

C/06/09/034/8446 DECISION

Moved by Clr S D Geard, seconded by Clr M J Connors

THAT Council, in accordance with the provisions of the Southern Midlands Planning Scheme 1998 and the *Land Use Planning & Approvals Act 1993*, approve the application for a pigeon loft (Miscellaneous – Pigeon loft), at 1752 Midlands Highway, Bagdad for R Clark subject to the following conditions:

1. Development and use shall be substantially in accordance with Development Application No. DA 06/3117 submitted on 11th August 2006.
2. Construction is not to commence until Council has issued a Building Permit and a Plumbing Permit.
3. All external building materials associated with the development are to be of types and colours that are sympathetic to the rural environment, the existing structure, and finish of adjacent structures. Unpainted metal surfaces are not permitted other than traditional galvanized or equivalent, with non reflective qualities
4. The structure is to be used for the purposes detailed within the approved plans only and it is not to be used for any other purpose other than a pigeon loft without the prior written consent of Council.
5. The structure is not to be used for dwelling purposes.
6. Once the development has started it must be continued and completed to the satisfaction of the Southern Midlands Council.
7. A maximum of 100 pigeons to be accommodated in the pigeon loft, unless otherwise approved by Council.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
	Clr D F Thompson	√

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

T F Kirkwood
General Manager

11.1.1.2 LAND USE & PLANNING

Nil.

11.1.1.3 SUBDIVISIONS

Nil.

11.1.1.4 MUNICIPAL SEAL

***11.1.1.4.1 Final Plan of Survey – Boundary Adjustment at Swanston Road
Swanston for D J McCulloch & Associates, Surveyors obo E Daley***

File Ref: T 1885138 – DA 04/3137

AUTHOR PLANNING OFFICER
DATE 14TH SEPTEMBER 2006

- ATTACHMENTS:
1. Final Plan of Survey (1 page)
 2. Schedule of Easements (1 page)
 3. Survey Notes (1 page)

DETAIL

Council is in receipt of a final plan of survey for the boundary adjustment of CT 127756/1 and CT 127756/2 to facilitate the realignment of the north eastern boundary of Lot 1 and the southern boundaries of Lot 2 at Swanston Road Swanston for D J McCulloch, Surveyors obo E Daley.

The proposal was advertised, with no representations being received. It was approved under delegated authority by the Development Assessment Committee in September 2004, and Planning Permit DA 04/3137 (with conditions) was issued on the 17th September 2004.

The Municipal Engineer and the Planning Officer confirm that all conditions included within the Planning Permit have been complied with.

RECOMMENDATION

THAT the Plan of Survey and associated documents submitted by D J McCulloch, Surveyors obo E Daley for the boundary adjustments at Swanston Road, Swanston be signed, sealed and forwarded to the Lands Titles Office.

C/06/09/039/8447 DECISION

Moved by Clr S D Geard, seconded by Clr A O Green

THAT the Plan of Survey and associated documents submitted by D J McCulloch, Surveyors obo E Daley for the boundary adjustments at Swanston Road, Swanston be signed, sealed and forwarded to the Lands Titles Office.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdée	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

11.1.1.4.2 Final Plan of Survey – Boundary Adjustment at ‘Stockman’ 3012 Midlands Highway, Melton Mowbray for Noel Leary & Associates, Surveyors obo E Mc Shane and A & M Investments Pty Ltd

File Ref: T 7490903 – DA05/3169

AUTHOR PLANNING OFFICER
DATE 14TH SEPTEMBER 2006

ATTACHMENTS: 1. Final Plan of Survey (3 pages)
2. Schedule of Easements (pages 1-4)
3. Adhesion Orders (2 off)

DETAIL

Council is in receipt of a final plan of survey for the boundary adjustment of CT 104732/1, CT 33564/1 and CT 104732/2 to facilitate the unencumbered construction of a dam on the property at ‘Stockman’ 3012 Midlands Highway, Melton Mowbray for Noel Leary & Associates, Surveyors obo E Mc Shane and A & M Investments Pty Ltd.

The proposal was advertised, with no representations being received. It was then approved under delegated authority by the Development Assessment Committee in December 2005. Planning Permit DA 05/3169 (with conditions) was issued on the 21st December 2005.

The Municipal Engineer and the Planning Officer confirm that all conditions included within the Planning Permit have been complied with.

RECOMMENDATION

THAT the Plan of Survey and Adhesion Orders submitted by Noel Leary & Associates, Surveyors obo E Mc Shane and A & M Investments Pty Ltd for the boundary adjustments at ‘Stockman’ 3012 Midlands Highway, Melton Mowbray be signed, sealed and released to the Surveyor.

C/06/09/044/8448 DECISION

Moved by Clr C J Beven, seconded by Clr A O Green

THAT the Plan of Survey and Adhesion Orders submitted by Noel Leary & Associates, Surveyors obo E Mc Shane and A & M Investments Pty Ltd for the boundary adjustments at ‘Stockman’ 3012 Midlands Highway, Melton Mowbray be signed, sealed and released to the Surveyor.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

RECOMMENDATION

THAT the Petition to Amend Sealed Plan 53503 of CT 53503/1 (dated 7th July 2006) to undertake the realignment of the 2m wide sewer easement within that property at 1 Water Lane, Campania for P Parker, with the following words

“to relocate the sewer easement within Lot 1 on Sealed Plan 53503 a copy of which is annexed hereto and marked with the letter ‘A’ and as marked ‘SEWER EASEMENT 2.00 WIDE’ thereon to an area within Lot 1 as marked ABCDEFG on the plan annexed hereto and marked with the letter ‘B’ “

be accepted as an amendment to Sealed Plan 53503 in accordance with Section 104 (1) (a) of the *Local Government (Building & Miscellaneous Provisions) Act 1993.*

C/06/09/056/8449 DECISION

Moved by Clr A O Green, seconded by Clr J L Jones OAM

THAT the Petition to Amend Sealed Plan 53503 of CT 53503/1 (dated 7th July 2006) to undertake the realignment of the 2m wide sewer easement within that property at 1 Water Lane, Campania for P Parker, with the following words

“to relocate the sewer easement within Lot 1 on Sealed Plan 53503 a copy of which is annexed hereto and marked with the letter ‘A’ and as marked ‘SEWER EASEMENT 2.00 WIDE’ thereon to an area within Lot 1 as marked ABCDEFG on the plan annexed hereto and marked with the letter ‘B’ “

be accepted as an amendment to Sealed Plan 53503 in accordance with Section 104 (1) (a) of the *Local Government (Building & Miscellaneous Provisions) Act 1993.*

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

C/06/09/060/8450 DECISION

Moved by Clr A O Green, seconded by Clr J L Jones OAM

THAT:

- a) Agenda Item 12.1.1 - ‘Application for Permit ‘High Productivity & Higher Mass Limits Route Assessment’ by Aprin Transport Pty Ltd’ be brought forward for consideration; and
- b) Council suspend standing orders to allow representatives from Norske Skog to address Council in relation to this matter.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

The meeting was suspended at 11.04 a.m. for morning tea.

The meeting resumed at 11.17 a.m.

Clr S D Geard was not in attendance when the meeting resumed.

12.1 ROADS

Strategic Plan Reference – Page 13

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

Representatives from Norske Skog addressed Council in relation to Item 12.1.1, and provided comments based on the following handout. A copy was provided to each Councillor.

Clr S D Geard returned to the meeting at 11.20 a.m.

12.1.1 Application for Permit ‘High Productivity & Higher Mass Limits Route Assessment’ – Aprin Transport Pty Ltd (Assessment No.)

AUTHOR GENERAL MANAGER
DATE 15th SEPTEMBER 2006

ISSUE

Council to consider the following application submitted by Aprin Transport Pty Ltd.

DETAIL

An application has been submitted by Aprin Transport Pty Ltd to obtain a permit for ‘high productivity and higher mass limit’. The application is submitted to Council in accordance with the Policy that all applications are referred to full Council for decision.

Route: New Country Marsh Road to the Midland Highway at Oatlands via Tunnack, Baden, Mt Seymour and Parattah. Refer attached Map and Application.
Company: Aprin Transport Pty Ltd
Commodity: Plantation Pine Logs
High Productivity: 21 Metre mini B-Double
Higher Mass Limit: Up to 57.00 tonne

Council needs to assess the route and determine whether it is suitable, or not suitable, for use as a High Productivity & Higher Mass Limit route network.

Please note that the application is also to be considered by the Department of Infrastructure, Energy and Resources.

Comments By Municipal Engineer:

Council staff members met with representatives from Norske Skog on 13th September 2006, at the request of Norske Skog. The purpose of the meeting was for Norske Skog to discuss the possibility of Council being encouraged to reconsider its objection to Norske Skog’s Cartage Contractor (Aprin Transport) being able to use the proposed Mini B trucks to allow 57 tonnes total load & 39.8 tonnes maximum payload, in place of the allowable 50 tonnes total load.

It is important to note that Aprin Transport will be utilising this truck configuration regardless of whether they are permitted to carry the higher pay load.

Even with the 57 tonnes total load using Mini B trucks, the group axle loading would be 17 tonnes compared with the standard tri-axle group axle load of 22.5 tonnes. This will reduce the impact on the road pavement. The additional 7 tonnes payload would also reduce the number of truck movements by approx. 18%. These two items are viewed favourably by Council staff.

However the main objections by Council when considering the previous application were concerned with length of vehicle and safety aspects. During the meeting, these issues were discussed with the Norske Skog representatives, and they would favourably consider implementation of the following:

- Instruct Cartage Contractor (Aprin Transport) to reduce speed on New Country Marsh Road, particularly the bendy road areas;
- Will provide approx. \$7,000 to carry out minor road widening and corner realignments on New Country Marsh Road to improve sight distance;
- will provide all required warning signage on New Country Marsh Road during cartage operations; and
- Norske Skog will consider significant night cartage to ease daytime traffic.

It is important to recognise that Norske Skog and Council have experienced a cordial, effective and mutually beneficial partnership agreement during the use of Jerry's Hill Quarry. Norske Skog has also been considerate in its limited use of Woodsdale Road.

Whilst Council has previously refused permit applications for higher mass limits, in this case it may be appropriate to approve the application due to the limited use of Council maintained roads. The proposed route is limited to using the western end of New Country Marsh Road (to Eldon Road junction), and from Eldon Road to the northern end of the Tunnack township where the State Government assumes responsibility for Tunnack Main Road. It does not involve use of any other Council roads.

Human Resources & Financial Implications

Impact of heavy vehicles on roads and the associated repair costs, including the increased demand on Councils' maintenance resources.

Community Consultation & Public Relations Implications

Council is aware of the issues that the public has raised regarding heavy vehicles on rural roads, and the safety issues.

Policy Implications

Council has not adopted an overall Policy regarding how these applications are to be considered. Council has determined that each application is to be submitted to Council for decision.

Priority - Implementation Time Frame

Not applicable.

RECOMMENDATION

THAT Council approve the application for 'high productivity and higher mass limit' for the following reasons:

- a) it involves limited use of Council maintained roads;**
- b) Aprin Transport will continue to use the 21 metre truck configuration regardless of tonnage; and**
- c) It will decrease the overall number of truck movements on new Country Marsh Road.**

C/06/09/071/8451 DECISION

Moved by Clr D F Fish, seconded by Clr J L Jones OAM

THAT Council approve the application for ‘high productivity and higher mass limit’, which will permit Aprin Transport Pty Ltd to transport a maximum of 57 tonnes on New Country Marsh Road, for the following reasons:

- a) it involves limited use of Council maintained roads;
- b) Aprin Transport will continue to use the 21 metre truck configuration regardless of tonnage;
- c) it will decrease the overall number of truck movements on new Country Marsh Road;
- d) a formal ‘complaints resolution procedure’ is to be agreed and put in place;
- e) Norske Skog, as the company responsible for engaging Aprin Transport, have committed to implement the following actions (in consultation with the Works Coordinator) to minimise potential impact:
 - provide funding assistance to carry out minor road widening and corner realignments on New Country Marsh Road to improve sight distance;
 - Signage will be erected to inform road users of truck presence;
 - Imposition of a 60 klm per hour speed restriction on New Country Marsh Road
 - Identification of noise areas for air brake reduction (as long as safety is not compromised);
 - night cartage to improve road safety factor;
 - No cartage during school bus hours;
 - Resident information letter drop; and
 - Personal visit to occupiers of houses close to the road.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

Mr J C Lyall (Works Coordinator) left the meeting at 11.53 a.m.

5.3 SPECIAL COMMITTEE OF COUNCIL MINUTES

5.3.1 Special Committee of Council - Receipt of Minutes

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

- **Chauncy Vale Management Committee – 10th August 2006.**
- **Lake Dulverton & Callington Park Committee – 5th September 2006.**
- **Hall & Recreation Ground Committee – 12th September 2006.**
- **Callington Mill Master Plan Implementation Committee – 15th September 2006.**

Note: Council is not required to endorse the recommendations contained within the Minutes of the Callington Mill Project Steering Committee, as it has the delegated authority to make the necessary decisions (within budget constraints), to prepare the Callington Mill Precinct Master Plan.

General Manager's Comments - Callington Mill Master Plan Implementation Committee

Councillors will note that there are still tasks remaining to complete the Precinct Master Plan. In particular, there are some minor modifications and clarification in relation to the KPMG Business Plan, details relating to Building Compliance, and the need to progress an application for Development Approval which will provide surety for subsequent grant applications.

It is anticipated that sufficient information will be available for the Committee to consider a draft Master Plan at the meeting scheduled for mid-October, noting that some of the regulatory processes will still be in process.

RECOMMENDATION

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

C/06/09/073/8452 DECISION

Moved by Clr S D Geard, seconded by Clr J L Jones OAM

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

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

5.3.2 Special Committee of Council - Endorsement of Recommendations

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

- **Chauncy Vale Management Committee – 10th August 2006.**
- **Lake Dulverton & Callington Park Committee – 5th September 2006.**
- **Hall & Recreation Ground Committee – 12th September 2006.**

RECOMMENDATION

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

C/06/09/074/8453 DECISION

Moved by Clr D F Fish, seconded by Clr C J Beven

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

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

Note: Lake Dulverton & Callington Park Committee – Item 6.4 ‘Marys Island – Rock Outcrop’. Municipal Engineer to inspect and determine action required, if any, to ensure public safety.

6. NOTIFICATION OF COUNCIL WORKSHOPS

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

Workshop – 12th September 2006

A Workshop was held at the Council Chambers, Oatlands commencing at 1.00 pm and concluding at approximately 3.15 pm. The purpose of the workshop was to review the 2006-07 Budget.

Workshop Attendance:

Mayor A E Bisdee, Deputy Mayor H M Scott, Clrs C J Beven, M J Connors, D F Fish, S D Geard, A O Green, J L Jones OAM and D F Thompson.

Apologies: Nil.

The following is a summary of the issues discussed and workshop outcomes:

Oatlands Depot Relocation

Project deferred (period to be confirmed) due to the need to focus on other major development and infrastructure priorities within the immediate Oatlands area. In particular:- Callington Mill, Water bulk supply main (servicing Oatlands township) and Underground Power project.

Note: An estimated allocation of \$20,000 is required for upgrade of the existing Depot to address OH & S issues, office accommodation and lunchroom facilities.

Southern Midlands Recreation Plan

It was acknowledged that any funding requirements for urgent projects (e.g. Campania Recreation Ground building improvements) can be sourced from the monies set aside for the Depot Relocation, noting that they are to be reallocated next budget.

General Manager's Performance Review

Refer 'In-Committee' Agenda Item.

Office Relocation to Roche Hall

An additional \$4,000 (rental and other occupancy costs) to be included in the 2006-07 Operating Budget following relocation of offices to the Community College (Roche Hall).

Note: Capital expenditure associated with the relocation be funded from the Oatlands Depot Relocation Capital Account – total estimate of say \$9,000 (includes carpet, Telstra, Computer access etc).

Kerbside Refuse Collection

Financing of the Wheelie Bins – estimated cost of \$50,000.

It was acknowledged that, if necessary, the purchase of wheelie bins for the kerbside refuse collection would be purchased and funded internally pending recovery from the Local Rate Account, effective from 1st July 2007.

Mangalore Recreation Ground – Removal of Pine Trees

An additional \$8,000 to be included in the 2006-07 Operating Budget for removal of the pine trees at the Mangalore Recreation Ground (refer Council Decision – 9th August 2006).

Note: A separate line-item to be included in future budgets for Tree Removal generally.

Southern Midlands Arts Prize - \$1,000

An additional \$1,000 to be included in the 2006-07 Operating Budget for support of the proposed ‘Southern Midlands Arts Prize’.

Replacement of Computer Software System – Finance/Property/Land Information Modules

Refer Agenda Item.

Overall Summary:

Budget Summary Position	Opening Deficit Balance (as per adopted 2006-07 Budget)	(\$83,282)
Financial Assistance Grant	Confirmed Grant (amount over budget)	\$27,811
Less existing Capital Allocation for feasibility study – existing Oatlands Depot site		\$5,000
Landscapes (Natural) Program	Community College - Office Accommodation costs	(\$4,000)
Lifestyle (Recreation) Program	Mangalore Rec Ground	(\$8,000)
Community (Capacity) Program	Arts Prize	(\$1,000)
Organisation (Sustainability) Program	Computer System (20% allocation)	(\$12,000)
Revised Budget Deficit		(\$75,471)

RECOMMENDATION

THAT:

- a) the information be received and Council endorse the outcomes noted from the Workshop; and
- b) Council formally allocate the following budgets:

Capital Program Budget:

Oatlands Depot – Capital Improvements: \$20,000
 Office Relocation (Capital Costs) \$10,000

(Funding for both of the above items to be sourced from the existing Oatlands Depot Capital Budget.)

Operating Budget:

Community College – Office Accommodation costs \$ 4,000
 Mangalore Recreation Ground – Removal of Pine Trees \$ 8,000
 Southern Midlands Arts Prize \$ 1,000

C/06/09/077/8454 DECISION

Moved by Clr J L Jones OAM, seconded by Clr S D Geard

THAT:

- a) the information be received and Council endorse the outcomes noted from the Workshop; and
- b) Council formally allocate the following budgets:

Capital Program Budget:

Oatlands Depot – Capital Improvements: \$20,000
 Office Relocation (Capital Costs) \$10,000

(Funding for both of the above items to be sourced from the existing Oatlands Depot Capital Budget.)

Operating Budget:

Community College – Office Accommodation costs \$ 4,000
 Mangalore Recreation Ground – Removal of Pine Trees \$ 8,000
 Southern Midlands Arts Prize \$ 1,000

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones	
√	Clr D F Thompson	

7. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2005*, the Council, by absolute majority may decide at an ordinary meeting to deal with a matter that is not on the agenda if the general manager has reported –

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

RECOMMENDATION

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

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

1. Information Item - Heritage Highway Tourism Region Association – Speed Networking Session.
2. Information Update – Petition to Amend Sealed Plan (In-Committee Item)
3. Combined Planning Authority - Update
4. Gunns Pulp Mill – Council Position
5. Director Factory Outlet Development (Hobart Airport) – Council Position
6. Annual Clean Up Campaign

C/06/09/078/8455 DECISION

Moved by Clr A O Green, seconded by Clr D F Fish

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

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

8. DECLARATIONS OF PECUNIARY INTEREST

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2005*, the chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the Agenda.

Accordingly, Councillors are requested to advise of a pecuniary interest they may have in respect to any matter on the agenda, or any supplementary item to the agenda, which Council has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2005*.

The following declaration was recorded:

- Deputy Mayor H M Scott – Item 19.2 – Information Item: Petition to Amend Sealed Plan
- Clr A O Green – Gunn’s Pulp Mill – Council Position

9. PUBLIC QUESTION TIME (SCHEDULED FOR 10.30 AM)

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

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

- (1) *Members of the public may give written notice to the General Manager 7 days before an ordinary meeting of Council of a question to be asked at the meeting.*
- (2) *The chairperson may –*
 - (a) *address questions on notice submitted by members of the public;*
 - and*
 - (b) *invite any member of the public present at an ordinary meeting to ask questions relating to the activities of the Council.*
- (3) *The chairperson at an ordinary meeting of a council must ensure that, if required, at least 15 minutes of that meeting is made available for questions by members of the public.*

- (4) *A question by any member of the public under this regulation and an answer to that question are not to be debated.*
- (5) *The chairperson may –*
(a) *refuse to accept a question; or*
(b) *require a question to be put on notice and in writing to be answered at a later meeting.*
- (6) *If the chairperson refuses to accept a question, the chairperson is to give reasons for doing so.*

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

No questions were raised by members of the public.

9.1 PERMISSION TO ADDRESS COUNCIL

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

- Representatives from Norske Skog (Paul Hingston – Softwood Supply Coordinator & Chris Berry - Forest Resource Team Leader) at 11.45 am in relation to Item 12.1.1.

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

10.1 MEETING VENUE – DURING WINTER MONTHS

Clr D F Thompson has submitted the following notice of motion:

“THAT meetings be held at the Oatlands Council Chambers through the winter period, and not be alternated between Oatlands and Kempton”.

Clr D F Thompson has provided the following details supporting this motion:

- The time/travelling/petrol/and cost of going to Kempton, which is further for me and most of the other councillors.
- I have access to banking and shopping in Oatlands which I don't have at Kempton and as a working councillor (I work at TAFE, write books, and run a farm as well as attending council), small conveniences mean a lot.
- The food and kitchen facilities are better and this is better for both the councillors and visitors.
- There is only one toilet at Kempton. It is outside in the cold and sometimes I miss parts of the meeting due to toilet queue.
- We have spent money on the chairs, so we should use them.
- The Mayors office and the secretary's office are at Oatlands so more convenient for them.
- There is access to other staff and in-council services.
- I can patronise local shops and service station.
- We have some programs for the town and it gives the councillors familiarity with the Oatlands environment which we will be making decisions about.

Clr D F Thompson to provide any further comment.

C/06/09/081/8456 DECISION

Moved by Clr D F Thompson, seconded by Clr M J Connors

THAT meetings be held at the Oatlands Council Chambers through the winter period, and not be alternated between Oatlands and Kempton.

MOTION LOST.

Vote For	Councillor	Vote Against
	Mayor A E Bisdee	√
	Dep. Mayor H M Scott	√
	Clr C J Beven	√
	Clr M Connors	√
	Clr D F Fish	√
	Clr S D Geard	√
	Clr A O Green	√
	Clr J L Jones OAM	√
√	Clr D F Thompson	

10.2 SUBSIDISED BUS SERVICE - COLEBROOK

Clr D F Thompson has submitted the following notice of motion:

“THAT we write to the Department of Infrastructure, Energy and Resources to request a subsidised bus service from Colebrook to Hobart each work morning and return each evening.”

Clr D F Thompson has provided the following comments supporting this motion:

To quote one of my blind disabled students: ‘A car is a luxury, public transport is a right.’ This is in line with the concept of ‘the right to work.’ There are many reasons why people don’t have a car, but still need to work. Also farmers need to get off farm income, but the cost of taking a 4x4 to work every day is prohibitive.

Clr D F Thompson to provide any further comment.

General Manager’s Comments:

The subject of bus transport to and from Colebrook has been raised with Metro/Hobart Coaches. Two issues were raised:

- a) seeking a change in day from Wednesday to Thursday, to align with the Government Pension day, which would improve usage of the service; and
- b) seeking additional services to Colebrook for those people that need to travel to and from work each day and/or need to frequent the city are more than one day per week.

To date, there has been no reply in relation to the first request as I am informed that this would require changes to other services provided by Hobart Coaches. I believe that this is still being considered.

In relation to the second request, it is confirmed that this is a matter that needs to be referred directly to the Department of Infrastructure, Energy and Resources.

C/06/09/083/8457 DECISION

Moved by Clr D F Thompson, seconded by Clr A O Green

THAT we write to the Department of Infrastructure, Energy and Resources to request a subsidised bus service from Colebrook to Hobart each work morning and return each evening.

AMENDMENT

Moved by Clr S D Geard, seconded by Deputy Mayor H M Scott

THAT Council, prior to writing to the Department of Infrastructure, Energy and Resources, conduct a community survey of Colebrook and surrounding areas to gauge the level of a demand for an increased service; and in particular, seek details in regard to potential usage, preferred route(s) and service (i.e. departure) times.

THE AMENDMENT WAS PUT AND CARRIED UNANIMOUSLY

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

THE AMENDMENT BECAME THE MOTION AND WAS PUT AND CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

Note: It was suggested that this issue should also be raised during the community consultation session, to be held in conjunction with the Ordinary Council meeting scheduled for Colebrook on 1st November 2006.

Mr C N Marstrand (Municipal Engineer) left the meeting at 12.40 p.m.

Mr C N Marstrand (Municipal Engineer) and Mr J C Lyall (Works Co-ordinator) returned to the meeting at 12.45 p.m.

10.3 STREET LIGHTING IN THE VICINITY OF THE MIDLANDS MULTI PURPOSE HEALTH CENTRE, CHURCH STREET, OATLANDS

Deputy Mayor H M Scott has submitted the following notice of motion:

“THAT an inspection be undertaken of Church Street, Oatlands to determine if there is adequate street lighting in the vicinity of the Midlands Multi Purpose Health Centre.”

Deputy Mayor H M Scott has received a request that the street lighting in the vicinity of the Midlands Multi Purpose Health Centre be reviewed.

Deputy Mayor H M Scott provided comment in regard to the lack of lighting in the area.

C/06/09/084/8458 DECISION

Moved by Deputy Mayor H M Scott, seconded by Clr S D Geard

THAT an inspection be undertaken of Church Street, Oatlands to determine if there is adequate street lighting in the vicinity of the Midlands Multi Purpose Health Centre.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

10.4 AMSINCKIA – (YELLOW BURR)

Clr J L Jones OAM has submitted the following notice of motion:

“THAT Council support Amsinckia (Yellow Burr) being part of present or future weed programmes for Landcare”

Clr J L Jones OAM to provide comment.

General Manager’s Comments:

Council’s Natural Resource Management (NRM) officer(s) have been requested to provide comments in relation to this matter. These comments were tabled at the meeting – refer attached.

C/06/09/085/8459 DECISION

Moved by Clr J L Jones OAM, seconded by Clr S D Geard

THAT Council support Amsinckia (Yellow Burr) being part of present or future weed programmes for Landcare.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

AMSINCKIA – (YELLOW BURR)

File Ref: 21/054

AUTHOR - Helen Geard (NRM Facilitator)

DATE – 19 September 2006

ISSUE

Clr Jones submitted the following notice of motion:-

“That Council support Amsinckia (Yellow Burr) being part of present or future weed programmes for Landcare”.

BACKGROUND

The Department of Primary Industries and Water is responsible for the preparation of the statutory weed management plans for each weed declared under the *Weed Management Act 1999*. A draft weed management plan for the Amsinckia species was released for comment in August 2006.

The draft plan identifies Southern Midlands as a ‘Zone B’ Municipality making the containment of Amsinckia species the principal management objective. The distribution of Amsinckia is listed as ‘localised infestations’ for the Southern Midlands and 5 additional municipalities.

Andrew Crane – Southern Weeds Officer, DPIW reported that the weed had probably been in the Municipality for between 120 – 140 years. Initial spread was most likely to have occurred by fleece or grain contamination. Andrew said it is difficult to determine the location of current infestations because landholders are reluctant to report or may not know how to identify the weed.

Description – information provided by the Keith Turnbull Research Institute, Frankston, April 1998.

Amsinckia originated in North and South America and was introduced to Australia late in the nineteenth century. It belongs to the same plant family, Boraginaceae, as Paterson's curse and common heliotrope.



Amsinckia species are free-standing, erect, winter growing annual herbs, usually 20 to 70 cm high, covered with long and short hairs. Seeds germinate with the first autumn rains and further germinations occur through autumn and winter. Seedlings have rough leaves and pronounced forking of the cotyledons. The plant grows as a rosette during winter and a flowering stem emerges in late winter or spring. Plants die after seed is set in late spring or summer.

Stems - erect, unbranched or branched, covered with stiff hairs or bristles. Leaves – up to 20 cm long, lance-shaped, alternate, covered with short stiff hairs or bristles, stalkless and stem-clasping on the upper part of the plant, shortly stalked on the rosette. Flowers - from late August to November, yellow to orange with 5 petals fused into a trumpet shape, up to 6 mm long. Flowers are self pollinating. Fruit and seeds - The fruit consists of a bristly husk or burr (the calyx) surrounding four nutlets, each containing a single seed. Seed are 2 to 3.5 mm long, brown to black in colour, ridged, roughly triangular and coarsely granular. A plant may produce up to 1600 seeds. Roots - tap root with numerous laterals; not extensive.

Issues for Southern Midlands landholders

Andrew Crane stated that the species prefers irrigated pasture and cropping situations. It is unlikely to be found in dry soil / pasture conditions. Amsinckia competes strongly with cereal crops (oats / barley / wheat), poppies and infestations can cause yield losses. To safeguard yields, Amsinckia needs to be eliminated during the first few weeks of growth. According to Andrew identifying the weed at this early stage is difficult.

The burr contaminates wool and bristles on the leaves and stems make the plant unattractive to stock and it is generally unpalatable.

Seed is effectively spread on farm equipment and in contaminated fodder. Sowing of contaminated seed grain and other contaminated seeds also spreads the weed. Dispersal may occur when the burr lodges in wool or seed is carried by birds.

Options

A key role the Southern Midlands Council can play is raising awareness of Amsinckia and the importance of its control. Andrew Crane has offered to assist Southern Midlands by developing an Amsinckia fact sheet. It would cover key information including identification and control methods.

The other area where Council may want to consider involvement is to further develop options to support contractors and landholders to maintain farm hygiene standards.

RECOMMENDATIONS

That Council provide funding (maximum \$500.00) for the printing and distribution of an Amsinckia ‘fact sheet’ to landholders in the Southern Midlands.

That Council continue to investigate methods of enhancing the capacity of contractors and landholders to maintain farm hygiene standards eg equipment cleaning.

The meeting was adjourned at 12.58 p.m. for lunch.

Councillors conducted a tour of the Oatlands Depot between 1.30 pm and 1.45 pm

The Meeting resumed at 1.56 pm

Clr A O Green was not in attendance when the meeting resumed.

11 OPERATIONAL MATTERS ARISING (STRATEGIC THEME - LANDSCAPES)

11.2 HERITAGE

Strategic Plan Reference – Page 20

3.1.1 Maintenance and restoration of significant heritage structures.

3.1.2 Retain and enhance the heritage values of towns within the municipality.

11.2.1 Heritage Project Officer's Report

File Ref: 3/097

AUTHOR HERITAGE PROJECTS OFFICER (BRAD WILLIAMS)

DATE 14TH SEPTEMBER 2006

ISSUE

Southern Midlands heritage projects – report from Heritage Project Officer.

DETAIL

- Work is continuing on updating the Oatlands Gaoler's Residence Conservation Plan. This is expected to be finished by the end of November.
- The Tasmanian Heritage Council's 2006 funding program has opened. This closes on November 3rd. Brad is preparing an application for \$25,000 funding towards urgent works at the Gaol.
- Archaeological supervision of the Oatlands underground power has been completed. A report is forthcoming.
- *Saving Our Stone II* workshop planning is continuing. Program has been finalised, advertising has been distributed and a large number of bookings already received. Several tradespeople have been booked to demonstrate conservation methods, and Westox (Sydney based conservation company) are providing 3 staff and a range of products for demonstrations.

- Acknowledgement from TCF for Oatlands Gaol Interpretation Plan proposal has been received. Successful applications are to be notified mid November.

RECOMMENDATION

THAT the information be received.

C/06/09/090/8460 DECISION

Moved by Clr J L Jones OAM, seconded by Clr D F Fish

THAT the information be received.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

Clr A O Green returned to the meeting at 1.57 p.m.

11.3 NATURAL

Strategic Plan Reference – Page 20

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

11.3.1 Landcare Unit – General Report

File Ref: 03/082

AUTHOR PROJECTS OFFICER – M WEEDING
DATE 12TH SEPTEMBER 2006

ISSUE

Landcare Unit Report.

DETAIL

- The next meeting of the Midlands Biodiversity Hotspot Project Steering Committee will be held on Tuesday 19th September. An evaluation/review of the project over the last twelve months has just been completed. This will be tabled at the Steering Committee meeting. Clr Geard is the Councillor representative on the Steering Committee.
- The TFGA Native Vegetation Field Officer (Mary Whitaker) in conjunction with Greening Australia and DPIW is planning a field day on native grasses. The day will be held in October and will mainly be visiting properties in the Southern Midlands. The field day “Using Grazing to Manage Native Pastures Productively” will have Judi Earl from South Australia as the guest speaker.
- As previously mentioned, the Southern Tasmanian Councils Authority (STCA) have received funds through NRM South for undertaking a review of the Southern Councils information and data systems in respect to NRM (Natural Resource Management). Following an advertisement seeking expressions of interest to undertake the work associated with the project, the reference group met on Tuesday 12th Sept to evaluate the submissions received. David Hunn (STCA) is co-ordinating the project.

- The SMC Weeds Project continues to seek details from landholders in regard to locations of six priority weeds found in the municipality. A request for information was circulated in the Council Ratepayer Newsletter and has resulted in a number of responses being received. At this stage, White Weed and Pattersons Curse have been the main weeds reported.
- The Little Swanport Catchment Management Plan Implementation Committee held a Community Information Session at the Woodsdale Hall on Tuesday 29th August at 7 p.m. It was well attended and the five speakers provided an informative précis of the activities and investigations that have occurred in the area over the past five years. The committee have subsequently met, and the roles and functions of the Extension Officer were defined. This is a position to service the Glamorgan Spring Bay and Southern Midlands Little Swanport area. The main focus will be communication and coordination of the several projects underway in the catchment. Funding has been provided for the position through NRM South.
- The proposed bus tour of the Bagdad Rivulet catchment will occur on Friday 22nd September commencing at 1.30 p.m. An invitation has been circulated to residents in the area. All Councillors have been invited to attend. The tour will focus on gaining a better understanding of the natural resource management issues associated with the rivulet and the wider catchment.
- Preliminary planning is underway to possibly secure a Green Corps Team for February 2007. The focus will be the Chauncey Vale and Flat Rock Conservation Area for the six months duration of program.

RECOMMENDATION

THAT the Landcare Unit Report be received.

C/06/09/092/8461 DECISION

Moved by Clr S D Geard, seconded by Clr C J Beven

THAT the Landcare Unit Report be received.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

11.4 CULTURAL

Strategic Plan Reference – Page 21

3.3.1 Increase the retention, documentation and accessibility of the aboriginal convict, rural and contemporary culture of the Southern Midlands.

Nil.

12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME - INFRASTRUCTURE)

12.2 BRIDGES

Strategic Plan Reference – Page 14

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

Nil.

12.3 WALKWAYS

Strategic Plan Reference – Page 14

1.3.1 Maintenance and improvement of the standard and safety of walkways and pedestrian areas.

Nil.

12.4 LIGHTING

Strategic Plan Reference – Page 14

1.4.1 Improve lighting for pedestrians.

Nil.

12.5 SEWERS

Strategic Plan Reference – Page 14

1.5.1 Increase the number of properties that have access to reticulated sewerage services.

1.5.2 Continue to provide sewerage treatment that meets the required environmental performance standards.

Nil.

12.6 WATER

Strategic Plan Reference – Page 15

1.6.1 Increase the number of properties that have access to reticulated water.

1.6.2 Continue to provide domestic drinking water that meets the Australian Drinking Water Guidelines.

Nil.

12.7 IRRIGATION

Strategic Plan Reference – Page 15

1.7.1 Increase access to irrigation water within the municipality.

Nil.

12.8 DRAINAGE

Strategic Plan Reference – Page 15

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

Nil.

12.9 WASTE

Strategic Plan Reference – Page 16

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

Nil.

12.10 COMMUNICATIONS

Strategic Plan Reference – Page 16

1.10.1 Improve access to modern communications infrastructure.

Nil.

12.11 SIGNAGE

Strategic Plan Reference – Page 16

1.11.1 Signage that is distinctive, informative, easy to see and easy to understand.

Nil.

12.12 OFFICER REPORTS – WORKS & TECHNICAL SERVICES (ENGINEERING)

12.12.1 Works Co-ordinators Report

File Ref: 3/075

AUTHOR WORKS COORDINATOR
DATE 13TH SEPTEMBER 2006

ISSUE

Works Coordinators Report.

DETAIL

ROADS AND BRIDGES PROGRAM

1. Bridges

No bridge works are currently being undertaken.

2. Roads

One grader will be working in the Woodsdale/Stonehenge area utilising the water that is available in the creeks. This will be done while water supplies are sufficient. Should the extended dry period continue Council will find it difficult to find adequate water for maintenance grading.

WATER SUPPLY PROGRAM

All schemes operating well. Regular maintenance being undertaken.

SEWERAGE PROGRAM

All schemes operating well. Regular maintenance being undertaken. The Barr Subdivision sewerage works are mostly completed.

WASTE MANAGEMENT PROGRAM

All sites operating well.

SPORTS, RECREATION AND CULTURE PROGRAM

No operational issues.

TOWN FACILITIES PROGRAM

Ongoing maintenance is continuing.

Underground Power is continuing. During the week commencing 18th September 2006 the underground cabling crew will be connecting power to boxes. Some house connections are still to be completed. Poles are due to arrive by the end of September 2006. The bases have been constructed and will be installed the week commencing 18th September 2006.

WORKS SERVICES PROGRAM

Staff Leave/Resignations/Appointments

Mr S Green – 18/9/2006 – 22/9/2006

The following ‘Works & Technical Services’ related issues were raised for discussion:

- Invercarrow Road Bridge – replacement scheduled for 24th October 2006
- All Water storages are being monitored to ensure adequate supplies are maintained
- Campania Sewerage Scheme – break repaired in Reeve Street rising main
- Mangalore Recreation Ground – removal of trees commenced
- Chauncy Vale Sanctuary – need to progress installation of additional water tank for fire-fighting purposes
- Yarlinton Road – requires maintenance (corrugations – vicinity of ‘Old School House’)

RECOMMENDATION

THAT the information be received.

C/06/09/098/8462 DECISION

Moved by Clr C J Beven, seconded by Clr S D Geard

THAT the information be received.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

12.12.2 Municipal Engineers Report

File Ref: 3/055

AUTHOR MUNICIPAL ENGINEER (C N MARSTRAND)
DATE 14TH SEPTEMBER 2006

ISSUE

Municipal Engineers Report.

DETAIL

SUMMARY - WORKS PROGRESS REPORT

OATLANDS TOWNSHIP

High Street/Victoria Street Sewer Extension & New Pumps Station with Associated Works - Stage 2 Development

The small interim pump station has been delivered into Oatlands Works Depot. Power supply to pump station is being arranged by an Electrician. Pipes and fittings for services construction have been ordered by Council. Site works can start when works resources are available.

Proposed New Subdivisions and Unit Development - Cnr. Church & William Streets

The sewer and waterlines to service the new units on corner of Church & William Streets have been constructed and backfilled. Manholes have to be completed. The storm water table drain needs to be upgraded.

G Rosser 11 Lot Subdivision Proposal for Esplanade

Council is awaiting further information.

BAGDAD TOWNSHIP

W. Finlayson's 34 Lot Subdivision off East Bagdad Road

Final pavement and footpath construction is nearing completion.

CAMPANIA TOWNSHIP

M. Jones 37 Lot Subdivision off Reeve Street

Council is awaiting further information.

A site meeting has been held with Noel Bevan (Committee Member of Campania School Farm Committee) to discuss a proposed future storm water and water easement through the School Farm from Climie Street through to M Jones' Subdivision property. A submission for consideration will be made to the Campania School Farm Committee.

ASSET MANAGEMENT – SERVICES SCHEDULES - UPGRADE.

The various services schedules were completed and forwarded to the General Manager.

DEVELOPMENT ASSESSMENT COMMITTEE (DAC) ITEMS

Ongoing proposed subdivisions proposals (some of significant size) and other relevant items are being considered as submitted, regarding services capacity, access requirements, possible road reservation widening and recommended engineering approval conditions.

Council is receiving a constant stream of such subdivisions and/or boundary adjustments.

RECOMMENDATION

THAT the information be received.

The municipal engineer provided council with a verbal update in regard to the possible need to install a Temporary pump station to enable an upgrade to be undertaken. This need has been highlighted by a developers request to re-zone 10 hectares of land to residential to enable a multiple lot subdivision.

C/06/09/100/8463 DECISION

Moved by Deputy Mayor H M Scott, seconded by Clr J L Jones OAM

THAT the information be received.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME - GROWTH)

13.1 RESIDENTIAL

Strategic Plan Reference – Page 17

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

Nil.

13.2 TOURISM

Strategic Plan Reference – Page 17

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

Nil.

13.3 BUSINESS

Strategic Plan Reference – Page 18

2.3.1a	Increase the number and diversity of businesses in the Southern Midlands.
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2.3.1b	Increase employment within the municipality.
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13.3.1 Employer / Business Information Forum

File Ref:

AUTHOR GENERAL MANAGER

DATE 14th SEPTEMBER 2006

ATTACHMENTS Nil.

ISSUE

Council to discuss the possibility of conducting a forum for employers (and business generally) for the purpose of providing information relating to employment programs and other government assistance programs

BACKGROUND

At the previous Council meeting, a representative from the Salvation Army (Employment Plus) Program addressed Council and provided information in relation to their employment programs.

Through subsequent discussion, Council raised the possibility of conducting a forum to enable the Salvation Army (Employment Plus) representatives, and other similar service providers, to inform major employers and business generally.

The following resolution was passed at that meeting:

“THAT Council:

- i. consider the possibility of conducting a forum for business operators, in particular major employers, to promote awareness of employment programs and other government assistance programs; and*
- ii. a draft program and budget be developed accordingly.”*

ISSUE

Detail for a program is being sourced and will be tabled at the meeting.

Human Resources & Financial Implications – Cost will be dependent on the level of direct Council involvement.

Community Consultation & Public Relations Implications – Such a forum would have positive public relations implications, provided it is organised to ensure that the information provided is relevant and practical.

Policy Implications - N/A.

Priority - Implementation Time Frame – To be determined.

RECOMMENDATION

Submitted for discussion and direction.

C/06/09/103/8464 DECISION

Moved by Clr S D Geard, seconded by Clr A O Green

THAT the information be received, noting that a draft agenda and list of invitees will be provided to the November Council meeting.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

13.4 AGRICULTURE

Strategic Plan Reference – Page 19

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

Nil.

13.5 INTEGRATION

Strategic Plan Reference – Page 19

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

Nil.

14 OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LIFESTYLE)

14.1 YOUTH

Strategic Plan Reference – Page 22

4.1.1 Increase the retention of young people in the municipality through the provision of meaningful, interesting and worthwhile employment.

Nil.

14.2 AGED

Strategic Plan Reference – Page 22

4.2.1 Improve the ability of the aged to stay in their communities.

Nil.

14.3 CHILD CARE

Strategic Plan Reference – Page 22

4.3.1 Ensure that appropriate childcare services are facilitated within the Community.

Nil.

14.4 VOLUNTEERS

Strategic Plan Reference – Page 22

4.4.1 Encourage community members to volunteer.

Nil.

14.5 ACCESS

Strategic Plan Reference – Page 22

4.5.1 Continue to meet the requirements of the Disability Discrimination Act.

Nil.

14.6 PUBLIC HEALTH

Strategic Plan Reference – Page 23

4.6.1 Monitor and maintain a safe and healthy public environment.

Nil.

14.7 RECREATION

Strategic Plan Reference – Page 23

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

Nil.

14.8 ANIMALS

Strategic Plan Reference – Page 23

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

14.8.1 Animal Control Officer's Report

File Ref: 3/027

AUTHOR ANIMAL CONTROL OFFICER (GARTH DENNE)

DATE 13TH SEPTEMBER, 2006

ISSUE

Consideration of Animal Control Officer's monthly report.

DETAIL

Refer Monthly Statement on Animal Control for period ending 13th September, 2006 (attached).

RECOMMENDATION

THAT the Animal Control Officer's Monthly report be received.

C/06/09/106/8465 DECISION

Moved by Clr C J Beven, seconded by Clr D F Fish

THAT the Animal Control Officer's Monthly report be received.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

**SOUTHERN MIDLANDS COUNCIL
MONTHLY STATEMENT ON ANIMAL CONTROL
FOR PERIOD ENDING 13TH SEPTEMBER 2006**

Total of Dogs Impounded: 2
Dogs still in the Pound: -

Breakdown Being:

ADOPTED	RECLAIMED	LETHALISED	ESCAPED
1	-	-	1

MONEY RECEIVED

Being For:

Pound	<u>\$</u>
Reclaims	<u>\$</u>
Dog Tax	<u>\$ 500.00</u>
Infringement Notices	<u>\$ 600.00</u>
TOTAL	<u>\$ 1100.00</u>

Note: \$600.00 Infringement Notices issues, payment received \$200.00 commitment to pay \$200.00 per fortnight.

COMPLAINTS RECEIVED FOR PERIOD ENDING 13TH SEPTEMBER 2006

Dog at Large: 4

Dog Attacks: -

Request Pick-ups: 2

After Hours Calls: 5

TOTAL 11

Number of Formal Complaints Received: -

Number of Infringement Notices Issued: 6

Animal Control Officer: **Garth Denne**

14.9 EDUCATION

Strategic Plan Reference – Page 23

4.9.1 Increase the educational opportunities available in the Southern Midlands.

Nil.

15 OPERATIONAL MATTERS ARISING (STATEGIC THEME – COMMUNITY)

15.1 RETENTION

Strategic Plan Reference – Page 24

5.1.1 Maintain and strengthen communities in the Southern Midlands.

Nil.

15.2 CAPACITY

Strategic Plan Reference – Page 24

5.2.1 Build the capacity of the Community to help itself.

Nil.

15.3 SAFETY

Strategic Plan Reference – Page 24

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

Nil.

15.4 CONSULTATION

Strategic Plan Reference – Page 24

5.4.1 Improve the effectiveness of consultation with the Community.

Nil.

15.5 COMMUNICATION

Strategic Plan Reference – Page 25

5.5.1 Improve the effectiveness of communication with the Community.

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

16.1 IMPROVEMENT

Strategic Plan Reference – Page 26

- 6.1.1 Improve the level of responsiveness to Community needs.
- 6.1.2 Improve communication within Council.
- 6.1.3 Improve the accuracy, comprehensiveness and user friendliness of the Council asset management system.
- 6.1.4 Increase the effectiveness, efficiency and use-ability of Council IT systems.
- 6.1.5 Improve the Council records management system and processes.
- 6.1.6 Continue to develop the effectiveness and comprehensiveness of the Council Geographical Information System.

16.1.1 Information Item – Customer Request/Complaints

File Ref: 3/099

AUTHOR SUSAN PORTER (EXECUTIVE ASSISTANT)

DATE 13TH SEPTEMBER 2006

ISSUE

To provide Council with information in regard to Customer Requests/Complaints received for the period 26th August 2006 – 12th September 2006.

BACKGROUND

As part of the adoption of Council's Customer Charter, it was requested that an agenda item be included which provided Councillors with information in regard to Complaints/Requests received for the period since the last meeting of Council and a break down showing categories and the number of entries that remain outstanding.

The total number of complaints/requests received since the 1st January 2006 is 79, of which 14 remain outstanding.

DETAIL

Complaints Received 9th August 2006 – 25th August 2006.

Category	No. Rqsts	No. Extnl Complts	No. Intl Complts	Total No. O/Stand to date
Animal Control	-	-	-	-
Administration – Finance	-	-	-	-
Bridges	-	-	-	-
Development Services -Environmental	-	-	-	3

Health/Planning/Buildi ng/Plumbing				
Landcare	-	-	-	-
Other	-	-	-	2
Roads	2	-	-	4
Sewerage	-	-	-	-
Sport & Recreation - Rec. Grounds/Halls/Pool	2	-	-	3
Storm Water/Drainage	-	-	-	1
Town Facilities- Toilets/Parks and Reserves/Footpaths/C emetery	1	-	-	
Water	-	-	-	1
Waste Management	-	-	-	-

COMMENTS IN REGARD TO OUTSTANDING REQUESTS/COMPLAINTS:

Administration

Request for donation has been placed on Council agenda 30th August 2006 for consideration by Council.

Development Services – Environmental Health/Planning/Building/Plumbing

There are three outstanding requests for the department and comments for the requests are listed below:

1. Relates to a previous request. Councils EHO is progressing the issue and it was felt the problem had resolved this self, however recently we have received a request in regard to the property again which will be followed up by Councils EHO – Timeframe for completion of this request is approximately 4 weeks.
2. Relates to a noise pollution and parking issues at a property in Mangalore. The Manager – Development and Environmental Services is progressing the request and a solution to the immediate problem should be negotiated within one month.
3. Relates to car bodies on the property in Oatlands. Councils EHO is progressing the issue. A timeframe of one month for completion of this request has been allocated by Council's EHO.

Other

Two issues raised at the public consultation sessions at Mt Pleasant and Bagdad. One relates to a community car and support services the other is the development of an MOU with the Bagdad Community Club. Both issues are to be developed by the General Managers unit.

Roads

1. Request relates to a request for a speed limit sign which is being progressed by the General Manager. To be discussed with representatives from DIER.
2. Issues raised at the public consultation session held at Elderslie in regard to safety issues at the Black Brush Road intersection. The works department have advised that engineering works and cost estimates are required before this item can be progressed further. A long term project given the type of works requested.
3. Request for works on the road verge – Inglewood Road – to be progressed by Mr Jack Lyall and Mr Craig Whatley – to be completed within a 1 month timeframe (Progressing).
4. Safety Concerns – Wellington Street – to be discussed with representatives from DIER.

Sport & Recreation – Rec. Grounds/Halls/Pool

- Request for equipment and club rooms for junior cricket to be submitted to the next Hall and Recreation Ground Committee meeting for consideration.
- Request for assistance for a Women Get Active Program
- Request for assistance Bagdad Cricket Club

All three items are included in the minutes from the Hall and Recreation Ground Committee which require endorsement by Council prior to completing.

Storm Water/Drainage

Resolution time for request is two – three months.

Water

The request involves the removal of water tanks, transportation and installation at a different site. Council staff is currently working on the new site. It is envisaged that it may take 3 – 6 months before the relocation is completed.

RECOMMENDATION

THAT the information be received.

C/06/09/113/8466 DECISION

Moved by Clr A O Green, seconded by Clr J L Jones OAM

THAT the information be received.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

16.1.2 REVIEW OF LOCAL GOVERNMENT (MEETING) REGULATIONS 2005

File Ref: 8/010

AUTHOR EXECUTIVE ASSISTANT
DATE 11TH SEPTEMBER 2006

ISSUE

To consider the outcomes in regard to the review of the *Local Government (Meeting) Regulations 2005*.

DETAIL

The Local Government Association of Tasmania has requested Council's agreement to proceed with a number of issues relating to the *Local Government (Meeting) Regulations 2005*. These issues were identified by Councils at the General Meeting held on the 16 August 2006.

The attached table identifies the issues raised, the outcome of discussions at the General Meeting and the planned action to be taken for each issue.

Human Resources & Financial Implications – Nil.

Community Consultation & Public Relations Implications – To identify any changes to the Regulations which will improve or impede the way in which Council provides services to the community.

Policy Implications – N/A

Priority - Implementation Time Frame – The Local Government Association of Tasmania has requested council's agreement to proceed prior to the 13th October 2006.

RECOMMENDATION

THAT Council confirm its agreement to proceed with the issues raised, subject to any comments/amendments identified by Council.

C/06/09/115/8467 DECISION

Moved by Clr J L Jones OAM, seconded by Clr A O Green

THAT Council confirm its agreement to proceed with the issues raised.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

16.2 SUSTAINABILITY

Strategic Plan Reference – Page 27

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

16.2.1 2006 National General Assembly of Local Government

File Ref: 29/001

AUTHOR M FOSTER (EXECUTIVE SUPPORT OFFICER)
DATE 7TH SEPTEMBER 2006

ISSUE

To confirm attendance at the National General Assembly of Local Government Conference (ALGA)

DETAIL

The National General Assembly of Local Government Conference will be held from 28th to 30th November, 2006 in Canberra.

For information, a Regional Co-operation and Development Forum is scheduled prior to the Conference on Monday 27th November, 2006 and is separate from the ALGA Conference (registration fee is also a separate charge)

The theme for the 2006 Conference is “Pushing the Agenda” a copy of the Program is attached for information.

It is noted that the Early Bird Registration Fee is \$760.00 per person if registration is received prior to 6th October, 2006. The fee does not include accommodation or airfares.

Human Resources & Financial Implications – Registration fees, accommodation and airfares to be funded from the 2006/2007 Budget.

Community Consultation & Public Relations Implications – attendance at the conference assists Council in being proactive and having input into the planning and direction of local government for the future.

Policy Implications – N/A

Priority - Implementation Time Frame – delegates registration must be lodged prior to the 6th October 2006 to receive the early bird registration fee.

RECOMMENDATION

THAT Council confirm attendance at the 2006 National General Assembly of Local Government Conference (ALGA) to be held in Canberra.

C/06/09/122/8468 DECISION

Moved by Clr A O Green, seconded by Clr S D Geard

THAT the following Councillors attend the 2006 National General Assembly of Local Government Conference (ALGA) to be held in Canberra:

- Mayor A E Bisdee
- Deputy Mayor H M Scott – Council to fund the Registration Fee and Conference Dinner.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

16.3 FINANCES

Strategic Plan Reference – Page 28

- | | |
|-------|---|
| 6.3.1 | Maintain current levels of community equity. |
| 6.3.2 | Major borrowings for infrastructure will reflect the inter-generational nature of the assets created. |
| 6.3.3 | Council will retain a minimum cash balance to cater for extra-ordinary circumstances. |
| 6.3.4 | Operating expenditure will be maintained in real terms and expansion of services will be funded by re-allocation of service priorities or an increase in rates. |
| 6.4.4 | Sufficient revenue will be raised to sustain the current level of community and infrastructure services. |

16.3.1 Monthly Financial Statement (August 2006)

File Ref: 3/024

Refer enclosed Report incorporating the following: -

- a) Current Expenditure Estimates
- b) Capital Expenditure Estimates

Note: Refer to enclosed report detailing the individual capital projects.

- c) Rates & Charges Summary (Period ended 11th September 2006)
- d) Bank Reconciliation – August 2006

Note: Expenditure figures provided are for the period 1st July to 31st August 2006 - approximately 17% of the period.

Comments

A. Current Expenditure Estimates (Operating Budget)

Strategic Theme - Growth

- **Sub-Program – Business** – expenditure to date (\$4,976 – 25.89%). Private works undertaken which are to be recharged.

Strategic Theme - Organisation

- **Sub-Program – Sustainability** - expenditure to date (\$266,772 – 18.19%). Expenditure includes the annual LGAT subscription, annual Computer System maintenance fee, and insurance premiums.

B. Capital Expenditure Estimates (Capital Budget)

Nil.

RECOMMENDATION

THAT the information be received.

C/06/09/129/8469 DECISION

Moved by Clr C J Beven, seconded by Clr D F Fish

THAT the information be received.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

17. INFORMATION BULLETINS

Refer enclosed Bulletin dated 14th September 2006.

Information Bulletin dated 8th September 2006 circulated since previous meeting.

RECOMMENDATION

THAT the Information Bulletins dated the 8th and 14th September 2006 be received and the contents noted.

C/06/09/138/8470 DECISION

Moved by Clr A O Green, seconded by Clr C J Beven

THAT the Information Bulletins dated the 8th and 14th September 2006 be received and the contents noted.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr S D Geard	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

17.1 QUESTION TIME (COUNCILLORS)

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

17.1.1 Extension of Water Supply – Elderslie Road, Broadmarsh

Deputy Mayor H M Scott asked whether any progress had been made in relation to the proposed extension of the water supply along Elderslie Road, Broadmarsh (outstanding issue on the Action List).

The General Manager advised that in the first instance, confirmation is required from the Brighton Council that there is excess water capacity available, and details of indicative pricing. This would enable negotiations to commence with the property owners that could be serviced by an extension of the water line. This will be followed-up as a matter of priority.

17.1.2 Policy Manual - Update on Policy Manual

Clr J L Jones OAM made reference to the Policy Manual, and in particular the Policy relating to the Municipal Ambulance Service. It was acknowledged that this policy has been superseded by the Ambulance Service Agreement and the Policy should have been withdrawn from the Manual.

The Policy Manual is to be reviewed to ensure that all Policies are current.

17.1.3 Elderslie Road – junction with Midland Highway at Brighton

Clr M Connors raised an issue regarding the junction of Elderslie Road and the Midland Highway at Brighton. It was noted that since the introduction of the new speed limits through Brighton, the junction has become extremely congested and it is difficult to safely enter the Highway from Elderslie Road. It was agreed that this issue be discussed at the next joint meeting of representatives from Brighton, Central Highlands, Derwent Valley and Southern Midlands Councils.

17.1.4 Street Numbering – Townships / Rural Roads

Clr A O Green informed the meeting of an issue regarding street numbering on Climie Street, Campania which then becomes Native Corners Road. Confusion has arisen where there is urban street numbering (i.e. house numbers), which then converts to rural addressing based on distance. This effectively leads to duplication of numbers.

It was agreed that signage would need to be erected to rectify this problem, which indicates that Native Corners Road commences at the end of Climie Street.

18. MUNICIPAL SEAL

Nil.

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

19.1 INFORMATION ITEM – HERITAGE HIGHWAY TOURISM REGION ASSOCIATION – SPEED NETWORKING SESSION.

Refer copy of attached brochure promoting the Heritage Highway Tourism Region Association's 'Speed Network Evening'.

19.2 INFORMATION UPDATE – PETITION TO AMEND SEALED PLAN

Refer ‘In-Committee’.

19.3 COMBINED PLANNING AUTHORITY - UPDATE

Clr S D Geard informed the meeting that the Appeal period for the Combined Planning Authority has closed and four (4) appeals have been received. It is hoped that the issues raised by the objectors will be able to be resolved through a mediation process, prior to the formal hearing. Council will be provided with an update as information becomes available.

Clr A O Green declared a pecuniary interest in Item 19.4 and left the meeting at 3.12 p.m.

19.4 GUNN’S PULP MILL – COUNCIL POSITION

C/06/09/142/8471 DECISION

Moved by Clr D F Fish, seconded by Clr J L Jones OAM

THAT the Southern Midlands Council forward a letter of support in relation to the Pulp Mill development proposed by Gunns Limited at Bell Bay in Northern Tasmania, on the understanding that the development will comply with the environmental guidelines issued by the Resource Planning and Development Commission.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
	Clr S D Geard	√
√	Clr J L Jones OAM	
	Clr D F Thompson	√

Clr A O Green returned to the meeting at 3.22 p.m.

Clr J L Jones OAM left the meeting at 3.23 p.m.

Clr J L Jones OAM returned to the meeting at 3.28 p.m.

19.5 DIRECT FACTORY OUTLET DEVELOPMENT (HOBART AIRPORT) – COUNCIL POSITION

C/06/09/143/8472 DECISION

Moved by Deputy Mayor H M Scott, seconded by Clr A O Green

THAT Council write to the Premier expressing its support for the Direct Factory Outlet Development proposed for the Hobart Airport.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
	Clr S D Geard	√
√	Clr A O Green	
√	Clr J L Jones OAM	
	Clr D F Thompson	√

Clr S D Geard left the meeting at 3.33 p.m.

19.6 ANNUAL CLEAN UP CAMPAIGN

Mayor A E Bisdee raised the possibility of conducting an ‘Annual Clean-Up’ during the course of the 2006-07 financial year.

The General Manager advised that a budget has not been allocated for 2006-07, and recognising the need to transport all waste collected to either the Glenorchy or Copping Landfill Disposal Sites, the cost would be more substantial than in previous years.

C/06/09/143/8473 DECISION

The meeting resolved that consideration for the conduct of an ‘Annual Clean-Up’ would need to be deferred to the 2007-08 budget considerations.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

*The meeting was suspended at 3.40 p.m. for a short break.
The meeting resumed at 3.53 p.m.*

RECOMMENDATION

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

C/06/09/144/8474 DECISION

Moved by Clr C J Beven, seconded by Clr A O Green

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

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

CLOSED COUNCIL MINUTES

20. BUSINESS IN “CLOSED SESSION “

20.1 COMPUTER SOFTWARE SYSTEMS

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

T F Kirkwood
General Manager

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

T F Kirkwood
General Manager

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

T F Kirkwood
General Manager

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

T F Kirkwood
General Manager

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

T F Kirkwood
General Manager

20.2 GENERAL MANAGER'S PERFORMANCE REVIEW

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

T F Kirkwood
General Manager

Deputy Mayor H M Scott declared a pecuniary interest in Item 19.2 and left the meeting at 4.12 p.m.

Mayor A E Bisdee left the meeting at 4.12 p.m.

Mayor A E Bisdee returned to the meeting at 4.15 p.m.

19.2 INFORMATION ITEM: PETITION TO AMEND SEALED PLAN

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

T F Kirkwood
General Manager

Deputy Mayor H M Scott returned to the meeting at 4.51 p.m.

RECOMMENDATION

THAT Council move out of “Closed Session”.

C/06/09/152/8479 DECISION

Moved by Clr C J Beven, seconded by Clr J L Jones OAM

THAT Council move out of “Closed Session”.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

RECOMMENDATION

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

C/06/09/152/8480 DECISION

Moved by Clr A O Green, seconded by Clr D F Fish

THAT Council endorse the decisions – Items 20.1 and 20.2, made in “Closed Session”.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Dep. Mayor H M Scott	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

Deputy Mayor H M Scott declared a pecuniary interest and left the meeting at 4.52 pm

C/06/09/153/8481 DECISION

Moved by Clr A O Green, seconded by Clr M J Connors

THAT Council endorse the decision – Item 19.2, made in “Closed Session”.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee	
√	Clr C J Beven	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr A O Green	
√	Clr J L Jones OAM	
√	Clr D F Thompson	

Deputy Mayor H M Scott returned to the meeting at 4.53 p.m.

21. CLOSURE - 4.53 P.M.

CONFIRMED THIS 11TH DAY OF OCTOBER 2006.

.....
CLR A E BISDEE
MAYOR
