

SOUTHERN
MIDLANDS
COUNCIL



AGENDA

ORDINARY COUNCIL MEETING

Wednesday, 26th September 2018
10.00 a.m.

Municipal Offices, 71 High Street, Oatlands

INDEX

1. PRAYERS	6
2. ATTENDANCE	6
3. APOLOGIES	6
4. MINUTES	6
4.1 Ordinary Council Minutes.....	6
4.2 Special Committees of Council Minutes	7
4.2.1 Special Committees of Council - Receipt of Minutes.....	7
4.2.2 Special Committees of Council - Endorsement of Recommendations	7
4.3 Joint Authorities (Established Under Division 4 Of The Local Government Act 1993) ...	8
4.3.1 Joint authorities - Receipt of Minutes.....	8
4.3.2 Joint Authorities - Receipt of Reports (Annual & Quarterly)	8
5. NOTIFICATION OF COUNCIL WORKSHOPS	9
6. COUNCILLORS – QUESTION TIME	10
6.1 QUESTIONS (ON NOTICE).....	10
6.2 QUESTIONS WITHOUT NOTICE	14
7. DECLARATIONS OF PECUNIARY INTEREST	15
8. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA	16
9. PUBLIC QUESTION TIME (SCHEDULED FOR 12.30 PM)	17
9.1 PERMISSION TO ADDRESS COUNCIL	19
10. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2015	20
10.1 Unmade Roads Policy.....	20
10.2 Glenelg Street Access.....	24
11. COUNCIL ACTING AS A PLANNING AUTHORITY PURSUANT TO THE LAND USE PLANNING AND APPROVALS ACT 1993 AND COUNCIL'S STATUTORY LAND USE PLANNING SCHEME	25
11.1 DEVELOPMENT APPLICATIONS	25
11.1.1 Development Application (DA 2018/59) for Sports and Recreation – Firing Range at 714 Woodsdale Road, Runnymede, owned by FGI Australia	25
11.2 SUBDIVISIONS	57
11.3 MUNICIPAL SEAL (PLANNING AUTHORITY)	57
11.3.1 COUNCILLOR INFORMATION: - MUNICIPAL SEAL APPLIED UNDER DELEGATED AUTHORITY TO SUBDIVISION FINAL PLANS & RELATED DOCUMENTS.....	57
11.4 PLANNING (OTHER)	58
11.4.1 Planning Scheme Amendment (RZ2017/01) for Rezoning from Rural Resource Zone to Particular Purpose Zone – Tasmanian Buddhist Cultural Park at 1384 Tea Tree Road, Campania (CT155148/1), owned by Holy Tantra Esoteric Buddhism Incorporated	58
12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE) ..	94
12.1 ROADS.....	94
12.1.1 Craighourne Road – Naming Issues	94
12.2 BRIDGES	96
12.3 WALKWAYS, CYCLE WAYS AND TRAILS.....	96
12.4 LIGHTING.....	96
12.5 BUILDINGS.....	96
12.6 SEWERS / WATER.....	97
12.6.1 Taswater – Special General Meeting Resolutions.....	97
12.7 DRAINAGE	103
12.8 WASTE.....	103
12.9 INFORMATION, COMMUNICATION TECHNOLOGY	103

12.10	OFFICER REPORTS – INFRASTRUCTURE & WORKS.....	104
12.10.1	<i>Manager – Infrastructure & Works Report.....</i>	<i>104</i>
13.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)	106
13.1	RESIDENTIAL	106
13.2	TOURISM.....	106
13.3	BUSINESS.....	106
13.4	INDUSTRY.....	106
14.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME –LANDSCAPES).....	107
14.1	HERITAGE	107
14.1.1	<i>Heritage Project Program Report</i>	<i>107</i>
14.1.2	<i>Southern Midlands Council Submission to the Anglican Diocese of Tasmania regarding Anglican Church Sales.....</i>	<i>109</i>
14.2	NATURAL.....	113
14.2.1	<i>Landcare Unit – General Report.....</i>	<i>113</i>
14.3	CULTURAL.....	115
14.3.1	<i>Establishment of a Social Enterprise (Heritage Hub) at 79 High Street, Oatlands</i>	<i>115</i>
14.3.2	<i>Heritage & Bullock Festival 2018.....</i>	<i>117</i>
14.4	REGULATORY (OTHER THAN PLANNING AUTHORITY AGENDA ITEMS)	118
14.5	CLIMATE CHANGE	118
15.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LIFESTYLE)	119
15.1	COMMUNITY HEALTH AND WELLBEING	119
15.2	YOUTH	119
15.3	SENIORS	119
15.4	CHILDREN AND FAMILIES	119
15.5	VOLUNTEERS.....	119
15.6	ACCESS	120
15.6.1	<i>Policy (Draft) - Community Based Transport Solutions</i>	<i>120</i>
15.6.2	<i>Oatlands District Progress Association – Request for Bus Shelter.....</i>	<i>124</i>
15.7	PUBLIC HEALTH	128
15.8	RECREATION	129
15.8.1	<i>Oatlands Swimming Pool 2018/19 Season</i>	<i>129</i>
15.9	ANIMALS.....	131
15.10	EDUCATION.....	132
15.10.1	<i>Department of Education - 2018 Intake Area Review</i>	<i>132</i>
16.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)	144
16.1	CAPACITY & SUSTAINABILITY.....	144
16.1.1	<i>Midlands Memorial Community Centre, 68 High Street, Oatlands – renewal of lease</i>	<i>144</i>
16.2	SAFETY	147
16.3	CONSULTATION & COMMUNICATION.....	147
17.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION).....	148
17.1	IMPROVEMENT	148
17.2	SUSTAINABILITY	149
17.2.1	<i>Common Services Joint Venture Update (Standing Item – Information Only)</i>	<i>149</i>
17.2.2	<i>South Central Sub-Region Collaboration Strategy – Standing Item.....</i>	<i>156</i>
17.2.3	<i>Tabling of Documents.....</i>	<i>157</i>
17.2.3.1	<i>K Mathieson – High Street, Oatlands</i>	<i>157</i>
17.2.3.2	<i>Midland Highway / Blackbrush Road, Mangalore.....</i>	<i>159</i>
17.3	FINANCES.....	161
17.3.1	<i>Monthly Financial Statement (August 2018).....</i>	<i>161</i>
18.	MUNICIPAL SEAL	171
19.	CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA.....	172
20.	BUSINESS IN “CLOSED SESSION”	174
20.1	<i>Closed Council Minutes - Confirmation.....</i>	<i>174</i>
20.2	<i>Applications for Leave of Absence.....</i>	<i>174</i>

20.3	<i>Property Matter - Oatlands</i>	174
20.4	<i>Property Matter - Oatlands</i>	174
21.	CLOSURE	176



Dear Sir/Madam

NOTICE OF MEETING

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

Date: Wednesday, 26th September 2018
Time: 10.00 a.m.
Venue: Municipal Offices, 71 High Street, Oatlands

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

Councillors please note:

- Janice McConnon (Secretary of the Community Regional Learning & Development Centre – Levendale Inc) will provide an update to Council at 12.10 p.m. regarding the Levendale Community Centre.
- Public Question Time has been scheduled for 12.30 p.m.

Yours faithfully

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

Tim Kirkwood
GENERAL MANAGER

OPEN COUNCIL AGENDA

1. PRAYERS

Rev Dennis Cousens to recite prayers.

2. ATTENDANCE

3. APOLOGIES

4. MINUTES

4.1 Ordinary Council Minutes

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 22nd August 2018, as circulated, are submitted for confirmation.

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

4.2 Special Committees of Council Minutes

4.2.1 SPECIAL COMMITTEES OF COUNCIL - RECEIPT OF MINUTES

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

- Parattah Progress Association – 21st August 2018
- Facilities and Recreation Committee – 13th September 2018

RECOMMENDATION

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

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

4.2.2 SPECIAL COMMITTEES OF COUNCIL - ENDORSEMENT OF RECOMMENDATIONS

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

- Parattah Progress Association – 21st August 2018
- Facilities and Recreation Committee – 13th September 2018

RECOMMENDATION

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

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

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

4.3.1 JOINT AUTHORITIES - RECEIPT OF MINUTES

The Minutes of the following Joint Authority Meetings (including JA Committees), as circulated, are submitted for receipt:

- Southern Tasmanian Councils Authority – Nil.
- Southern Tasmanian Councils Authority (Waste Strategy South) – Nil.

DECISION NOT REQUIRED

4.3.2 JOINT AUTHORITIES - RECEIPT OF REPORTS (ANNUAL & QUARTERLY)

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

36A. Annual reports of authorities

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

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

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

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

36B. Quarterly reports of authorities

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

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

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

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

- Southern Tasmanian Councils Authority – Nil,

DECISION NOT REQUIRED

5. NOTIFICATION OF COUNCIL WORKSHOPS

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

One workshop has been held since the last Ordinary Meeting.

The workshop was held on the 4th September 2018 at the Council Chambers, Kempton commencing at 9.00 a.m.

Attendance: Mayor A E Bisdee OAM, Clrs E Batt, B Campbell, D Fish & D Marshall
Apologies: Deputy Mayor A O Green and Clr A Bantick
Also in Attendance: T Kirkwood, A Benson, D Cundall, J Tyson and M Weeding

The purpose of the workshop was to consider the Southern Midlands Local Provisions Schedule in preparation for Council endorsement of the Draft Local Provisions Schedule as suitable for submission to the Tasmanian Planning Commission and then for Public Exhibition.

The workshop focussed on the following:

- Understanding and applying the Agricultural Zone mapping
- Understanding and applying zone changes
- Understanding the operation of the State Planning Provisions and implications of applying these zones and codes in the Southern Midlands
- Examine mapping work to date
- Further understanding of background and rationale to the LPS
- Understanding the process forward and timeframes etc.
- Recommending changes to the draft mapping and contents of the LPS to date; and
- Preparing a draft LPS suitable for endorsement at a Council Meeting – likely October meeting.

The Workshop concluded at approximately 11.00 a.m.

RECOMMENDATION

THAT the information be received.

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

6. COUNCILLORS – QUESTION TIME

6.1 QUESTIONS (ON NOTICE)

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

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

(2) An answer to a question on notice must be in writing.

The following questions were submitted by Clr R Campbell on the 19th September 2018.

Q1. What work has council (SMC) done (July 2018 to September 2018) in Parattah (cleaning up weeds at the side of paths and maintenance to paths and relaying gutters) and how much has been completed and how much is still waiting to be completed and when will it be completed?

General Manager's response:

A review of Council's Job Costing System indicates that the following works have been undertaken in the Parattah area this financial year:

Operating Budget:

- *Road Maintenance (Baileys Road & Beards Road)*
- *Walkways – Maintenance*
- *Drainage*

Capital Budget:

- *Parattah Recreation Ground – Shelter Shed – Prefabricated unit has been ordered*
- *Tunnack Main Road – Kerb & Gutter renewal (awaiting issue of Works Permit from Department of State Growth)*

Q2. Can we have a report in relation to Edmund Rice and the use of the old Levendale School?

General Manager's response:

Mrs Janice McConnon, Secretary of the Community Regional Learning & Development Centre – Levendale Inc. will attend the meeting at 12.10 p.m. to provide a direct update to Council.

Q3. When will work resume on Woodsdale Road as many residents are complaining the road is breaking up and full of nasty potholes??

General Manager's response:

Council has budgeted to reconstruct and seal one kilometre of the Woodsdale Road this financial year. Tenders will be called in November 2018 and it is envisaged that following preparatory works, the contract work will be undertaken in January / February 2019 –

depending on Contractor's Works Program. In the interim, normal maintenance works (i.e. potholing/patching) will be undertaken as required as part of the overall program associated with maintaining 812 kilometres of road.

Q4. Just after the last council elections, elected members were issued with tablets and the elected members were assured by the general manager that all elected members would get training in the use of tablets. How many times do elected members have to ask to get training? Is this another case the question is taken on notice by the general manager and does not get back? When will training start in using the tablet?

General Manager's response:

There are three parts to this question.

Part 1 – individual elected members may wish to respond to this part of the question as it relates directly to Councillors requesting training and whether there have been any instances where training has been denied. Specifically in relation to Clr Campbell, it is appropriate that I discuss this matter direct with Clr Campbell.

Part 2 – further advice regarding specific circumstances where responses have not been provided to questions would be greatly appreciated. This will enable an informed response to be provided.

Part 3 – given the timing of this question, and the fact that Tablets were issued some three and half years ago, training is best probably undertaken following the forthcoming election so that any newly elected Councillors can participate. A qualified Trainer will be utilised for this purpose which will involve training associated with use of Windows based software.

Q5. When will the elected members receive an update report on the Building Better Regions (program running with Hobart City Mission and Southern Midlands Council).

General Manager's response:

Please refer to the update below provided by Michelle Folder (Partnership Manager, Hobart City Mission) in regard to this project.

BBRF Update

In June Hobart City Mission hosted a Community Leaders Forum in Oatlands and out of this we identified the relevant groups we'd need to seek input from as well as how we would go about collecting their feedback. These groups are Current Students, Ex Students, Employers, Community Organisations and Training organisations.

We've since identified individuals (group leaders) who will help facilitate these forums, and have noted their interest. We are in the process of planning a series of forums to include the relevant group leaders and a handful of participants in each group.

So far we've confirmed the following:

<i>Lou Nicholas Oatlands District High School</i>	<i>Current Students</i>
<i>Brady Robins - Rural Youth Leader</i>	<i>Ex Students</i>
<i>Grace Smith - Southern Midlands (work experience)</i>	<i>Current Students</i>

The next step is to make contact with a range of training organisations and Employers in the region and set dates for group facilitation.

We've utilised the KMPG Workforce Planning Report prepared for the Southern Midlands Region to identify a few key developing industries in the region to contact in regards to the category relating to Employers.

The project is scheduled for completion at the end of December 2018.

Q6. Could the elected members have a report on the former gun club at Kelly's Road Levendale and why did it close?

General Manager's response:

A review of Council records indicates that a letter was forwarded to the owner of the property at 100 Kelly's Road, Levendale in November 2001. This raised the issue of a rifle range being located on that property. The letter stated that there appears to be no relevant approvals on Council files for the use of the property as a rifle range, nor approvals for the structures or toilets that existed on the property. No further information is available and it can only be assumed that use ceased at that time.

The following questions were submitted by Clr D Fish on the 18th September 2018.

Q1. How much did Council spend in relation to the Appeal process for the Oatlands Aquatic Centre?

General Manager's response:

The estimated cost of the Appeal process for the Oatlands Aquatic Centre is in the vicinity of \$112,000. This includes:

- Costs to amend the design concept i.e. reduction in height; reduced scale; roof form amendments; fenestration changes, different finishes and materials.*
- Heritage Impact Assessment - was not commissioned as part of the initial application but considered necessary to address the Southern Midlands Interim Planning Scheme Historic Heritage Code;*
- Legal Costs; and*
- Costs associated with attendance at mediation hearings and related processes.*

Q2. In relation to the Oatlands Aquatic Centre, is it practical to even consider relocating the Pool to alternative location, noting that in my opinion, if there are such attempts, the Pool will never be constructed in the foreseeable future?

General Manager's response:

The Southern Midlands Council has invested a significant amount of funds to investigate; design and secure development approval for the Oatlands Aquatic Centre to be constructed on the site of the previous works depot. The Grant Deeds with both the State and Australian Government's, which provides a total grant contribution of \$3.50 million, are site specific. It follows that to consider relocating the Pool to another location would void both Grant Deeds and mean that a significant percentage of the funding already expended by Council (i.e. expenditure which is site specific) would be wasted.

Q3. How long has the Pool process been delayed as a result of the Appeal and what is the likely cost impact for the construction of the facility?

General Manager's response:

Development Approval for the Oatlands Aquatic Centre was granted in December 2017. Following lodgement of an appeal, a revised Planning Permit was issued in June 2018, hence a delay of approximately six months.

Whilst it is not possible to accurately estimate the likely cost impact for the construction of the facility, the Project Architect has indicated that the delayed timeframe may add an additional loading of some 5% (i.e. \$300,000). This loading is influenced by a number of factors and not necessarily just the delay associated with the appeal.

Q4. If construction of the Pool is delayed beyond the expected August 2020 completion date, what is the likelihood of the existing Pool being serviceable beyond that date?

General Manager's response:

The existing Oatlands Pool is certainly reaching (or reached) the end of its useful life, with substantial problems experienced at the commencement of each season with the heating elements; filtration plant; subsidence and leaking. Council officers are confident that we can 'nurse' the facility through for another two seasons, noting the ongoing damage to the perimeter walls of the Gaol precinct where the Pool is situated.

6.2 QUESTIONS WITHOUT NOTICE

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

It states:

“29. Questions without notice

(1) *A councillor at a meeting may ask a question without notice –*

- (a) of the chairperson; or*
- (b) through the chairperson, of –*
 - (i) another councillor; or*
 - (ii) the general manager.*

(2) *In putting a question without notice at a meeting, a councillor must not –*

- (a) offer an argument or opinion; or*
- (b) draw any inferences or make any imputations –*
except so far as may be necessary to explain the question.

(3) *The chairperson of a meeting must not permit any debate of a question without notice or its answer.*

(4) *The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.*

(5) *The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.*

(6) *Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.*

(7) *The chairperson of a meeting may require a councillor to put a question without notice in writing.*

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

7. DECLARATIONS OF PECUNIARY INTEREST

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

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

8. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

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

RECOMMENDATION

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

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

9. PUBLIC QUESTION TIME (SCHEDULED FOR 12.30 PM)

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

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

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

Councillors are advised that, at the time of issuing the Agenda, the following 'Questions on Notice' were received from a member of the Public.

Ms R McDougall - Baden

Question: Some months ago I raised the issue of car parking spaces in High Street, Oatlands asking the question as to whether Council would mark out car parking spaces along High Street where the shops are situated – from the Roxy up to the Kentish Hotel particularly as people do not park efficiently & so fewer people are able to park close to the shops on this side of the road & that provision be made for a car park for people with disability directly outside the supermarket; also further along High Street at the Midlands Memorial Community Centre and up to the bank as this is a busy area and often car parking space is wasted with the way people park ? I recall there was agreement that this should be done so I would like to know how this is progressing and when it will be done?

Response:

This matter was raised during Public Question Time at the February 2018 Council meeting. In reference to the Minutes, it was recorded that the matter would be investigated as opposed to there being agreement to mark out the car park spaces.

Prior to the above question being raised, Sugden & Gee (Council's Consulting Engineers) had already been asked to provide advice around disabled/limited mobility parking in High Street, Oatlands with reference to locations outside the Roxy Supermarket at 54 High Street; Chemist at 90 High Street and in the vicinity of the Council Chambers. Comment

was also sought on the safety of the 45 degree parking opposite the Roxy Supermarket in front of the school.

The advice received was based around the relevant standards associated with the provision of parking for people with disabilities; parking space designs for people with disabilities; and angle parking.

This advice led to a number of discussions, including with the owner of the Roxy Supermarket to assess the possibility of increasing use of the 'off-street' car parking at the rear of the supermarket. This option would have involved creating access to and from the supermarket at the rear of the building. There were a number of issues associated with this proposal, least of which was the fact that the owner had recently upgraded the registers & counters at the front of the supermarket and rear access would have needed significant infrastructure improvements.

It would be fair to say that no clear preferred position or resolution has since been reached, but there is a need to advance discussions and reach an agreed position.

I should point out that the provision of parking for people with disabilities involves more than just painting some lines on the road and provision of signage. There is also a requirement to have a minimum fall on the pavement; additional parking width; ramping to the kerb and the area be free of all other obstructions.

As a concluding comment, it appears that there is little support for the provision of a disabled car parking space in the vicinity of the Roxy Supermarket. This is primarily due to the limited parking that is currently available on High Street, and as an overall percentage of users, a dedicated space for disabled parking cannot be justified. It is however acknowledged that this has not been 'tested' through any formal means.

In terms of a way forward, it is recommended that a Working Group be established purely for the purpose of considering the overall issue of parking in High Street, Oatlands. In addition to parking for the disabled, the group needs to consider time limited parking; marking out individual car parking spaces; and the issues associated with angle parking.

It is suggested that this group can be established and members appointed following election of the new Council. It is unlikely that a resolution of all the issues could be reached within a six-week timeframe.

Question: I stopped off at the public conveniences in Colebrook recently and the toilet was in an appalling state of uncleanliness and poor hygiene. Firstly how often are these toilets cleaned? Secondly much of the surface in the toilet block is stone which is rough and porous and not easily cleaned or kept clean. Will Council consider renovating these toilets to a much better standard to facilitate ease of cleaning and the keeping of the toilets in a hygienic state?

Response:

The Colebrook Toilets, adjacent to the History Room, are cleaned under a contractual arrangement with a local resident. I am aware that this person responsible services the facility approximately three times per week. In addition, a Council employee visits the facility on a weekly basis to restock supplies etc. If necessary, it is cleaned at that time.

Having said that, Council officers have been made aware that usage of this facility has increased substantially, which in part is believed to be linked with the works on the

Midlands Highway (Bagdad to Pontville) which is redirecting considerable amount of traffic via the Colebrook Road.

Whilst the contract has recently been re-negotiated to reflect the additional servicing, in light of this feedback the Contractor will be asked to increase monitoring and frequency of cleaning (if required) and further adjustment made to the remuneration. Council officers will also be requested to call in when travelling through Colebrook.

In relation to the surface of the walls, the facility was constructed using Thunderstone 'sandstone' blocks, the intent being to use a material that is consistent in appearance with the external of the adjacent Colebrook History Room. Consideration could be given to installing an internal laminated surface.

Question: Polystyrene can be recycled and is recycled locally by Polyfoam Australia Pty Ltd at Bridgewater. Will Council set up a separate bin at each of their recycling facilities and organise for the polystyrene to be sent to Polyfoam for recycling? And inform Southern Midlands residents via the various communication channels when this is available and also encourage residents to separate their polystyrene waste?

Response:

Polyfoam Australia Pty Ltd is presently not structured to be able to receive bulk product(s) at their Bridgewater facility. Polyfoam do allow for domestic disposal equivalent to one boot load, and for a business to deposit the equivalent of a 6x4 trailer, but they are not equipped to handle any greater capacity such as bulk delivery from a Waste Transfer Station. Polyfoam Pty Ltd has confirmed that it is investigating options to expand this component but this is probably 18 months to 2 years away.

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

9.1 Permission to Address Council

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

- 12.10 p.m. - Janice McConnon (Secretary of the Community Regional Learning & Development Centre – Levendale Inc) will provide an update to Council regarding the Levendale Community Centre.

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

10.1 UNMADE ROADS POLICY

Clr R Campbell has submitted the following Notice of Motion:

That Unmade Roads Policy be revisited / revised and updated and be worked through to draft form in a workshop meeting then taken to the next council meeting to follow council procedure.

BACKGROUND (*Comments provided by Clr R Campbell*)

The unmade road policy is out of date and does not fully address the needs and requirements or risk factors that are related to population growth and service facilities plus future development.

General Manager's Comments:

In recent months there has been considerable discussion relating to the 'Crown Reserved Roads – Unmade Roads Policy'. *This discussion extended to a review of the Policy to determine whether it was feasible or practical to amend the Policy to provide for Council taking on automatic responsibility for 'Unmade Roads' in circumstances where the length of road does not exceed one (1) kilometre and there are no less than three houses fronting the road within the one kilometre distance.*

Note: The one kilometre would extend from the end point that Council currently maintains to, or alternatively, the first kilometre of any particular road.

An extensive mapping exercise was undertaken to demonstrate the number of unmade roads that would require construction should the Policy be amended, and it was determined that it was not practical to do so.

In July 2018, Council specifically considered taking on maintenance responsibility for three roads within the Oatlands area, they being Louisa Street, Whynyates and Glenelg Streets (refer below extract from the Minutes held 19th July 2018).

[EXTRACT FROM 24 JULY 2018 COUNCIL MEETING]

12.1.1 WHYNYATES STREET, OATLANDS – CONSTRUCTION OF UNMADE ROAD

Author: MANAGER, INFRASTRUCTURE & WORKS

Date: 19 JULY 2018

Enclosure:

*Crown Reserved Roads – Unmade Roads Policy
Map of site*

ISSUE

To report on Whynyates Street, Oatlands.

BACKGROUND

This matter was raised at the previous Council meeting and it was resolved that the Manager, Infrastructure and Works be asked to provide an approximate cost estimate to construct Whynyates Street to a standard whereby it can be brought up to a reasonable road condition for possible transfer of ownership to Council. A cost estimate will enable further consideration of the options available.

ISSUE

Whynyates Street, Oatlands (as a Crown Reserved Road) actually commences at Dudley Street, this being the old section of highway leading into Oatlands. It extends for a total distance of approximately 1.95 kilometres to the east. However, as far as evidence of where the road has been gravelled and a certain amount of works undertaken in the past, this is basically limited to that section from Glenelg Street through to the entrance of the property owned by K Paul – a distance of approximately 480 metres. There are seven property owners fronting this section of road.

In terms of upgrade, it is apparent that the section which has mainly been raised is that section from Glenelg Street through to Chatham Street (approximately 230 metres). There are four property owners fronting this section of road (includes the property on the corner of Glenelg and Whynyates Street which adjoins Whynyates Street).

In reference to the attached Map, Councillors will also note the section of Chatham Street which is also classified as 'unmade'. This means that any upgrade of Whynyates Street to provide a connection through to the Tunnack Main Road would also require an upgrade of that section on Chatham Street.

Council has previously been advised that any upgrade of Whynyates Street would need to be in accordance with Council's 'Crown Reserved Roads – Unmade Roads Policy'. This ensures that a precedent is not set, particularly noting the numerous other locations where similar circumstances exist.

Councillors will note from the Policy that the process is to be initiated by the property owners which enables the exact section of road proposed for upgrade to be identified. An estimated cost of construction can then be prepared for assessment.

In this case, the actual section of road is still unclear.

In light of this, some broad estimates (based on \$6.50 per square metre and a 6 metre wide gravel pavement) are as follows:

- construct approximately 200 metres of Whynyates Street (i.e. from Glenelg Street through to the junction with Chatham Street) – \$7,800
- construct approximately 200 metres of Chatham Street (to connect with the end of the Council maintained section) – \$7,800
- construct approximately 450 metres of Whynyates Street (i.e. from Glenelg Street through to the entrance of the property owned by K Paul) – \$17,550

Note:

1. *These prices include an allowance for drainage infrastructure;*
2. *No allowance is made for acquisition of drainage easements. These are necessary where road drainage is directed through private property.*
3. *Prior to any construction, private water lines would need to be removed and or re-laid at a depth that will not interfere with the road infrastructure. This would need to be undertaken by the owner of the private line(s) prior to any commencement.*

Human Resources & Financial Implications – refer detail above.

Community Consultation & Public Relations Implications – To be considered.

Policy Implications – Policy position.

Priority - Implementation Time Frame – N/A.

RECOMMENDATION

THAT:

- a) the information be received; and
- b) the subject matter be discussed and further direction provided.

DECISION

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

THAT:

- a) the information be received;
- b) Council write to the affected landowners detailing its policy position and estimated costs associated with construction of the unmade road; and
- c) detail be provided which confirms the status of the roadway as Crown Reserved Road.

CARRIED

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

[END EXTRACT FROM 24 JULY 2018 COUNCIL MEETING]

As an outcome of that discussion, the following was resolved:

“THAT:

- a) the information be received;
- b) Council write to the affected landowners detailing its policy position and estimated costs associated with construction of the unmade road; and
- c) detail be provided which confirms the status of the roadway as Crown Reserved Road.”

Subsequent to that decision, the General Manager wrote to all five affected landowners providing all the relevant information (a copy was circulated to all elected members for information). Two property owners responded to confirm that they were not interested in progressing the proposal.

RECOMMENDATION

For discussion.

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

10.2 GLENELG STREET ACCESS

Clr R Campbell has submitted the following Notice of Motion:

That we address the concern and reduce the risk of obtaining water from Glenelg Street outlet by upgrading access and roads to the water outlet thus allowing easy orderly movement of vehicles of all sizes including semi trailer rigs.

BACKGROUND (Comments provided by Clr R Campbell)

This can be achieved by encouraging vehicles to travel along Chatham Street into Whynyates Street then turn right into Glenelg Street, fill up with water and travel down the hill to Tunnack Road and on to their destination. To make this possible Whynyates Street would have to be upgraded to a gravel road.

Some would say, why would you bother! As the fire danger period is fast approaching let us look at a possible scenario. Many would remember the fires of 1967 and we hope it never happens again but it can. If you live in an area surrounded by dry grass and dry and or dying foliage and a fire is approaching your place (house, sheds etc.) and you call the fire brigade and they turn up to put out the fire they will use the water in the tanks on your property but if those tanks are empty you have a high chance of losing your property to fire. A lot of properties were lost in 1967 due to the lack of water. That means if you are at risk in the fire danger period you need to have water in your tanks and that means you have to be able to access water in an orderly manner without unnecessary delays and in the Oatlands and surrounding area water is available at Glenelg Street and this area needs upgrading.

Ask yourself how many people can back up a single axle trailer first go? How do you turn a semi trailer around in a tight area on a hot day without screwing up the sealed road in a blind area? With this motion we need to look outside of the square and consider the people as we have to represent the people!

General Manager's Comments:

Nil.

RECOMMENDATION

For discussion.

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

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

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

11.1 DEVELOPMENT APPLICATIONS

11.1.1 DEVELOPMENT APPLICATION (DA 2018/59) FOR SPORTS AND RECREATION – FIRING RANGE AT 714 WOODSDALE ROAD, RUNNYMEDE, OWNED BY FGI AUSTRALIA

File Ref: T 2854704

Author: SENIOR PLANNING OFFICER (JACQUI TYSON)

Date: 19 SEPTEMBER 2018

Attachments:

1. *Development Application documents DA2018/59*
2. *Representations DA2018/59*
3. *Applicant response to Representations DA2018/59*

PROPOSAL

The applicant, JMG Engineers and Planners on behalf of the Sporting Shooters Association of Australia (SSAA) Tasmania, have applied to the Southern Midlands Council for a Permit under the *Land Use Planning and Approvals Act 1993* ("the Act") to establish a new multi-discipline firing range at 714 Woodsdale Road, Runnymede.

The land is currently owned by forestry company FGI Australia and is used for hardwood plantation forest. The land is under contract of sale dependent on the success of this Development Application.

The proposal seeks to establish a state multi-discipline firing range that will be used for yearly competitions and regularly by local SSAA (Tasmania) club members.

Under the proposal the site is to be developed with three separate firing ranges for the sport shooting disciplines of shotgun, rifle and pistol. The proposed development includes five buildings, car parking and access works and some earthworks in the site and for sight distance requirements at the southern access point. The proposed development will also require tree removal, however as it is forestry plantation this can be completed under the active Forestry Plan without approval from Council.

This site has been chosen because site is large enough to accommodate the 'fall of shot' or range danger areas for all the proposed ranges on the title. The topography, vegetation cover and nature of surrounding land uses also contribute to the suitability of the site for the proposed use. The proposed facility and location of each firing range has been designed in accordance with requirements of the Tasmanian Police and the facility will require ongoing licensing.

The proposed buildings and works are detailed below for each range.

Shotgun Range

The shotgun range is located near the northern boundary of the site, approximately 700m east of Woodsdale Road. Access to this range will be from the northern access point mostly via existing internal gravel roads. A short section of new road will then enter the gravel car park for up to 60 cars.

This range would be provided with a clubroom building with a floor area of 108.5m² containing bathrooms, kitchen, communal area and covered outdoor area.

Pistol Range

The pistol range is located at the southern part of the site, approximately 50m east of Woodsdale Road. This range will be accessed using the southern driveway, which will be upgraded to a suitable standard. A gravel car park for up to 60 cars will be provided.

This range will have a larger multi-purpose club room with a floor area of approximately 280m². This building will contain bathrooms, storage room, kitchen and large communal area and covered outdoor area. This building will serve as the main club room as well as for pistol shooting events.

An earth berm will be constructed around the three sides of the pistol range. The northern and southern edge berms will have a minimum height of 2.2m and the eastern end berm will be a minimum of 5m. The pistol range will also have internal side berms 2.2m high to separate competition bays.

Rifle Range

The rifle range is located in the centre of the site, between the shotgun and pistol ranges. The club room and parking area will be located in the north western corner of the site to allow for the range danger area to be accommodated on the site. The rifle range will be accessed from the northern access point, shared with the shotgun range. A new gravel internal road and 60 space car park will be constructed.

The rifle range will have a club room building with a floor area of 108.5m² containing bathrooms, kitchen, communal area and covered outdoor area. This range will also be provided with a cantilevered platform cover for safety (100m x 10m in size) and a small scorer's office of approximately 35m².

An earth berm 50m long and 2.2m high will be constructed along the northern edge of the rifle range. The berm will be topped with a 2.4m high solid timber fence, constructed from 50mm planks. The berm will be adjacent to the firing line and extend behind the club room building. Two water tanks will also be placed in this area and together with the wall will provide noise attenuation for the rifle range.

The proposed use will normally occur between the hours of 9am and 5pm. The applicant seeks approval for operation 7 days a week, although they state that shooting will usually occur from Thursday to Sunday and only occasionally on other days. Under normal use around 20-30 people would be at the site each active day.

National and State events will be held at the site three times a year. Each event runs for 5-6 days and during these periods shooting activities would occur between 6am and 9pm as they are held during daylight saving times. On these weekends around 100 people would be expected at the site.

The application has been lodged under the *Southern Midlands Interim Planning Scheme 2015* (“the Planning Scheme”).

The land is zoned Rural Resource and is partly covered by a Waterway Protection Area around Bullock Hill Creek, a Biodiversity Protection Area and a Landslide Hazard Area overlay.

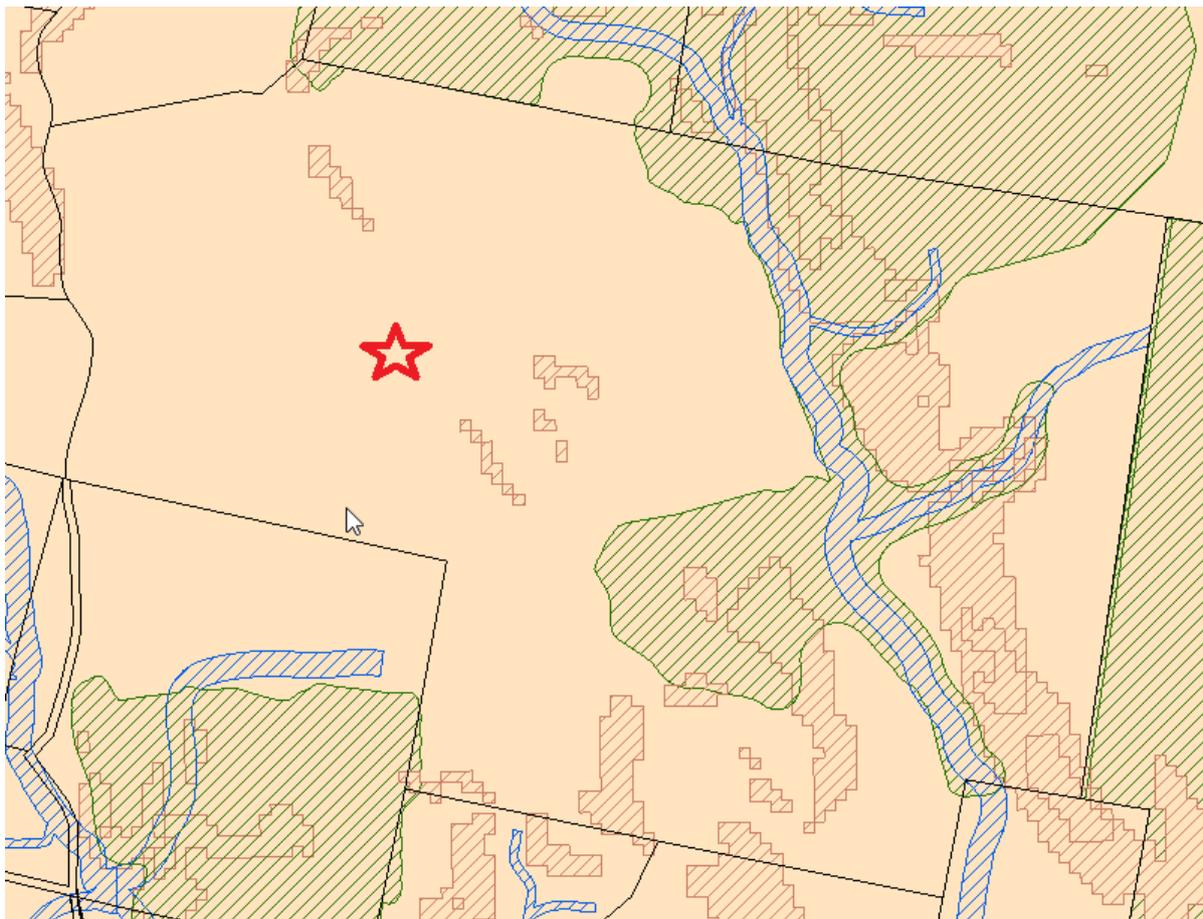
Under the Planning Scheme the proposal is defined as use and development for “Sports and recreation”. A permit for this type of development is considered at the discretion of Council.

The Council gave notice of the application for public comment for 14 days. During the notification period six (6) representations were received. The applicant has provided some comments responding to the issues raised in the representations.

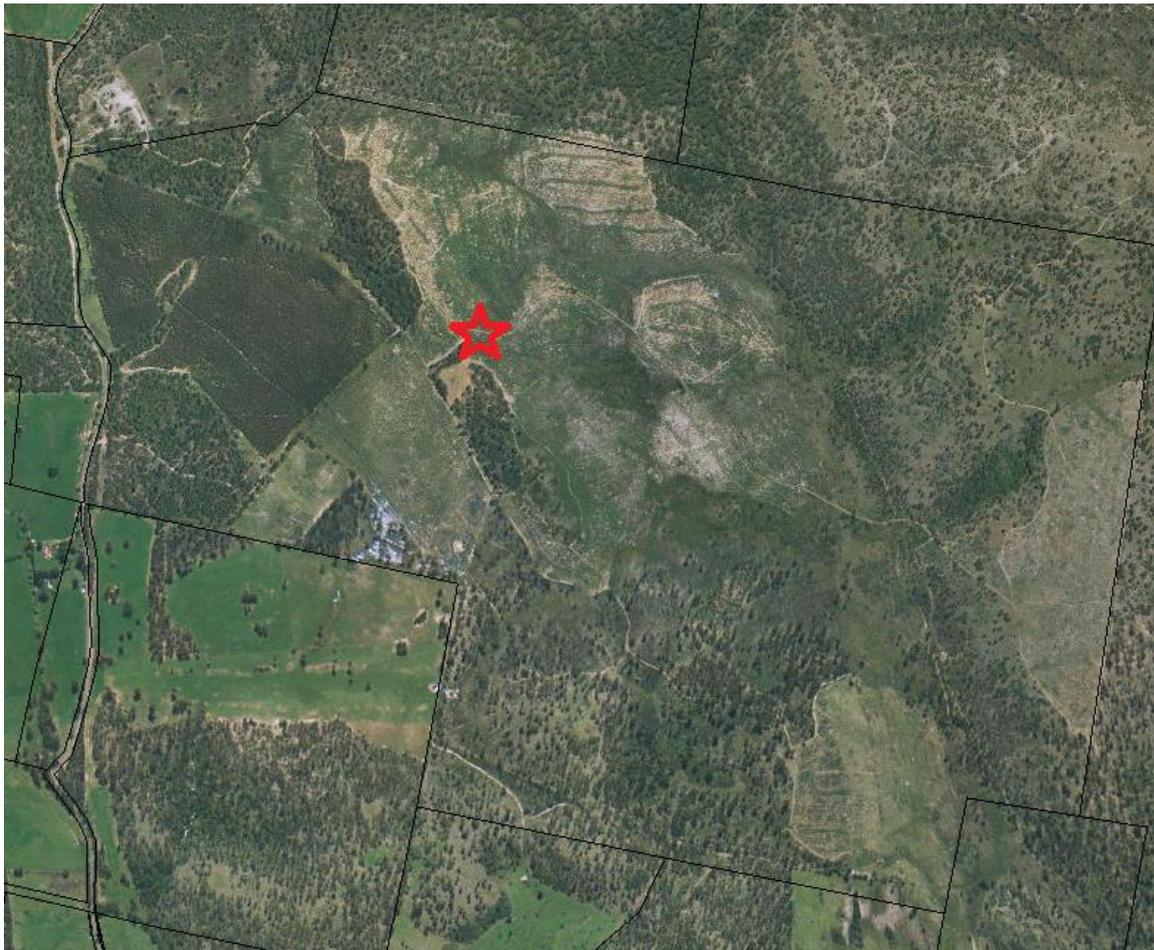
This report will assess the proposal against the relevant provisions of the Act and the Scheme. It is recommended that Council approve the proposal.

THE SITE

Maps 1 and 2 below shows the location and zoning of the property and surrounding area.



Map 1: The subject land and surrounding properties are in the Rural Resource Zone (cream). The location of the site is marked with a red star. The property is partly subject to the following overlays: Waterway Protection Area (blue stripe), Biodiversity Protection Area (green stripe) and Landslide Hazard Area (brown stripe).



Map 2 _ Aerial image of the subject land and surrounding area.

The property is located at 714 Woodsdale Road, Runnymede, on the eastern side of the road. The property has an area of 356.6ha and is described in CT113488/1.

The land is currently used for hardwood plantation forest. There is a disused quarry near the centre of the site. A waterway known as Bullock Hill Creek passes through the property and there are several minor drainage lines and dams. A dam in the north eastern corner of the site will be filled as part of the proposed works.

The properties surrounding the site are generally characterised as a mix of farmland, native bush and forestry plantations. The site has two existing access points which will be upgraded and used for the proposal.

The topography of the site contributes to the suitability for the proposed use as it is relatively flat through the eastern and central portions before rising towards the eastern end, forming a natural back drop, particularly for the 2650m long safety area required for the rifle range.

The nearest dwelling is located on the property immediately to the north of the site, around 100m from the boundary. It is understood that this property may also be acquired by the proponent if the proposal is approved. There are other dwellings to the north and south along Woodsdale Road, within 500m of the site.

A cadastral error in the mapping shows the northern boundary about 10m further south than it should be. A survey has confirmed the correct location of the boundary is where the existing fence line is on the ground and the mapping error will be rectified in due course.

THE APPLICATION

The Applicant has submitted a Planning report and Traffic Impact Assessment (TIA) to accompany the Development Application.

The Planning report and accompanying plans contain a comprehensive description of the proposal and information required for assessment against the Scheme.

The TIA assesses the suitability of the access points and internal roads and car parking as well as the expected traffic volumes to be generated by the proposal. The TIA recommends some works to improve the sight distances at the southern driveway and installation of a concealed entrance sign to the south of the driveway. Overall, the TIA finds that the proposal can be accommodated on the site without safety or efficiency concerns for the surrounding road network.

USE/DEVELOPMENT DEFINITION

The proposed use and development is defined, under the Planning Scheme, as ‘Sports and recreation’:

Sports and recreation

use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf course or driving range, gymnasium, outdoor recreation facility, public swimming pool, race course and sports ground.

Use/Development Status under the Planning Scheme

Under the Scheme, a Development Application for use and development relating to ‘Sports and recreation’ in the Rural Resource Zone must be considered at the discretion of Council.

As a discretionary development, the application was advertised in accordance with Section 57 of the Act. Accordingly Council has the discretion to grant a permit or refuse to grant a permit.

PUBLIC NOTIFICATION AND REPRESENTATIONS

The application was advertised on the 18th August 2018 for fourteen (14) days. During this period Council received six (6) representations. The applicant has provided a response to the matters raised in the representations. The representations and response are detailed in the table below.

Representation 1	Relevant Response Applicant	Council Officer Comment
Littering in Levendale and Woodsdale Project is we are a non-for-profit organisation who are all about trying to get rubbish reduced, reused and recycled around our community and we are trying to stop the littering on	<i>A requirement of the Fire Arm Services Approval is for the earth berms (physical barriers) to be covered by material that will absorb and retain the bullets. Generally to conform to this requirement the berms are covered by at least 500 mm of soil. The proposed design of</i>	<i>The response from the applicant is noted.</i> <i>A condition is included in the recommendation for remediation of the site to occur if and when the use ceases.</i>

<p>the road by running some clean ups.</p> <p>I am writing to give my concern around these bullets getting shot and if whether they will be getting picked up as if they don't it isn't good for the environment. This came to mind as I wasn't too keen of bullets being left around on the ground. This is something I would like to know what's going to happen about this.</p>	<p><i>the Firing Range retains the projectiles in areas of the property that are predominantly free of waterways and wetlands. In addition the following is specifically noted for the ammunition used at each of the ranges:</i></p> <ul style="list-style-type: none"> • <i>The pistol range is enclosed by earth berms (2.2 m high at the sides and 5 m high at the end) which captures all bullets and contains them within the pistol range area;</i> • <i>The ammunition used at the rifle range is predominantly copper and zinc jacket amalgam which covers the lead shot thereby limiting the contact of any lead to the soil. There is a 5 m high berm at the end of the range to trap the bullets;</i> • <i>The shot gun pellets will fall on predominantly well drained sandy loam and will be inert once oxidised.</i> <p><i>Should the proposed use ever cease and the site be abandoned for that purpose then it would be relatively easy to remove the berm top layer and with it any metal debris.</i></p>	
<p>I am also addressing this as a personal concern about the proposed gun club happening I walk around the bush and do the fun things like burning etc that most country people do I don't want this to become a problem of being cautious about being around in a direction and if whether there is a bullet being shot my way. I also don't like too much noise around me. I really don't want to be having to worry about these things, I just don't want to not be able to do the normal things people do.</p>	<p><i>All such ranges are administered in accordance with Firearm legislation applicable to their respective jurisdiction.</i></p> <p><i>In Tasmania this includes the Firearms Act 1996 and the Firearms Regulations 2016.</i></p> <p><i>The operational approval conditions which must be observed by the operators of such facilities deal with many of the concerns raised in the representations, in particular those relating to safety and amenity of surrounding properties. The proposed Firing Range at Woodsdale would be similarly operated as per the</i></p>	<p><i>The property has been selected specifically for the ability to contain the range danger areas for all the firing ranges, thereby eliminating the risk to surrounding properties.</i></p> <p><i>Signage will be placed on all boundaries to ensure people do not enter when walking through the bush.</i></p> <p><i>It is accepted that the proposed use will be regulated by Tasmania Police and can operate safely with no risk to surrounding users.</i></p>

	<p><i>Range Specification Requirements that would be included in any approval issued by Tasmania Police.</i></p> <p><i>Typical provisions include the need for property signs and bright red flags at the property entrance identifying that shooting is in progress. In addition the Firing Range will be a fully controlled site with suitably qualified range personnel in attendance when controlled shooting is underway. In that regard the proposed use will offer a greater degree of safety than the uncontrolled shooting that has historically occurred on the property.</i></p> <p><i>It is further noted that once operational, any use of the site will be conducted in such a manner as to comply with any Range approval stipulations. Tasmania Police undertakes regular inspections to ensure compliance and any breaches must be immediately remedied. If warranted Tasmania Police may revoke the approval at any time by notice, in writing, served on the approved holder of the approval.</i></p> <p><i>Accordingly it is considered that the proposed use will not increase the safety risk for adjoining property users.</i></p>	
Representation 2	Relevant Applicant Response	Council Officer Comment
<p>I have lived at Woodsdale Road for approx.. 30 years with my wife and three children. Recently we became aware of the proposed development of Firing range by SSAA that will be located just south of us.</p> <p>We strongly oppose this development based on what we have read in the documentation submitted to</p>	<p><i>To address the concerns in relation to noise – Figure 6 provides an aerial view of the property with circles of 1000 m radii from the centre of each of the ranges – dark blue (rifle), light blue (pistol) and peach (shot gun) in relation to surrounding residential uses.</i></p>	<p><i>The Planning Scheme does not contain any standards relating to noise or operating hours in the Rural Resource Zone and the use of a Firing range is also not addressed by the Attenuation Code.</i></p> <p><i>Therefore there is limited guidance from the Scheme as to acceptable noise levels and</i></p>

Southern Midlands Council by JMG Engineers. Below are the actual distances from our property boundary and house to the proposed ranges:

Centre fire rifle range -
House - 780m line of sight
Boundary – 580m line of sight

Shotgun range-
House - 800m line of sight
Boundary – 360m line of sight

Pistol range –
House – 1.45km line of sight
Boundary – 1.2km line of sight

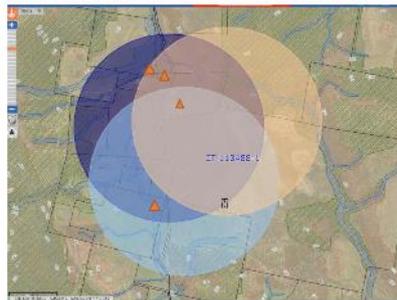


Figure 6 - Aerial Image showing location of dwellings on surrounding properties. (Source List Map)

The surrounding land is zoned Rural Resource, and the nearest dwellings are shown on the image above as triangles. There are no dwelling located to the east or west of the proposed range site. It is noted that the dwellings to the north and south are located behind the firing range and shotgun range buildings and structures and thus are not in the direct line of fire or noise.

In addition the dwelling to the south west is located approximately 200 m to the south west and at a lower elevation than the Pistol Range buildings and associated car park.

It is noted that the pistol range is enclosed by earth berms (2.2 m high at the sides and 5 m high at the end) which will significantly contain the noise from the pistol range to within the range itself. Furthermore there is no proposal to clear vegetation beyond that required for the pistol range building and car park resulting in approximately 100 m of vegetation on the subject property being retained to maintain a suitable buffer to the surrounding land.

The dwelling to the immediate north is buffered from noise by the proposed 2.2 m high earth berm. The two more distant

limitations to the ability to place conditions on the permit for this use based on the Planning Scheme.

However, the requirements of the Environmental Management and Pollution Control Act (EMPCA) still apply regardless of the Planning Scheme, and require that activities do not cause a nuisance by way of noise or other emission.

A condition requiring compliance with EMPCA is included in the recommendation.

	<p><i> dwellings (over 500 m) to the north-west, are located at a lower elevation than the rifle range. In addition, there is a noticeable rise in the intermediate land profile before it drops into the adjoining valley and there is the additional buffer of approximately 300 m of vegetated land, so that a number of factors contribute to noise mitigation.</i></p> <p><i> It has not been feasible to establish specific noise levels for the proposed development due to the subject property's size, and the fact that noise propagation is heavily dependent on the local topography and environmental factors such as prevailing winds.</i></p> <p><i> It is noted that the Southern Midlands Interim Planning Scheme 2015 does not define noise criteria for discretionary use in a Rural Resource zone. Further the Tasmanian Environmental Protection Agency (EPA) does not define noise criteria for shooting ranges.</i></p> <p><i> It is considered that the physical berm buffers to be established at the ranges, the natural topography, the nature of the activity (i.e. intermittent shots compared with continuous operation of a chainsaw or motor bike for example) and the setback distances to dwellings will mitigate the potential noise impacts on adjoining properties to not unreasonable levels.</i></p>	
<p>In the application the range will be operating seven days a week between 9am and 5pm. So this means that seven days a week we will be exposed to shooting of some kind or another which will be excessive with the</p>	<p><i> It is noted that the planning report submitted stated that "the proposed hours of operation are 9 am to 5pm seven days per week", whilst the accompanying Traffic Impact Assessment stated that "the ranges be available for use during daylight hours (9 am to</i></p>	<p><i> As detailed by the applicant, it is expected that use will normally occur for about 4 days a week rather than 7 days.</i></p> <p><i> However, at competition times and leading up to competitions the use</i></p>

<p>ongoing noise of firearms, particular big bore rifles. I am not against shooting but I find the ongoing noise will be annoying all the time. The noise will make game very aware and make it harder for us to undertake game control/recreational shooting ourselves. The noise will diminish our right of quiet enjoyment of our property in this rural area.</p>	<p><i>5pm) and for National and State Competitions, which will occur three times a year, to take advantage of the available light in Tasmania on a seasonal basis". To clarify the discrepancy please note that the proposed hours of operation as outlined in the Traffic Impact Assessment (page 15) are a more accurate reflection of the intended hours of operation which are further clarified below:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>Normal operations – generally between 9 am and 5 pm seven days per week. It is anticipated shooting use patterns will typically fall in the Thursday to Sunday (inclusive) period; and</i> <input type="checkbox"/> <i>National and State events held on average three time per year, with each event lasting for 5 to 6 days during spring, summer and autumn daylight hours.</i> <p><i>This would be a total of 18 days in the year where shooting activities would generally occur between the hours of 6 am and 9 pm.</i></p>	<p>could increase to 7 days to allow for practice and competition.</p> <p>A condition is recommended to limit the longer hours during competition times to 20 days or less per year.</p>
<p>I have lobbied the council for many years to have Woodsdale Road upgraded for its entire length and after many years we were successful to get State and Federal support to seal it. The road has held up well given the amount of traffic on it, which includes more and more daily commuters, school bus, charter buses visiting the Woodsdale/Levendale Museum and community hall, heavy trucks moving livestock, machinery and other farm produce, used regularly on weekends by people who are members of car clubs and motor cycle clubs that go this way to</p>	<p><i>The traffic impact of the proposed development was considered in the Traffic Impact Assessment Report prepared by Milan Prodanovic dated July 2018. The report concluded that the increase in traffic from the proposed use will not create any operational traffic issues along Woodsdale Road and that there will be no traffic issues at that Tasman Highway/Woodsdale Road junction.</i></p> <p><i>The report concludes that the proposed on site car parking supply and construction standard is adequate for the development.</i></p> <p><i>It is noted that the report recommends sight benching on</i></p>	<p>Council officers accept the evidence provided in the TIA, which demonstrates that increased traffic from the development can easily be accommodated by the surrounding road network.</p>

<p>Oatlands and used as a short cut to the East Coast and South East region and pushbike riders. With the proposal they are estimating another 60-100 cars per day on Woodsdale Road. They are building three car parks capable of holding 60 cars each so that a total of 180 cars. This will further shorten the life span of the sealed road and potential for more road accidents.</p>	<p><i>the embankment to the south of the driveway and the installation of a “Concealed Entrance” sign at a point 120m south of the entrance to create a greater margin of safety.</i></p> <p><i>It is considered that the proposal will not cause unreasonable loss of amenity or safety of the surrounding road network and that any planning permit issued could include conditions in line with the Traffic Impact Assessment report recommendations.</i></p>	
<p>Some years ago there was a shooting range located at Kelly’s Road, Levendale ran by another shooting group. From talking to land owners adjacent to this range they had issues of people attending the range outside of proposed hours and even wandering over the fences shooting game when the opportunity arose. I believe this range was closed down by Tas Police I believe a few years ago. I am fearful this will happen again with the proposed range. In the absence of a caretaker/active management of the gun range it presents a risk to public safety through unauthorised and improper use of the facility. The rifle range and pistol range are within a very close walking distance from Woodsdale Road and would be inviting for people to pull over and simply walk in to the range. The rifle range will only be approx. 45m from Woodsdale Road, pistol range will be approx. 90m off Woodsdale Road.</p>	<p>See comments to Representation 1 above.</p>	<p>See comments to Representation 1 above.</p>
<p>I have three children that spend most of their time riding their bikes around our entire property and playing in the bush and surrounds.</p>	<p>See comments to Representation 1 above.</p>	<p>See comments to Representation 1 above.</p>

<p>They do know our property boundaries and stay within them but if people are wandering around shooting outside of the range I am concerned for their safety and potential of stray ammunition as well.</p>		
<p>I run cattle and sheep on my property and at certain times of the year they are calving and lambing. With the increased noise from the range I am concerned of the impact on livestock.</p>		<p>See detailed comments to Representation 4 below.</p>
<p>I am the local Fire Brigade Chief at Runnymede and I am concerned for the threat of bushfire in this area due to the increased activity and location amongst dry sclerophyll forest which is very high fire danger in dryer months.</p>	<p><i>It should be noted that the proposed Firing Range use will include the following works and developments that will contribute to a reduction in fire risk, including:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>Clearing of vegetation (via an approved Forestry Practices Plan) along the Rifle Range sight line;</i> <input type="checkbox"/> <i>Clearing of vegetation for the buildings and off street parking areas;</i> <input type="checkbox"/> <i>Access roads to each of the range sites 7 m wide providing access for emergency vehicles;</i> <input type="checkbox"/> <i>Provision of 22,000L water tank at each range, dedicated for Fire Fighting purposes providing a total capacity of 66,000L at the property; and</i> <input type="checkbox"/> <i>Provision of a further six 22,000L water tanks to supply the proposed range buildings, which could potentially be used for emergency purposes.</i> <p><i>It is considered that the proposed use and development will contribute to a reduction in bushfire risk at the subject property.</i></p>	<p>Sports and recreation use does not require assessment against the Bushfire Code of the Planning scheme.</p>
<p>The proposed development appears to have no direct benefit to the surrounding Runnymede/Levendale communities in any form. There is no mention of</p>		<p>This is not a planning consideration.</p>

employment or any other community engagement.		
Representation 3	Relevant Response	Applicant
		Council Officer Comment
We live at Woodsdale Road and run a small farming enterprise of sheep and cattle. We wish to oppose the proposed development application.		Noted.
The application states operating hours of 9am to 5pm. The noise from the range will be loud and continuous. Below is the approximate distances of the proposed ranges from out property: Rifle range - House – 548m Boundary – 351m Pistol range – House – 1.1km Boundary – 946m Shotgun range- House – 790m Boundary – 712m These distances will be shorter if the SSAA purchase the adjoining property over the road from me for which a contract has already been signed.		See comments to Representation 2 above.
We also have concerns for increased volumes of traffic that this Firing Range will bring to the Woodsdale Road during its operating hours. Woodsdale Road already carries a large amount of vehicles especially during the weekends with recreational, sight seeing and so on. My wife and two children travel this road daily and already the concern of traffic is real.	See comments for Representation 1 above.	Council officers accept the evidence provided in the TIA, which demonstrates that increased traffic from the development can easily be accommodated by the surrounding road network.
I am also concerned for the increased noise levels that the range will bring during the period of lambing and calving due to increased noise.		See comments to Representation 4 below.

<p>Our son and daughter and partners are also recreational hunters on our land and that of adjoining land owners and I am concerned for their safety in case of misdirected shooting.</p>		<p>See comments above.</p>
<p>The increased noise would also make it hard for our shooting with game potentially being timid with all the shooting on the range and make it harder to control game.</p>		<p>See comments to Representation 4 below.</p>
<p>Representation 4</p>	<p>Relevant Applicant Response</p>	<p>Council Officer Comment</p>
<p>We note the proposed pistol range is directly opposite the cattle yards which I have been using for many years and the paddock I use for lambing and calving as it is sheltered from the weather. We are concerned that the noise from the range will disturb ewes and lambs lambing and calving in those paddocks. We also note that the submission does not contain any information on noise levels to be generated so we have no method to ascertain in advance the effect of the noise on animals nearby. We are also concerned on the effect of noise on cattle held in the yards waiting for transportation or veterinary treatment and weaner calves kept for some weeks in the yards. If these animals are disturbed they have the propensity to charge or jump fences. If this occurs they are likely to suffer injuries and may break through the road side fences.</p>	<p><i>Note - Figures can be seen in the attachment</i></p> <p><i>Representor Issue – impact on ability to pursue rural pursuits on adjoining land:</i></p> <p><i>There are a number of existing Firing Ranges throughout Tasmania and Australia that co-exist with rural and other more sensitive uses on surrounding land. For example the following are located within the working farm and coexist with grazing sheep and cattle ranging freely on the land:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>Coolamatong Shooting Range, Berridale, NSW;</i> <input type="checkbox"/> <i>Westbury Range, 1053 Birralee Road, Westbury Tasmania;</i> <input type="checkbox"/> <i>Bracknell Shooting Range, 813 Liffey Road, Bracknell Tasmania.</i> <input type="checkbox"/> <i>Campbell Town Range, Torlesse Street, Campbell Town (Full Bore Rifles) (See Figure 1)</i> <input type="checkbox"/> <i>Derwent Valley Gun Club, Boyer Road, Dromedary (Shotgun) (See Figure 2)</i> <p><i>The above sites demonstrate that animals acclimatize to the range use and tend to ignore</i></p>	<p>The applicant has provided useful examples of the coexistence of firing ranges with rural farming activities and other sensitive uses.</p> <p>In the Southern Midlands the firing ranges at Shene Road, Pontville are located beside farms and with dwellings and tourism uses in close proximity, apparently without causing land use conflict of a substantial nature.</p> <p>It is considered that with the proposed attenuation measures and implementation of the recommended conditions the proposal can operate without substantial impact on the surrounding land uses.</p>

	<p><i>the regular activities associated with the use.</i></p> <p><i>The proposed Firing Range is modelled on National Rifle Range at 50 Hector McIntosh Grove in Canberra. This facility is located approximately 500m south west of Tourist Resort Facilities including Ibis Styles Canberra Eaglehawk and Eaglehawk Holiday Park.</i></p> <p><i>Land within 1 km to the south of the facility is used for rural pursuits including “The Truffle Farm Canberra”, with a winery and Pine timber plantation further to the south. A rural living style of development is located to the east of the site with the nearest dwelling being approximately 100m to the north east. (See Figure 3 below)</i></p> <p><i>Within Tasmania, the existing Firing Ranges at Upper Tolosa Street, Glenorchy (catering for Rimfire (AIF Small Bore & Air Rifle Range) and Shotgun, Rifle and Hand Gun)) have a wide window of use, including night operations. The Glenorchy facility is located on land zoned Recreation and is within 400 m of land zoned General Residential to the north-east. Land to the north is zoned Open Space and is well used by the general public, land to the north-west and south east is zoned Environmental Management and land to the west is zoned Recreation. (See Figure 4 below – blue circle radius is 400 m).</i></p> <p><i>The firing range at Blue Hills Road, Arthur Highway, Copping (catering for small bore (.22) rifle and pistol, Centrefire pistol and rifle, and several shotgun events) is located on land zoned Utilities adjoining land zoned Rural Resource. The surrounding land is used for grazing and</i></p>	
--	--	--

	<p><i>timber production. A dwelling is located approximately 900m to the north of the range, whilst the township of Copping is located approximately 3 km north east of the range. (See Figure 5 below – the blue circle radius is 900m).</i></p> <p><i>The above examples are provided to demonstrate that Firing ranges are able to coexist with a variety of surrounding land uses, including residential, rural and environmental management. Consequently it is considered that the proposed use and development would not negatively impact on surrounding land being used for rural pursuits.</i></p>	
<p>We are concerned at the absence of any information on the noise levels arising presumably from the discharge of multiple firearms from the three ranges seven days a week. Residents of nearby houses may be disturbed by the firing activity and this could cause reduction in property and rental values.</p>		<p>See comments above.</p>
<p>We note also that the north east side of Woodsdale Road is approximately 147m from the south western side of the proposed pistol range and less than half the distance from the same side of the proposed club house and car park to the road. Most of this area is currently thick bush which would be expected to help attenuate noise from activity on the proposed site to some degree, however the construction of the road, car park, club house and firing range will result in the bulk of the bush being removed, reducing the noise attenuation.</p>		<p>See comments to Representation 2 above.</p>

<p>The proposed site is very large and it seems it would be appropriate to move the car park, range and club house further to the north east, leaving more vegetation cover and distance to attenuate the noise.</p> <p>Alternatively, it may be preferable to move the pistol range to the rifle and shotgun area to the north, which is remoter from farming activities and due to native and plantation tree cover less likely to impact livestock farming.</p>		
<p>We do not know what roadworks are envisaged but draw attention to the fact the Brookdale roadside fences are currently in first class order.</p>		<p>The proposal only includes minor benching works near the southern access. This will not impact any fencing.</p>
<p>Representation 5</p>	<p>Relevant Applicant Response</p>	<p>Council Officer Comment</p>
<p>I am writing on behalf of Orienteering Tasmania to express our concern regarding the proposed rifle range at 714 Woodsdale Road, Runnymede. Orienteering is a forest sport that involves walking and running in forested areas. Events are usually held on weekends and last all day. Preparation for the event involves several people doing field surveys and control placement for as many as ten days in the two months prior to the event itself.</p> <p>Orienteering Tasmania is fortunate to have a large competition area we refer to as Wild Dog Creek, the area of the map running from the Tasman Highway almost through to the Woodsdale Road. The map adjoins the land on which the rifle range is proposed.</p>	<p><i>It should be noted that the proposed use and development is fully contained within the subject property identified as CT 113488-1. Property boundary signage will identify this is as private property used as a Firing Range and therefore the property will not be available for orienteering uses.</i></p> <p><i>The ongoing use of the Firing Range will be in accordance with the Official Range Approval issued by Tasmania Police Firearm Services and it will be a fully controlled facility.</i></p> <p><i>Accordingly it is considered that the proposed use will not pose a safety risk to adjoining property users.</i></p>	<p>The subject property will contain the entire range safety area for each of the three firing ranges.</p> <p>These areas are those at risk of shot fall due to misfire or the like.</p> <p>Shooting will not occur on the property outside the ranges in accordance with the Tasmania Police requirements.</p> <p>The facility will have signage on the boundary fences, which will be required to be installed prior to first use by condition.</p> <p>Therefore it is considered that there is no risk to adjoining land users.</p>

<p>Map making is very expensive (tens of thousands of dollars) and this area hosts a key event on our annual calendar.</p> <p>Orienteering Tasmania has over 800 registered full and casual members. We have used this area for many years and would hope to continue to do so. I am concerned on safety grounds that the proposed rifle range will negatively impact on our ability to use the area for orienteering competitions and training events.</p>		
Representation 6	Relevant Response	Applicant Council Officer Comment
<p>The TCT objects to the proposed firing range and associated club facilities and asks that the Council not approve it or at the least place some strong conditions upon the development to reduce a number of impacts. We understand that one neighbouring property hosts a wide range of very popular sporting and recreational events and these need to be taken into consideration in by council in assessing and permitting the development.</p>		<p>Noted.</p> <p>See comments in regard to safety of adjoining land above and below.</p>
<p>Noise</p> <p>We note that a firing range is not a specified activity in the Attenuation Code in the Southern Midlands Interim Planning Scheme however there will be the potential for serious noise impact upon neighbouring properties, both the residents and other recreational users.</p> <p>The development application includes no assessment of the noise impacts beyond the</p>		<p>See comments to Representations 2 and 4 above.</p>

<p>boundaries of the property. While the application states that vegetation and earth berms will provide some acoustic buffers, there is no assessment of the effectiveness of these provisions.</p> <p>We understand that the Council cannot refuse the development on the basis of noise impacts on adjacent properties, it does have powers to place conditions to mitigate the impacts of noise. The TCT recommends that a series of conditions be place on the operation of the firing range to reduce the noise impact on neighbouring properties.</p> <p>Conditions should:</p> <ul style="list-style-type: none"> - constrict the hours of operation each day and the days per week that the range can operate; - prohibit shooting during specified recreational activities on the adjacent properties; - require noise on adjacent properties be kept to specific acceptable levels; - require ongoing monitoring of noise on the adjacent properties to determine whether noise levels are being adhered to; - if noise levels are not adhered to then the firing range is to be closed until non-compliance is rectified. 		
<p>Impacts on threatened species</p> <p>The Natural Values Atlas records for the site (provided in the development application) indicate that the endangered Tasmanian Wedged-tail Eagle has</p>	<p><i>A Natural Values Report was prepared on 12 September 2018 and is included in Attachment A. The report indicates raptor nests (Wedge tailed Eagle) and sightings within 5000 m of the proposed development. Two nest sites</i></p>	<p><i>The evidence provided by the applicant is accepted.</i></p> <p><i>It is considered unlikely that the proposal will impact on Wedge Tailed Eagles. It should be noted that the proposed use</i></p>

<p>been recorded within 500m of the proposed gun range. The Forest Practices Code requires that no vegetation is removed within 500 metres of an active eagle nest and that removal of vegetation and use of machinery not be permitted within 1,000m line of sight around recorded nests during breeding season.</p> <p>No assessment has been made in the development application as to whether eagles will be impacted by the proposed development and operation of the firing range. In the absence of an assessment, the TCT recommends that a condition be placed on the development that prohibits any development or works within 500 metres of the known nest sites and works associated with the development not be permitted to take place within 1000 metres line of sight of the nest during the nesting season for the eagles.</p>	<p><i>have been identified located to the south west.</i></p> <p><i>The occurrence, located approximately 2500 m to the north east – to the east of Bullock Hill Creek, is both on the adjoining property and is only a sighting. Sightings of Wedge Tailed Eagles only indicate the range of the species, which is hardly unexpected given the ubiquitous occurrence of this bird in the agricultural and forestry landscapes of Tasmania.</i></p> <p><i>The nest sites are well outside the firing range areas. As is to be expected from eagle ecology, these nests are located on the high ground of the “Brown Mountain” locality to the west of Woodsdale Road. They already coexist with an existing agricultural and forestry landscape; it seems implausible that the proposed development will have any impact on this species.</i></p>	<p>and development is fully contained within</p> <p>the subject property identified as CT 113488-1. Property boundary signage will identify this is as private property used as a Firing Range and therefore the property will not be available for orienteering uses.</p>
<p>Water pollution</p> <p>The impact of pollution from lead shot entering wetlands is well understood, but has been given no attention in the development application. In Tasmania recreational shooters are prohibited from using lead shot when shooting over public wetlands because of the high potential for lead shot to poison species such as ducks and swans and potentially poison those who eat them.</p> <p>The firing range adjoins a watercourse that runs into the Brushy Plains River and lead shot from shot guns</p>	<p>See response to Representation 1 above.</p>	<p>The ranges are not located on the areas of the site with waterways or wetlands.</p> <p>A condition requiring a remediation plan to be prepared and completed if the use ceases is included in the recommendation.</p>

<p>may find its way into the waterway potentially impacting the fauna native species and potentially the water supply for Orford. The Council should place conditions on the operation of the firing range to prohibit use of lead shot.</p>		
<p>Use of government funding</p> <p>The Tasmanian Government promised in its election policy on firearms to identify an area of Crown land for a competition firing range that sounds very similar to the one proposed. Council should inquire as to whether public funds are being used for acquisition of the land for this development or to assist with the construction costs.</p> <p>Alternatively, if the government is aiming to provide Crown land elsewhere for a very similar facility then this one may not be required.</p>		<p>Funding arrangements, government or otherwise, are not a matter relevant to assessing the development against the Planning Scheme.</p>

ASSESSMENT - THE SOUTHERN MIDLANDS INTERIM PLANNING SCHEME

Rural Resource Zone

The subject site is in the Rural Resource Zone. The proposal must satisfy the requirements of the following relevant use and development standards of this zone:

<p>Use Standard 26.3.3 Discretionary Use To ensure that discretionary non-agricultural uses do not unreasonably confine or restrain the agricultural use of agricultural land.</p>		
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>	<p>OFFICER COMMENT</p>
<p>A1 No acceptable solution.</p>	<p>P1 A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following: (a)</p>	<p><i>The site is currently used as a Eucalypt plantation and has an active Forestry Plan as shown on the submitted plans.</i></p> <p><i>It is the intention of SSAA (Tas) Inc. to continue the forestry operations, initially harvesting trees within the firing range areas.</i></p>

	<p>the characteristics of the proposed non-agricultural use;</p> <p>(b) the characteristics of the existing or likely agricultural use;</p> <p>(c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use;</p> <p>(d) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use.</p>	<p><i>The operation of the facility will not preclude the land from being used for agriculture in the future if required.</i></p> <p><i>The proposed firing range facility does not involve a sensitive-use activity and therefore will not restrict future agricultural use on adjoining land.</i></p> <p><i>The club facilities are setback a minimum of 40 m from the side boundaries, 20 m from the front boundary and 1.9 km from the rear, eastern boundary.</i></p> <p><i>Additionally, the natural topography with significant ridgelines provides some acoustic and visual buffering for the site, as does the vegetation cover.</i></p>
--	--	---

<p>Development Standard 26.4.1 Building Height</p>		
<p>To ensure that building height contributes positively to the rural landscape and does not result in unreasonable impact on residential amenity of land.</p>		
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>	<p>OFFICER COMMENT</p>
<p>A1 Building height must be no more than: 9 m if for a residential use. 10 m otherwise.</p>	<p>P1 Building height must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by overlooking and loss of privacy;</p> <p>(c) if for a non-residential use, the height is necessary for that use.</p>	<p><i>The maximum building height proposed is 4.77 m, easily complying with the requirements of A1.</i></p>

Development Standard		
26.4.2 Setback		
To minimise land use conflict and fettering of use of rural land from residential use, maintain desirable characteristics of the rural landscape and protect environmental values in adjoining land zoned Environmental Management.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Building setback from frontage must be no less than: 20 m.</p>	<p>P1 Building setback from frontages must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</p> <p>(a) the topography of the site;</p> <p>(b) the size and shape of the site;</p> <p>(c) the prevailing setbacks of existing buildings on nearby lots;</p> <p>(d) the location of existing buildings on the site;</p> <p>(e) the proposed colours and external materials of the building;</p> <p>(f) the visual impact of the building when viewed from an adjoining road;</p> <p>(g) retention of vegetation.</p>	<p><i>The nearest building is sited 20m from the frontage to Woodsdale Road, complying with A1.</i></p>
<p>A2 Building setback from side and rear boundaries must be no less than: 40 m.</p>	<p>P2 Building setback from side and rear boundaries must maintain the character of the surrounding rural landscape, having regard to all of the following:</p> <p>(a) the topography of the site;</p> <p>(b) the size and shape of the site;</p>	<p><i>All buildings are setback a minimum of 40 m from the side and rear boundaries, consistent with A2</i></p>

	<p>(c) the location of existing buildings on the site;</p> <p>(d) the proposed colours and external materials of the building;</p> <p>(e) visual impact on skylines and prominent ridgelines;</p> <p>(f) impact on native vegetation.</p>	
--	---	--

Development Standard

26.4.3 Design

To ensure that the location and appearance of buildings and works minimises adverse impact on the rural landscape.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 The location of buildings and works must comply with any of the following:</p> <p>(a) be located within a building area, if provided on the title;</p> <p>(b) be an addition or alteration to an existing building;</p> <p>(c) be located in an area not requiring the clearing of native vegetation and not on a skyline or ridgeline.</p>	<p>P1 The location of buildings and works must satisfy all of the following:</p> <p>(a) be located on a skyline or ridgeline only if:</p> <p>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;</p> <p>(ii) significant impacts on the rural landscape are minimised through the height of the structure, landscaping and use of colours with a light reflectance value not greater than 40 percent for all exterior building surfaces;</p> <p>(b) be consistent with any Desired Future Character Statements provided for the area;</p>	<p><i>The proposed structures are not on a skyline or ridgeline in compliance with A1 (a).</i></p> <p><i>Clearing of native vegetation is required for the construction of the clubroom at the Pistol Range in the southwest corner of the site. All other buildings are located within historical forest plantation areas which do not contain native vegetation.</i></p> <p><i>Assessment against the performance criteria is therefore required.</i></p> <p><i>(b) There are no Desired Future Character Statements.</i></p> <p><i>(c) The works that require clearing of native vegetation is the construction of the clubroom facility at the Pistol Range. The layout of buildings on the site have been dictated by the location of the two existing vehicle accesses and the design requirements for the firing ranges. The proposed clubroom building has been located as close to the</i></p>

	<p>(c) be located in and area requiring the clearing of native vegetation only if:</p> <p>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;</p> <p>(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;</p>	<p><i>existing access road so to limit additional clearing for the facility and avoids Biodiversity Protection Areas.</i></p>
<p>A2 Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>P2 The appearance of external finishes of buildings must not be incompatible with the rural landscape.</p>	<p><i>The proposed buildings will be finished in Colorbond, and will have similar appearance to an agricultural building.</i></p> <p><i>A condition is included to require a colour schedule with light reflectance values no greater than 40%, consistent with A2.</i></p>
<p>A3 The depth of any fill or excavation must be no more than 2 m from natural ground level, except where required for building foundations.</p>	<p>P3 The depth of any fill or excavation must be kept to a minimum so that the development satisfies all of the following:</p> <p>(a) does not have significant impact on the rural landscape of the area;</p> <p>(b) does not unreasonably impact upon the privacy of adjoining properties;</p> <p>(c) does not affect land stability on the lot or adjoining areas.</p>	<p><i>Earthworks are required for the access extensions, berms and dam filling. The proposal also includes benching works along a portion of the frontage to improve sight distances at the southern entrance.</i></p> <p><i>The proposed earth berms will not be visible from Woodsdale Road and are not likely to have a significant impact on the rural landscape of the area. The proposed excavation works on the frontage will present as an extended, tapered opening to the access road and will appear similar to a standard rural entrance road.</i></p>

		<i>There will be no privacy or stability impacts to neighbouring properties.</i>
--	--	--

Road and Railway Assets Code

The proposal must satisfy the requirements of the following relevant development standards of this Code:

<p>Use Standard E5.5.1 Existing road accesses and junctions To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A2</p> <p>The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.</p>	<p>P2</p> <p>Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of more than 60km/h must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <p>(a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature and efficiency of the access or the junction; (d) the nature and category of the road; (e) the speed limit and traffic flow of the road; (f) any alternative access to a road; (g) the need for the use; (h) any traffic impact assessment; and (i) any written advice received from the road authority.</p>	<p><i>The speed limit on Woodsdale Road is 100km/h along the frontage of the site.</i></p> <p><i>Under the current use of the land as a forestry plantation, traffic movements are infrequent.</i></p> <p><i>The proposed use as a firing range will increase traffic movements by more than 10%, so assessment against the Performance Criteria is required.</i></p> <p><i>The Traffic Impact Assessment demonstrates that the expected volumes of traffic (40 vehicle movements per day at normal times, 120 at competition weekends) can be accommodated safely by the access points and surrounding road network.</i></p> <p><i>The proposal complies with P2.</i></p>

<p>Development Standard E5.6.2 Existing road accesses and junctions To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A2</p> <p>No more than one access providing both entry and exit, or two accesses providing separate entry</p>	<p>P2</p> <p>For roads in an area subject to a speed limit of 60km/h or less, accesses and junctions must be safe and</p>	<p><i>The proposal will use the two existing access points, so assessment against the Performance Criteria is needed.</i></p>

<p>and exit, to roads in an area subject to a speed limit of 60km/h or less.</p>	<p>not unreasonably impact on the efficiency of the road, having regard to:</p> <p>(a) the nature and frequency of the traffic generated by the use;</p> <p>(b) the nature of the road;</p> <p>(c) the speed limit and traffic flow of the road;</p> <p>(d) any alternative access to a road;</p> <p>(e) the need for the access or junction;</p> <p>(f) any traffic impact assessment; and</p> <p>(g) any written advice received from the road authority.</p>	<p><i>The Traffic Impact Assessment demonstrates that the accesses are suitable for the proposed use, with some modification for sight distances at the southern entrance.</i></p> <p><i>The proposal complies with P2.</i></p>
--	---	---

<p>Development Standard E5.6.4 Sight distances at accesses, junctions and level crossings To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.</p>		
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>	<p>OFFICER COMMENT</p>
<p>A1</p> <p>Sight distances at:</p> <p>(a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and</p> <p>(b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.</p>	<p>P1</p> <p>The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles, having regard to:</p> <p>(a) the nature and frequency of the traffic generated by the use;</p> <p>(b) the frequency of use of the road or rail network;</p> <p>(c) any alternative access;</p> <p>(d) the need for the access, junction or level crossing;</p> <p>(e) any traffic impact assessment;</p> <p>(f) any measures to improve or maintain sight distance; and</p> <p>(g) any written advice received from the road or rail authority.</p>	<p><i>The TIA finds the sight distance at the northern entrance to exceed the Safe Intersection Sight Distance in both directions.</i></p> <p><i>Minor earthworks are required along the frontage of the southern access to improve sight distances.</i></p> <p><i>The proposal therefore complies with A1.</i></p>

Parking and Access Code

This Code applies to all use and development.

The Scheme does not specify a particular requirement for car parking spaces for the Sports and recreation (firing range) use class. The proposal includes 60 car spaces in gravel car parks for each of the three ranges, totalling 180 spaces. The TIA has found the number of parking spaces to be more than sufficient for the proposed use.

In regard to the design and construction of the access and car parking, the TIA has provided an assessment against the relevant standards and demonstrates compliance with the Scheme in regard to these matters. A condition is also included to require a Parking Plan to be submitted prior to first use of the development.

Stormwater Management Code

Stormwater from the proposed buildings, accesses and car parks can be collected and managed onsite in accordance with the requirements of this Code.

Biodiversity Code

Parts of the land are located within a Biodiversity Protection Area as identified on the Scheme maps. As there are no buildings or works occurring within these areas further assessment against the standards of this Code is not required.

Landslide Hazard Code

Parts of the land are located within Landslide Hazard Areas identified on the Scheme maps. As there are no buildings or works occurring within these areas further assessment against the standards of this Code is not required.

CONCLUSION

The report has assessed a Development Application for proposed Sporting Shooters Association of Australia (SSAA) Tasmania multi-discipline firing range at 714 Woodsdale Road, Runnymede.

Six (6) representations were made to Council raising various with concerns regarding safety, amenity and environmental matters. The applicant has provided a detailed response to the representations as considered above.

The proposal has been found to comply with all the relevant standards of the Rural Resource Zone and the applicable Codes.

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

RECOMMENDATION

THAT, in accordance with the provisions of the *Southern Midlands Interim Planning Scheme 2015* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application ((DA 2018/59) for Sports and Recreation – Firing Range at 714 Woodsdale Road, Runnymede, owned by FGI Australia and that a permit be issued with the following conditions:

CONDITIONS

General

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- 2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, which ever is later, in accordance with section 53 of the Land Use Planning and Approvals Act 1993.

Approved Use

- 3) The site and is to be used for the purposes detailed within the approved documents only, that is; Sports and recreation (firing range). It must not to be used for any other purpose without the prior written consent of Council.
- 4) The use must not commence until the range had been licensed by Tasmania Police. A copy of the licence documentation is to be provided to Council prior to first use.
- 5) Prior to the use commencing signage must be placed at regular intervals on all property boundaries identifying the use of the site and prohibiting entry.

Hours of Operation

- 6) The regular use or development must only operate between the following hours (other than during competitions, as specified in Condition 5) unless otherwise approved by Council's Manager of Development and Environmental Services:

7 days

9:00 a.m. to 5:00 p.m.

- 7) Competition days are limited to no more than 20 days per year. Council must be notified of competition dates in writing at least thirty (30) days prior to the commencement of any competition.

During competitions the use or development must only operate between the following hours unless otherwise approved by Council's Manager of Development and Environmental Services:

7 days

7:00 a.m. to 9:00 p.m.

Noise

- 8) Noise emitted from the facility must not cause an environmental nuisance to surroundign properties in accordance with the requirements of the *Environmental Management and Pollution Control Act 1994*.

External finishes

- 9) Before any work commences a schedule specifying the finish and colours of all external surfaces and samples must be submitted to and approved by the Council's Manager of Development and Environmental Services. The schedule must provide for finished colours that blend in with the natural rural landscape and have a light reflectance value not exceeding 40%. The schedule shall form part of this permit when approved.

Site remediation plan

- 10) Before the use commences a site remediation plan must be submitted to and approved by the Council's Manager of Development and Environmental Services. The plan must detail how the site will be remediated if the use ceases to allow for it to be suitable for use for agricultural use and to remediate any environmental impact from ammunition or other contaminants.

Access and parking

- 11) At least one hundred and eighty (180) parking spaces must be provided on the land at all times for the use of the occupiers in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
- 12) The vehicle access from the carriageway of the road onto the subject land must be located and finished gravel pavement in accordance with the construction and sight distance standards shown on standard drawings SD 1012 and SD 1009 prepared by the IPWE Aust. (Tasmania Division) (attached) and to the satisfaction of Council's Manager of Works and Technical Services.
- 13) A parking plan prepared and certified by a qualified civil engineer or other person approved by Council's Development Assessment Committee must be submitted to Council prior to or in conjunction with lodgement of a Building Application. The parking plan is to include:
- a. pavement details,
 - b. design surface levels and drainage,
 - c. turning paths,
 - d. dimensions
 - e. and shall form part of the permit when approved.
 - f. All parking and associated access must be constructed in accordance with the approved parking plan.
- 14) All areas set-aside for parking and access must be completed before the use commences or the building is occupied and must continue to be maintained to the satisfaction of the Council's Development Assessment Committee.
- 15) All works required by a Traffic Impact Assessment (TIA) in respect of access to the land must be completed to the satisfaction of Council's Development Assessment Committee before the use commences.
- 16) The Applicant must provide not less than 48 hours written notice to Council's Manager of Works and Technical Services (Jack Lyall 6254 5008) before commencing works within a council roadway.

Services

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

Stormwater

- 18) Drainage from the proposed development must drain to a legal discharge point to the satisfaction of Councils Manager Development & Environmental Services.
- 19) The access driveways must be drained to minimise surface runoff to the adjoining road in accordance with the requirements of the Manager Works & Technical Services.

Protection of Water Quality

- 20) Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's Manager of Development and Environmental Services before development of the land commences (refer to advice below). The SWMP shall form part of this permit when approved.

Construction Amenity

- 21) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager of Development and Environmental Services:

Monday to Friday	7:00 a.m. to 6:00 p.m.
Saturday	8:00 a.m. to 6:00 p.m.
Sunday and State-wide public holidays	10:00 a.m. to 6:00 p.m.

- 22) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - The transportation of materials, goods and commodities to and from the land.
 - Obstruction of any public footway or highway.
 - Appearance of any building, works or materials.
 - Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.
- 23) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
- 24) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manger of Works and Technical Services.

The following advice applies to this permit:

- A. This permit does not imply that any other approval required under any other legislation has been granted.
- B. This Planning Permit is in addition to the requirements of the Building Act 2016. Approval in accordance with the Building Act 2016 may be required prior to works commencing.
- C. A separate permit is required for any signs unless otherwise exempt under Council's planning scheme.

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

11.2 SUBDIVISIONS

Nil.

11.3 MUNICIPAL SEAL (Planning Authority)

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

Nil.

11.4 PLANNING (OTHER)

11.4.1 PLANNING SCHEME AMENDMENT (RZ2017/01) FOR REZONING FROM RURAL RESOURCE ZONE TO PARTICULAR PURPOSE ZONE – TASMANIAN BUDDHIST CULTURAL PARK AT 1384 TEA TREE ROAD, CAMPANIA (CT155148/1), OWNED BY HOLY TANTRA ESOTERIC BUDDHISM INCORPORATED

Author: SENIOR PLANNING OFFICER (JACQUI TYSON)

Date: 14 SEPTEMBER 2018

BACKGROUND

At the Council Meeting held on the 24th July 2018, Council resolved to initiate and certify the Planning Scheme Amendment RZ2017/01 for the proposed Particular Purpose Zone – Tasmanian Buddhist Cultural Park at 1384 Tea Tree Road, Campania.

The draft amendment and planning permit were placed on public exhibition between 4th August 2018 and 5th September 2018, in accordance with Section 38 of the *Land Use Planning and Approvals Act 1993* (the Act).

A total of ninety six (96) representations were received, during the advertising period, including those from members of the public and submissions from agencies including the Department of State Growth, Tasrail, Aboriginal Heritage Tasmania and Taswater. A further three (3) representations were received after the closing date.

This report considers the matters raised in the representations.

PROPOSAL

Planning consultants GHD, on behalf of Holy Tantra Esoteric Buddhism Incorporated have requested to rezone land at 1384 Tea Tree Road, Campania from Rural Resource to a Particular Purpose Zone for the establishment of the Tasmanian Buddhist Cultural Park.

The proposed Particular Purpose Zone (PPZ) is designed to provide certainty for the future use and development of the site and facilitate the development over time to achieve the Tasmanian Buddhist Cultural Park concept. The concept design includes a series of temples with associated buildings and structures to be used for Buddhist cultural studies, libraries, conference spaces, exhibition halls, research centres and accommodation for residents and visitors. The site will be open to the public and will host a range of religious, educational and cultural activities and events.

The proposed PPZ divides the site into three Precincts to reflect the different development intentions, as detailed below.

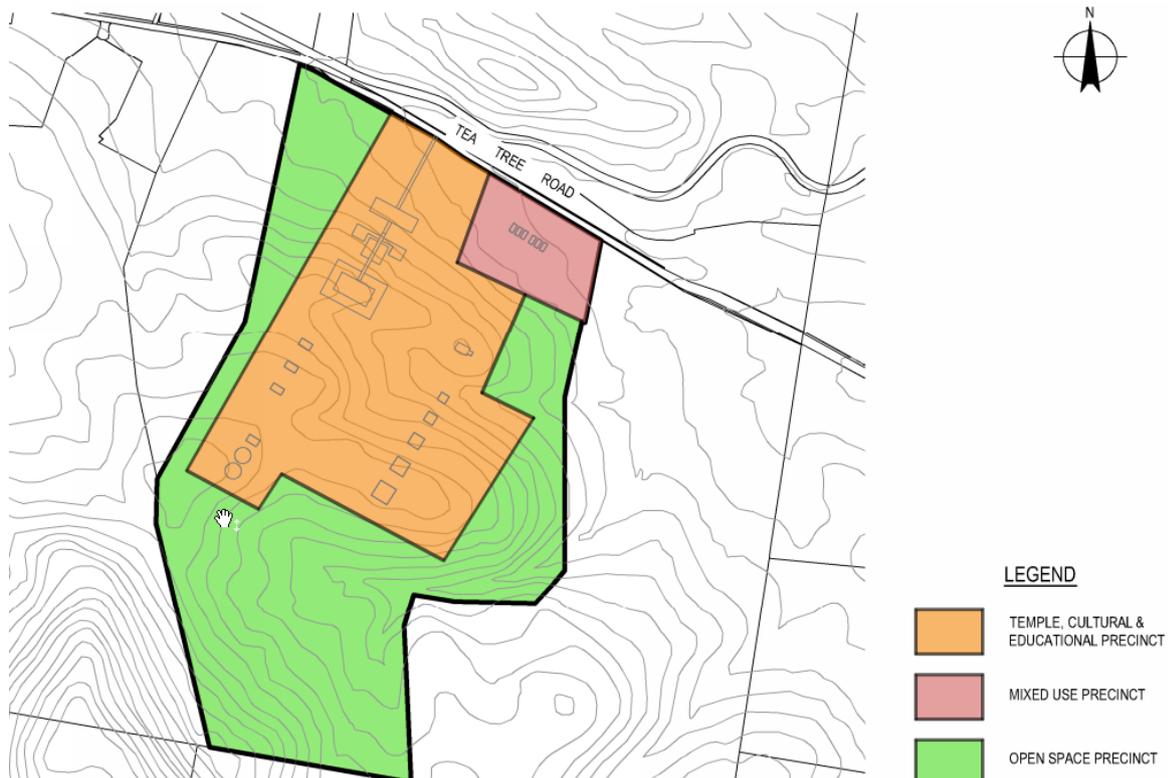


Figure 1: Tasmanian Buddhist Cultural Park Precinct Plan

Precinct	Local Area Objectives
Temple, Cultural and Educational Precinct	To provide an area for the establishment of buildings and related structures used for worship, education and research, cultural activities, meeting and conference spaces, exhibition of historical and cultural artefacts, and related activities associated with visitation and use of the Tasmanian Buddhist Cultural Park. Buildings will reflect and be consistent with the Chinese Buddhist architectural style.
Mixed Use Precinct	To provide an area within which residential, visitor and commercial use and development can occur in support of the Tasmanian Buddhist Cultural Park. The buildings and structures will be responsive to the Chinese Buddhist architectural style.
Open Space Precinct	To ensure that the balance area within the zone is maintained for its ecological, aesthetic, and landscape values. It will be characterised by retention of the existing native vegetation, and may include recreational paths and trails.

The PPZ also sets out a Use Table and a series of Use and Development Standards to guide and control future development of the site.

The proposal is for a rezoning only at this stage. If the PPZ is approved, Council approvals will still be required before any new use or development is carried out.

LEGISLATIVE REQUIREMENTS

In accordance with sections 39(2) and 43F(6) of the Act, Council must, within 35 days after the exhibition period, forward to the Tasmanian Planning Commission a report comprising a copy of each representation and a statement of its opinion on the merit of each representation and any recommendations regarding the draft amendment and planning permit it considers necessary.

Council are reminded that references to the provisions of the Act are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015. The former provisions of the Act remain in force until the Local Provisions Schedule comes into effect.

PUBLIC NOTIFICATION

Section 38 of the Act sets out that after making a decision to initiate an amendment and approve an application made under Section 43A it is to be publicly advertised for a period of at least 28 days.

In this case the draft amendment and planning permit were placed on public exhibition between 4th August 2018 and 5th September 2018.

A total of ninety nine (99) representations were received, including three (3) late submissions.

Ninety (93) of the representations are in support of the proposed amendment (including the three late submissions) and two (2) object to it. Four (4) of the submissions are from State agencies.

The submissions are detailed in the Tables below.

Table 1: Representations in support of the proposal.

No modifications to the draft amendment are considered necessary in response to these representations.

#	Name(s)	Comments
1	Manendra Pathik Trustee of Indian Cultural Society	I write to express my support towards the Planning Scheme Amendment (ref: RZ 2017/01), for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania. I went to the opening of the statues back in 2016 and it was a wonderful cultural experience. It will be great when we can see more development from the proponents. Thank you for your consideration.
2	Kosta Fzortzis Richmond IGA	I write to convey my support towards the Planning Scheme Amendment (ref: RZ 2017/01), for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania. I believe the development will bring economic benefits to the area.

3	Gina Henley	It is with pleasure I write this letter to communicate my support towards the Planning Scheme Amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026.
4	Donna Caruso Just Kidding Toys, Craft & Activities	It is with pleasure that I convey my support for the Planning Scheme Amendment (ref: RZ2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia, at 1384 Tea Tree Road, Campania. I believe the Park can help diversify the area and enrich the community with cultural experiences.
5	Waqas Durrani	I am writing to express my support towards the Planning Scheme Amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026. When built, it will be a sharing of Chinese culture and Chinese Buddhist culture, bringing positive motivation for world peace, harmonious coexistence, economic prosperity, and employment opportunities to the region and the state. We believe it will become an iconic attraction for Tasmania.
6	Hina Durrani	I am writing to express my support towards the Planning Scheme Amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026. This park will be an iconic attraction for Tasmania bringing positive motivation for world peace, harmonious coexistence, economic prosperity, and employment opportunities to the region and the state.
7	Bill Pearson Dip. TCM Life Member, Australian Traditional Medicine Society Principal Jian Shen School of Tai Chi and Qigong	I am writing in relation to the re zoning of land in the Southern Midlands. The application number is RZ 2017 01. The proposal to build the Tasmanian Buddhist Cultural Park is a unique opportunity to have such a structure in Australia and I am fully supportive of this endeavor.
8	Edgar Fergus Ho	I am writing to express my full support toward the Planning Scheme Amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026. I am fortunate enough to officially call Tasmania my home after having studied here and received my permanent residency and subsequent Australian Citizenship years ago. As an active member of the multicultural community and working with International Students as my primary profession, I have seen first-hand the rich and colourful experiences that international cultures bring to the Tasmanian people. I see this development as an opportunity to showcase to the world Tasmania's progress as a multicultural society, but also for Tasmania to become a beacon of acceptance and establish a global base for cultural education and multi-faith gathering. This cultural park project is also an excellent opportunity to educate our society on ancient architecture, alternative geological and environmental practices, as well as viewing life from a universal perspective.

		Thank you for your attention in this matter and the opportunity for me to express my humble feelings in such an important socio-cultural development that adds to the multicultural infrastructure that makes Tasmania the community destination of the world.
9	Yongbei Tan Editor Chinese News Tasmania	I am writing to express my support towards the Planning Scheme Amendment (ref:RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026. My reasons for the support to this matter are following: Firstly, I believe this project will promote diversity, peace and harmony to Tasmanian local communities. Secondly It will become an educational destination for Tasmanian local schools, university. Thirdly, it will become a holiday place to local people to visit and to spend time.
10	Ah Chai Pong	I refer to the above subject and wish to express my support towards the planning scheme amendment (ref RZ2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026. My reasons for support being that Tasmania, especially Rural Tasmania needs new development. Development creates more employment. More employment means more spending which will be beneficial to the local economy. The proposed Tasmanian Chinese Buddhist Cultural Park will attract a lot of tourists from interstate and overseas which will bring more economic prosperity and employment opportunities to the region. Like MONA, Tasmanian Chinese Buddhist Cultural Park will be the next iconic attraction for Tasmania. We should not deprive for such a high private investment in Campania & Tasmania. I sincerely hope the Council will support this fantastic project and investment.
11	Donna Cuttriss-Smith General Manager Zoo Doo Zoo	I am writing to express my support for the rezoning of 1384 Tea Tree Road, Campania (Application reference number RZ 2017/01). As a nearby business we welcome such a quality development in the area. This development enhances diversity, interest and growth to the area. On all occasions that I have interacted with representatives and associates of the Tasmanian Chinese Buddhist Academy of Australia it has been an absolute pleasure. I personally believe that their organisation and vision will have a positive impact on the community and greater region, including a benefit to all local businesses. I wish them all the best and sincerely hope that the Southern Midlands Council recognise the value of having such a unique attraction in our area.
12	Tony Hope	I write in support of the above application for a rezoning in respect to the Tasmanian Buddhist Cultural Park at Campania. Firstly, this park will be a major attraction for Tasmania which at present has no equal in Australia. It is expected to be a major drawcard for local and overseas visitors and at the same time result in more visitors to the wider area including Richmond. Secondly, the Tasmanian Buddhist community is now recognised in Tasmania as a peaceful and respectful group providing many unpaid services to the Tasmanian community. I have now had contact with the Buddhist community in Tasmania over many years and can attest to their honesty and diligence and state that they should be given every opportunity to further integrate with the Tasmanian people as exemplified by their Cultural Park.

13	Adriana Taylor FAICD Commissioner Huon Valley Council	<p>I am writing in support of the rezoning application from Rural Resource to Particular Purpose Zone, for the Tasmanian Buddhist Cultural Park in Tea Tree. This Buddhist community has for nearly thirty years now, been an enormous support, spiritually and financially to the Tasmanian community, mainly centred around Hobart. It is a tradition and custom of such communities to build a temple, as we have seen on many other rural areas of Australia, such as Wollongong, Mullumbimby and Bendigo While our own Buddhist Community's aim is to share Chinese culture and Chinese Buddhist culture, to promote world peace, tranquillity and harmony, their Cultural park invariably brings with it economic development, education and tourism benefits.</p> <p>The development of this Tasmanian Chinese Cultural Park for Australia will become an international as well as national drawcard for Tasmania, in the same way that MONA has. The extra benefit in this development is that it will be a regional, rather than a Hobart centric project.</p> <p>It is expected that it will in particular attract many thousands of Chinese visitors as a Buddhist cultural and spiritual site. I can only see increased economic prosperity for the Southern Midlands region and Tasmania as a result. Preserving Rural Resource zones for food production is important. However, I suggest that even with the rezoning to Particular Purpose this acreage will continue to be productive in a more intense agricultural way than it would under its current zoning. This community values fresh food, hard work, and self sufficiency. There will eventually be many people living and working on the site, as well as visitors. They will be catered for by local produce and the Buddhist community will no doubt use local contractors for the services they cannot themselves supply.</p> <p>I support this rezoning proposal and commend the Southern Midlands Council for its foresight and courage in supporting it.</p>
14	Tony Quinn	<p>I am writing this letter to express my support of the Planning Scheme Amendment (ref: RZ2017/01) which will make way for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania.</p> <p>I feel the development will be of great assistance to the Southern Midlands economy, as well as the economy of Tasmania. Starting with the initial development of the site at 1384 Tea Road, Campania, and contributing to the economy of Tasmania over the life of the project, through Tourism and religious pilgrimage. I strongly feel this project will be of National and International significance, giving Tasmania an international platform to showcase our wonderful state. The flow on effect of this substantial project to the region of Southern Midlands will create prosperity for the region on an ongoing basis. Over many years Master Wang has shown kindness and compassion towards all parts of the community. All that have had the opportunity to meet Master Wang would attest to his wonderful kindness and great love of humanity and the environment.</p>
15	Paul Chiu	<p>I write to express my support towards the Planning Scheme Amendment (ref: RZ 2017/01), for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania. As a over thirty years Chinese migrant in Tasmania, I am very eager to look forward a Chinese Culture Park in Tasmania. It can provide a spiritual worship place for those who have this believe.</p>
16	Martine Waldhoff	<p>I am in favour if this development. It is a wonderful example of multiculturalism and it will boost tourism for this area and most likely the whole state.</p>

17	Alfred Merse	<p>I am writing to support the proposal to rezone land and amend the text of the Planning Scheme to facilitate the establishment of the Tasmanian Buddhist Cultural Park at 1384 Tea Tree Road, Campania.</p> <p>I have been aware of this proposal for some years now and have been following it with interest as I believe it is something that will contribute greatly to the diversity of the Tasmanian community and will assist in developing cultural and educational tourism in Tasmania with the resultant economic and employment benefits.</p> <p>I have met Master Wang on many occasions and have worked closely with many of the members of the Tasmanian Chinese Buddhist Academy of Australia in organising various events and have found them to be diligent, trustworthy, hard working, honourable and generous.</p> <p>I applaud them for their vision in developing the Cultural Park concept and encourage the Council to support this very significant project.</p>
18	Anthony Weeding	<p>I support the request to amend the planning scheme to allow the Buddhist cultural park to be built. I believe the Buddhist Park will facilitate the principles supported by your council of honesty, integrity, compassion, harmony, peace and the land as it is currently zoned will not be as useful as if the Buddhist cultural Park was built.</p>
19	Ann Weeding	<p>I am writing to express my support towards the Planning Scheme Amendment (ref: RZ 2017/01 for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026.</p> <p>My reasons for support are because I believe it will be a major tourist attraction in the future that will promote economic development of Tasmania, the lands value as an agricultural resource is very low but as a tourist attraction it would be of great benefit to Tasmania. If we look at the Mona development it has generated tourism for Tasmania and interest in Tasmania, we need to build upon that interest with more tourist attractions as it is this tourism that will sustain our economic development in the future. In addition it will give rise to a benefit to the neighbouring properties of the Park.. It will give rise to more job opportunities for example the neighbouring farmers could sell their produce directly to tourists and promote thermal way of living to others there by promoting Tasmanian produce worldwide. I believe it will also help with weather anomalies in that farmers will have the opportunity to rent out their fallow land to campers in times of drought as cheap accommodation for those wishing to visit the Park and will give rise to other tourist related businesses and complement other Being a Buddhist Park it would be promoting peace and harmony in the community therefore visitors to it would likely be of benefit to the community as they would be seeking peace and harmony in the world. Currently China are one of our major trading partners and we have recently expanded our airport to have direct flights from china to Tasmania as China's economy rises their population will start to look to travel and as we are one of the neighbours of China having an attraction such as the Tasmanian Chinese Buddhist Cultural Park of Australia is likely to promote visitors to come to Tasmania to visit. If you look at the experience of Tibet they were a remote village on the side of a mountain top that struggled to survive and with the development of Buddhism there and the temples there they became a place to visit for those seeking a spiritual experience. I believe that not only having a temple in Tasmania will promote tourism not only from China but also from the rest of the world curious to see a Chinese temple in a Western country and those seeking a spiritual experience. Buddhism is more of a way of life than a religion, you can be a Christian Buddhist or an Islamic Buddhist or an Quaker Buddhist or a Confucius Buddhist or a Daoist Buddhist for Buddhism principles can</p>

		<p>be practiced by any religion without conflict with that religion in fact Buddhism promotes harmony among religions and the community therefore I believe it would be of benefit to have the Tasmanian Chinese Cultural Park of Australia. Buddhism helps to promote harmony and peace within the world. With the serenity of the Tasmanian wilderness as a backdrop I believe it could also become a place of great spiritual benefit to the world also and would encourage visitors to Tasmania. Therefore I support the planning scheme amendment for the Tasmanian Chinese Buddhist Cultural Park of Australia.</p>
20	Adam Swan & Kavita Pathik	<p>I am writing to express my support towards the Planning Scheme Amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026.</p> <p>My reason is as their neighbor, my partner and I would enjoy having a cultural park next door bordering our property. Not only for the personal interest we share in enjoying the public events that would be held, but also the value adding to the area in general both monetary and in terms of multicultural community.</p>
21	Rachel Todd	<p>It is with pleasure I write this letter to communicate my support towards the Planning Scheme Amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026.</p>
22	Bill & Brenda Hodge Members of the Tasmanian Aboriginal Community	<p>Brenda and I give our undivided support towards the development of the Tasmanian Chinese Buddhist Cultural Park of Australia (Reference RZ2017/01) We believe the approval of the project would be beneficial to promote diversity and community awareness of the Buddhist culture.</p>
23	Beverley McNeill	<p><i>I would like to write and offer my support for Planning Scheme Amendment (REF RZ 2017/01)</i></p> <p><i>I would like to express my strong support for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026</i></p> <p><i>I believe that this will make a major contribution to Tasmania both economically through development costs, and the influx of visitors both from Australia, and from other countries throughout the world.</i></p> <p><i>This development will not only enrich us as citizens in this state, but will create a peaceful and tranquil environment that we all can enjoy and participate in.</i></p> <p><i>I would like to offer my sincerest appreciation for all your efforts on behalf of the Buddhist community in Tasmania.</i></p> <p>I would like to write and offer my support for Planning Scheme Amendment (ref: RZ 2017/01). I would like to express my strong support for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026.</p>

		<p>I believe that this will make a major contribution to Tasmania both economically through development costs and the influx of visitors both from Australia and from other countries throughout the world.</p> <p>The development will not only enrich us as citizens in this State, but will create a peaceful and tranquil environment that we all can enjoy</p>
24	Jennifer Coleman	<p><i>I would like to write, and offer my support for Planning Scheme Amendments (REF RZ 2017/01)</i></p> <p><i>I would like to express my strong support for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Rd, Campania, Tasmania 7026.</i></p> <p><i>I believe that this will make a major contribution to Tasmania both economically through development costs and the influx of visitors both from Australia and other countries throughout the world.</i></p> <p><i>This development will not only us as citizens in this state but will create a peaceful and tranquil environment that we can all enjoy & participate in</i></p> <p><i>I would like to offer my sincerest appreciation for all your efforts on behalf of the Buddhist community in Tasmania.</i></p>
25	Hans Waldhoff	<p>I Hans Waldhoff of Hobart herewith full heartedly support the application which is described under the above RZ 2017/01. Myself and many of the Tasmanian community would be looking very favourably at the development which could change our view of multicultural togetherness. Developments like planned will certainly lift the awareness and spiritual thinking of, I hope, the majority of not only Tasmanians, but the whole continent and the world we live in.</p>
26	Michelle Foster	<p>I am writing to express my support towards the Planning Scheme amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026.</p> <p>My reasons for support are:</p> <ul style="list-style-type: none"> • This represents a quiet and peaceful use of the property • I consider this a strategic development for the southern end of the Council area • The owners and occupiers have always been respectful neighbours to us
27	Duncan Foster	<p>I am writing to express my support towards the Planning Scheme amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026. My reasons for support are:</p> <ul style="list-style-type: none"> • This represents a quiet and peaceful use of the property • I consider this a strategic development for the southern end of the Council area • The owners and occupiers have always been respectful neighbours to us
28	Sandra Higgins	<p>I am writing to express my support towards the Planning Scheme Amendment (Ref: RZ 201 7/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road. Campania. Tasmania 7026.</p> <p>My reasons for support are as follows Tasmania is a role model for different cultural exchanges and inclusiveness, not only for Australia but also for the world. Tasmania is a State that represents peaceful and</p>

		<p>harmonious relations between different cultures, all living side by side, with different religions and different cultures in their way of life. Tasmania is a role model for tolerance and understanding and acceptance between the different cultures that live here on our beautiful island. We have many different cultures here in Tasmania, and they show case their culture through the many activities at many venues throughout Tasmania, which are enjoyed and attended by lots of people, and with great success and acceptance in the community.</p> <p>This includes the Tasmanian Chinese Buddhist of Holy Tantra Esoteric Buddhism.</p> <p>Buddhism is world known for its banner of peace and harmony. I believe the development of the Tasmanian Chinese Buddhist Cultural Park of Australia to be built at Tea free, will bring world-wide accolades, at the foresight of Tasmanian Governments through the local councils and the State Government. Through my own experience, of over 14 years now. with the Tasmanian Chinese Buddhist of Holy Tantra Esoteric Buddhism, I can only envisage positive growth and advancement for Tasmania and the people that lives here, as well as for the whole of Australia and the world. It will be a place of peace and harmony that is extended out to the rest of the world. People will come here to learn and to practise Buddhism, as well as those coming to experience the Tasmanian Chinese Buddhist Cultural Park and to marvel at the historic culture of the buildings and the history of Buddhism. It will be a spiritual place held in high regard by Buddhist and non-Buddhist throughout the world. The Tasmanian Chinese Buddhist Park will help people to understand the spiritual practice of Buddhism. Already the Stone Guardian Lions and the Heavenly Deva sculptures at 1384 Tea Tree Road, Campania, evoke a presence of a calming and majestic nature. The construction of the I Tasmanian Chinese Buddhist Cultural Park of Australia is being funded by donations from worldwide devotees of Holy Tantra Esoteric Buddhism. The Tasmanian Chinese Buddhist Cultural Park is a selfless gift to Tasmania, to Australia from Master Wang and the Holy Tantra Esoteric Buddhism 'bringing positive motivation for world peace, harmonious coexistence, economic prosperity, and employment opportunities to the region and the State.</p> <p>A place of learning and a place of growth, the Tasmanian Chinese Buddhist Cultural Park of Australia will bring insurmountable benefits of prosperity and economic growth to Tasmania and Australia. The Tasmanian Chinese Buddhist Cultural Park of Australia will become like another part of the woven tapestry of beautiful colours that make Tasmania a place of beauty and harmony through history, culture, and spirituality.</p>
29	Gerald W Metcalfe	<p>I write to convey my support towards the Planning Scheme Amendment (ret: RZ 2017/01), for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania. I believe the development will bring economic benefits to the area.</p>
30	Paul & Jenny Wilson	<p>It is with pleasure that I convey my support for the Planning Scheme Amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia, at 1384 Tea Tree Road, Campania. I believe the Park can help diversify the area and enrich the community with cultural experiences.</p>
31	G Zito Topolino & Co	<p>I would like to express my utmost support for the planning scheme amendments in relation to the development of the Tasmanian Chinese Buddhist Cultural Park of Australia , at 1384 Tea Tree Road Campania Tasmania 7026. My support of the amendment is based on several reasons. On an economic basis this development will allow for job creation and the support of local construction businesses and the supply of building goods and equipment. The Cultural Park will become the heart and focal</p>

		<p>point for a world wide organisation, which will only add a positive arm, to the cultural diversity of the Tasmanian community.</p> <p>The Cultural Park will may help the hospitality industry will an increase in Tourists from around the globe. The Cultural Park will become a centre of excellence for the study, attracting both local and overseas students. The Buddhist community has over the last 20 years shown its willingness to become integrate into the broader Tasmanian community.</p>
32	Jean Howlett	<p>It is with pleasure I write this letter to communicate my support towards the Planning Scheme Amendment (ret: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026.</p>
33	Roger Hosie Steadfast RSM Tasmania Pty Ltd	<p>I am writing to express my support towards the Planning Scheme Amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania. We support the organisations application because we believe they bring a wonderful and peaceful cultural diversity to our community and assisting them in this way will bring long term benefits to the area.</p>
34	Andrew Wilkie MP Independen t Member for Denison	<p>Please accept this letter as a representation to the certification of an amendment to the Southern Midlands Interim Planning Scheme, 1384 Tea Tree Road Campania. The rezoning is to allow the Tasmanian Chinese Buddhist Academy of Australia to establish the Chinese Cultural Park of Australia.</p> <p>I met with Master Wang Xin De of the Tasmanian Chinese Buddhist Academy of Australia who impressed on me the scale and design of the project and I am happy to give it my full support. It will bring vibrancy and diversity to the local community, becoming I believe another iconic tourist attraction for Tasmania. This is an ambitious and far-sighted scheme of a scale not before experienced in Tasmania, comprising 10-20 stages which may take 200 years to complete. Rezoning the land is just the first stage of a very impressive project. It will bring investment and employment to the region, and with the appropriate environmental controls, make a very large social and cultural contribution to the community. This rezoning application has my full support.</p>
35	Robert Tatnell	<p>It is with pleasure that I convey my support for the Planning Scheme Amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia, at 1384 Tea Tree Road, Campania. I believe the Park can help diversify the area and enrich the community with cultural experiences.</p>
36	Jill Gray	<p>It is with pleasure that I convey my support for the Planning Scheme Amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia, at 1384 Tea Tree Road, Campania. I believe the Park can help diversify the area and enrich the community with cultural experiences.</p>
37	Jeanette & Charles Holmes	<p>We Jeanette and Charles Holmes of 1235 Tea Tree Rd TEA TREE are writing to express our support towards the Planning Scheme Amendment at 1384 Tea Tree Rd , Campania 7026. Since moving into the area the Holy Tantra Buddhists have been so welcoming to the entire area and beyond. We see their presence as an absolute asset in every way, once building has commenced we can envisage employment opportunities for the region and state. It will become a major tourist attraction for Tasmania. The land itself is of poor quality for farming, however Holy Tantras plans and vision for the 106.5 h for now and into the future looks to be truely amazing. Tasmanians should feel privileged that this peace loving religious group have chosen our state.</p>

38	Zelinda Sherlock	I am writing to express my support for the construction of the Tasmanian Chinese Cultural Park.
39	Dale Kemp Harbour Financial Planning	I would like to express my support towards the above development at Tea Tree Road. I support this development as I believe this is another step in our state becoming more culturally diverse.
40	Hung Fong Pong	<p><i>I Am writing to express my support towards the planning scheme Amendment (ref. RZ 2017/01) for the development of the above Cultural Park.</i></p> <p><i>My reasons for the support are:-</i></p> <ol style="list-style-type: none"> <i>1) The proposed development is huge & involved hundreds of millions of investment in Outlands. It will no doubt create a lot of jobs in the area.</i> <i>2) The completion of the development will bring a lot of tourists from interstate & overseas thereby bring a lot of business opportunity to the local economy.</i>
41	Damon Thomas Former Lord Mayor of Hobart	<p>I write to express my full and unequivocal support to application number RZ 2017/01.</p> <p>This application reflecting as it does many years of careful and tedious planning and community involvement will be a cultural and social icon in your community. Your council is most fortunate in having the opportunity to participate in and hopefully support this development which will be unique in the southern hemisphere. For all the talk of multiculturalism and of the need for diversity in our community there are sadly few major infrastructure projects which reflect that clear community benefit which</p> <ul style="list-style-type: none"> • fosters free expression; • passes on the culture of other lands; • creates a religious and spiritual dimension that build our community, and • brings new settlers bring to our small and somewhat isolated island home. <p>I have followed the journey of the Tasmanian Chinese Buddhist Academy of Australia, of its intense and continued determination to introduce others to a new way of looking and thinking about life, materialism and most importantly spiritual connection. I have seen over a number of years the Academy through its learned leader Master Wang bring together community leaders and influences and citizens to its various ceremonies and celebrations. To my mind we were before Master Wang began his life mission here a relatively cloistered and insular mono culture and this has and continues to change under his and other influencers and always for positive outcomes.</p> <p>Throughout the Academy's presence in the Tasmanian society I have been impressed and sometimes humbled by the high respect displayed by the Academy for individuals from all walks of life, by the group's compassion for serving the greater Hobart society without any request or solicitation for funding. In life's fast pace we are I feel as a society seeking opportunities for quiet contemplation, for learning outside of our comfort zone and for meeting people from a diverse background. The concept and the reality of this exciting new cultural park has I feel the potential to achieve all of the</p>

		<p>above positive outcomes and in addition to have your council and its community positively portrayed as a council for and of the community, embracing diversity and presenting a broad range of perspectives for community dialogue. In short this spiritual development will exist quietly but purposely within your community but become a beacon for visitors and locals alike who seek something quite special.</p> <p>I commend this project to you and wish both council and the project all possible success.</p>
42	Luke Quinn	<p>I am writing to express my support towards the planning scheme amendment (ref: RZ 2017/01) for the development of The Chinese Buddhist cultural park of Australia at 1384 tea tree Rd, Campania, Tasmania 7026.</p>
43	Olivia Parker	<p>I am writing to express my support towards the planning scheme amendment (ref: RZ 2017/01) for the development of The Chinese Buddhist cultural park of Australia at 1384 tea tree Rd, Campania, Tasmania</p>
44	Debbey Quinn	<p>I Would like to express my strong support of the Planning Scheme Amendment (ref: RZ 2017/01) which will facilitate the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026. I believe we are incredibly fortunate Tasmania has been chosen to establish the Chinese Buddhist Cultural Park, which will contribute greatly to the economy of the Southern Midlands through employment opportunities, religious pilgrimage and tourism, far into the future. I feel very strongly Tasmanians should embrace and support this great development.</p>
45	Anthony Tai	<p>I am writing to express my support towards the Planning Scheme Amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026. My reason for support is, as a person that lived in Tasmania for more than 20 years, I have witnessed the changes brought to the state throughout the years. Through these years I have learned and experienced the friendliness and openness of the people in Tasmania. I have shared the experience of Tasmanians earning a highly respectable reputation within Australia and worldwide, by offering a unique, diverse cultural experience in Hobart and beyond. By approving the Tasmanian Chinese Buddhist Cultural Park of Australia to go ahead, I believe it will only add to the dimension, diversity and richness of cultural experiences in this unique island state.</p>
46	Yer Xiong	<p>It is with pleasure I write this letter to communicate my support towards the Planning Scheme Amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026.</p>
47	Janet Blackwell	<p>It is with pleasure I write this letter to communicate my support towards the Planning Scheme Amendment (ref; RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania.</p>
48	Brett Whelan	<p>I write to convey my support towards the Planning Scheme Amendment (ref: RZ 2017/01), for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania.</p>
49	Xu Xiong	<p>I write to convey my support towards the Planning Scheme Amendment (ref: RZ 2017/01), for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania.</p> <p>I believe the development will bring economic benefits to the area.</p>

50	Susan Campbell	It is with pleasure that I convey my support for the Planning Scheme Amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia, at 1384 Tea Tree Road, Campania. I believe the Park can help diversify the area and enrich the community with cultural experiences.
51	Eric Rolle Campania Bar & Bistro	I write to convey my support towards the Planning Scheme Amendment (ref; RZ 2017/01), for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania. I believe the development will bring economic benefits to the area.
52	Amy Carnes	It is with pleasure I write this letter to communicate my support towards the Planning Scheme Amendment (ref; RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026.
53	Peter Miller	I write to convey my support towards the Planning Scheme Amendment (ret: RZ 2017/01), for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania. I believe the development will bring economic benefits to the area.
54	Vanessa Hollister	I am writing to express my support for a change to the Southern Midlands Council Planning Scheme in relation to application RZ 2017/01. I believe the rezoning of land at 1384 Tea Tree Road, Campania, to allow for the development of the Tasmanian Buddhist Cultural park would be beneficial for both the Buddhists and the wider Tasmanian community.
55	Kerri Sharman	I believe the rezoning of land at 1384 Tea Tree Road, Campania, allowing for the development of the Tasmanian Chinese Cultural Park of Australia would be extremely beneficial not just for the local community but also for the wider Tasmanian community. This is an exciting and unique development for Tasmania and it would be disappointing if it were to be held up or restricted due to Planning Scheme. Thank you for accepting my letter of support.
56	Fei He	<p>I am writing to express my support towards the Planning Scheme Amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026.</p> <p>My reasons for support are boosting local economic development, promoting the Chinese Buddha culture, enhance religion of local community and booming Tasmania tourism, create the job opportunity for local.</p>
57	Hon Rebecca White Tasmanian Labor Leader	<p>The Tasmanian Labor Party understands the Tasmanian Chinese Buddhist community's Tasmanian Chinese Cultural Park of Australia (TCCPA) at Tea Tree Road, Campania proposal is open to receive representations.</p> <p>The Tasmanian Labor party has met previously with Master Wang and the Tasmanian Chinese Buddhist community regarding the proposed development and requirements under the planning scheme.</p> <p>Tasmanian Labor remains supportive of this project.</p> <p>We believe the mix of languages, cultures and traditions from around the world has made our Tasmanian community more diverse, more vibrant and more colourful. The proposed Chinese Cultural Park is a large and ambitious project that would add another rich cultural experience to Tasmania.</p> <p>I look forward to following the work of the Chinese Buddhist community as their plan progresses through the Southern Midlands Council.</p>
58	Lyn Jones	I support the re-zoning of land for the purpose of the construction of the Tasmanian Chinese Cultural Park of Australia. RZ2017/01

59	Philip Temple	<p><i>I am writing to express my strongest support for the proposed zoning changes, and truly hope you are able to make this happen.</i></p> <p><i>I was born and raised in Tasmania, and I have travelled to many countries. I am particularly interested in history, both of the Classical World, and of course China. In my opinion I believe that you will make history if this development can be completed.</i></p> <p><i>It will impact significantly on the Tasmanian economy, and on your own local community bringing great benefits to everyone. I believe there is extraordinary potential inherent in the proposal of such a grand historical park, of such world importance.</i></p> <p><i>The influx of tourists, and the religious pilgrims from around the world will enrich the whole of Tasmania, and indeed Australia.</i></p> <p><i>But I think that the truest measure of this proposed park is historical, and it is a lasting gift that you will be passing down to future generations of Tasmania, and of course Australia.</i></p> <p><i>To have such a premier world class development happening in our state, will reinforce the diversified culture we have, and will shape the greater diversified culture that we will become. This is because of your vision, your passion, and hard work.</i></p> <p><i>I believe that this proposed development will enrich each one of us as individuals, and will lead to a great flowering of Tasmanian culture, where Tasmania leads the world.</i></p> <p><i>Once you achieve such a fantastic result for Tasmania, you will know for the rest of your lives that this only happened because of your wisdom, caring, and endless hard work.</i></p> <p><i>I think that you are all truly visionary, and truly want to congratulate you, and thank you for making such a wonderful future possible.</i></p>
60	Nova Huizing	<p>I am writing to express my support towards the Planning Scheme Amendment Fee (ref: RZ2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania, 7026. My reason for support is that the Chinese culture and Chinese Buddhist culture brings positive motivation for world peace, harmonious coexistence, economic prosperity and employment opportunities to Tasmania. It could also become an iconic attraction for Tasmania.</p>
61	Robert Goudsouzian	<p>I would like to register my support for the rezoning of land at tea tree road Campania From rural resources zone to particular purpose zone for the Tasmanian Buddhist cultural park</p>
62	Kevin Quinn	<p>I am writing this letter to express my support of the Planning Scheme Amendment (ref: RZ2017/01) which will make way for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania. I feel the development will be of great assistance to the Southern Midlands economy, as well as the economy of Tasmania. Starting with the initial development of the site at 1384 Tea Road,</p>

		<p>Campania, and contributing to the economy of Tasmania over the life of the project, through Tourism and religious pilgrimage. I strongly feel this project will be of International significance, giving Tasmania an international platform to showcase our wonderful state. The flow on effect of this substantial project to the region of Southern Midlands will create prosperity for the region on an ongoing basis. I appeal to the southern midlands council to support this project, [ref: RZ 2017/ 01]</p>
63	Jean Quinn	<p>I am writing this letter to express my support of the Planning Scheme Amendment (ref: RZ2017/01) which will make way for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania.</p> <p>I feel the development will be of great assistance to the Southern Midlands economy, as well as the economy of Tasmania. Starting with the initial development of the site at 1384 Tea Road, Campania, and contributing to the economy of Tasmania over the life of the project, through Tourism and religious pilgrimage. I strongly feel this project will be of International significance, giving Tasmania an international platform to showcase our wonderful state. The flow on effect of this substantial project to the region of Southern Midlands will create prosperity for the region on an ongoing basis. I appeal to the southern midlands council to support this project, [ref: RZ 2017/ 01]</p>
64	Zhipeng Yan	<p>I write to convey my support towards the Planning Scheme Amendment (ref: RZ 2017/01), for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania.</p> <p>I believe the development will bring economic benefits to the area.</p>
65	Sou Fong	<p>I am writing to express my full support towards the planning scheme amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia, located at 1384 Tea Tree Road, Campania, Tasmania 7026.</p> <p>I have resided in Melbourne for the last 10 years but I grew up in Tasmania. I have been associated with the Tasmanian Chinese Buddhist Academy of Australia for more than 15 years. I have assisted and partaken in an abundance of their Buddhist events and I have found their local initiatives to be very inclusive. As a loyal Tasmanian, I think that the build of this Cultural Park would mean development for the state. Development will mean economic benefits. Consider local employment during construction and everyday running of the complex after that. The venue would attract international and interstate tourism, which would certainly be favourable. For example the Great Stupa of Universal Compassion located in Bendigo, Central Victoria or the Nan Tien Temple in Berkeley, Wollongong. The economic trickle down effect for Bendigo and Wollongong are vast: the spend for large tourist groups or day-trippers visiting for special events like Chinese New Year or Buddhist's birthday would be plentiful. Educational tourism is another source worth considering also. From what I can observe, Tasmanian tourism group Discover Tasmania is very skilled at showcasing the best of what this state can offer, no doubt that when you have award winning single malt whisky producers and wineries, outstanding galleries like the Museum of Old and New Art in that space, the Tasmanian Chinese Buddhist Cultural Park of Australia would just be another marketable site to add to their destination list. Therefore, I hope that the Council will seriously consider backing this project. I hope that the pros I have marked out are self-explanatory and the Council will do what is best for the growth of Tasmania and its citizens.</p>

66	Sandra Richards	<p>I am writing to express my support towards the Planning Scheme Amendment (ref: RZ 2017/01 for the development of the Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tas 7026.</p> <p>My reasons for support are:-</p> <p>The Amendment application publicised online in the Agenda for the Council meeting of 24th July 2018 includes experts reports that do not indicate any major concerns that could not be overcome for the proposed use of the land as planned for the development of the Cultural Centre. Like several other properties nearby on the same side of Tea Tree Rd there is little land on the site that is suitable for successful profitable agricultural use. This is supported by the Land Survey report attached to the Amendment application</p> <p>Where land is zoned as "Agricultural " but has little substantial good quality cropping or grazing capacity other use options proposals for the land should be encouraged and re zoning, if necessary, be allowed if there are no adverse effects on surrounding agricultural land. The development of the Cultural Park would bring employment and investment into the local and Tasmanian Economy over the long construction period and ongoing as it's operation as a place of learning. The Cultural Park will enhance the tourism industry within the Coal River Valley. Thank you for your attention to this matter.</p>
67	The Hon Sue Hickey MHA Speaker of the House of Assembly	<p>I write to offer my support for the Rezoning application for the Buddhist Cultural Park, which is I understand, presently before the Council for consideration. I have for many years witnessed the significant community commitment of the Buddhists, their untiring focus on their spiritualism and wellness. Master Wang tells me that they are keen to start the project. This proposed Cultural Park will be a significant complex for your council and will attract world-wide interest and visitation.</p> <p>In summary you are advised that this project has my support.</p>
68	Amy Koh Yan Mei	<p><i>I am writing to express my support towards the Planning Scheme Amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026.</i></p> <p><i>My reason for support is that I strongly believe in its vision for bridging the Chinese culture in Tasmania. As a potential iconic attraction, showing its diversity as well as bringing economic prosperity for Tasmania.</i></p>
69	Ron Franks CEO Crime Stoppers Tasmania David Daniels Chair Crime Stoppers Tasmania	<p>We are pleased to acknowledge our long-standing collaboration and engagement with the Tasmanian Chinese Buddhist Academy, Master Wang and the local Buddhist community.</p> <p>Over many years, Crime Stoppers Tasmania has had ongoing engagement with the Academy and the Buddhist community in pursuit of a safe and crime-free Tasmania. During this time, our mutual values of community, peace, trust and collaboration have held our relationship in good stead. We express our gratitude for the positive contribution that Master Wang and the Academy provide daily within our local community and we look forward to continuing our valued relationship and ongoing efforts to keep our state safe. Crime Stoppers Tasmania is committed to working with valued community organisations and we have no hesitation in providing this letter of support.</p>

70	Rosalind Goodsell	<p>I am writing to express my support towards the Planning Scheme Amendment referred to above, for the development of the Tasmanian Chinese Buddhist Cultural Park at 1384 Tea Tree Road, Campbell. My reasons for wishing to support this Amendment for rezoning the property as a Particular Purpose Zone, are outlined below.</p> <p>(i) <u>Recognising the value of a peaceful, reflective precinct to the wellbeing of the wider community</u> As a member of the Australian/Tasmanian division of a major multifaith body, Religions for Peace International, and an active volunteer with interfaith events for the past 12 years,</p> <p>I respect and support this proposal for a faith-based cultural precinct in a quiet rural setting. My frequent interactions with the Jin-Group Dhyana Community reassure me that people from all faiths, cultures and traditions will be welcomed as visitors, not only those with a Buddhist commitment. The Community has already shown a consistent practice of offering a warm and generous welcome to people from all walks of life, during local cultural celebrations and other special events. The proposed Chinese Buddhist Cultural Park will greatly extend opportunities for this tradition of open-hearted hospitality that has its foundation in the spiritual teachings of Shakyamuni Buddha.</p> <p>We are all coping with times of rapid technological change, political instability, economic uncertainty and climatic challenges. Havens dedicated to peace and goodwill are urgently needed for the wellbeing of communities worldwide. Many of the planet's most beautiful, inspiring and enduring cultural precincts have their</p>
----	----------------------	---

origin in the teachings of humanity's great spiritual traditions, and a common desire to recreate "heaven on earth". The proposers of the development have stated in their information brochure that this will be "a long-term generational project" and "a protection of our mental environment, a deliverance of our spirituality". To me, these words clearly indicate a responsibility and commitment well into the future.

ii) Custodianship of the rural environment

My prior training and work in plant science, agricultural science and horticulture enabled me to consider the proposed development from a rural resource perspective. As this has been the most recent zoning for the property, I feel it would be crucial for a development of this scope and purpose to feature, maintain and enhance rural environmental elements under a Particular Purpose rezoning. From the proposers' printed information and artists'

impressions provided, the development would seem to incorporate well-spaced, carefully designed buildings in open natural parkland with extensive areas of tree-plantings and limited formal garden sites. Thoughtful site selection in undulating countryside, combined with detailed environmental planning, appear to be integral to the project.

I am aware that one of the early objectors to the project expressed concerns about an aesthetic disharmony, between the Tasmanian natural rural setting and the proposed use of traditional Chinese bright colours in oriental architecture planned for the site. In their program for the inauguration of the two Guardian lions and Four Heavenly Devas, the proposers stated: "We believe its magnificent scale and traditional oriental building style will bring vibrant colours and diversity to the local community and to Tasmania, becoming another iconic tourist attraction of Tasmania." These

		<p>differing viewpoints about the appropriateness of cultural diversity in a natural environment cannot be simply brushed aside). However, my contact with the Jin-Gang-Diyana Community leads me to believe that serious consideration will be given to wider community feelings about the issue, and that the planners will work towards an ultimately pleasing project landscape in harmony with the surrounding rural environment.</p> <p>My confidence in the long-term custodianship or stewardship of this property is also supported by the proposers' statements about the benefits of highly favourable <i>feng shui</i> in the geography of the site. The inauguration program booklet (May 2016) and the recent information brochure both refer to the amelioration of adverse climate change effects over significant areas, when natural elements are combined with structures designed on spiritual principles and the regular performance of harmonising practices.</p> <p>(iii) <u>Opportunities for the sharing and conservation of traditional Chinese culture</u></p> <p>The Jin-Gang-Diyana Community in Tasmania has been a committed supporter of wider public appreciation of Chinese fine arts, music and ceremonies. The proposed development would offer further opportunities for the conservation of traditional cultural assets and skills, as well as displays and the celebration of special festivals. In Australia's multicultural-multifaith society, such sharing has the potential to facilitate greater understanding and "bridge-building" among our ethnic groups.</p> <p>Although I had initial concerns about aspects of the rezoning – particularly water access, upgrading of Tea Tree Road to cope with high traffic on many occasions, and adverse impacts on local "residential/business amenity" – I have been reassured by Council staff that these issues have already been addressed in earlier stages of planning. For the reasons given above, I am therefore happy to support the application for an Amendment to have the property rezoned under the Southern Midlands Intertier Planning Scheme.</p>
71	Mao Ding	<p>I am writing to express my support towards the Planning Scheme Amendments (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026 Australia is a vibrant and multicultural nation, the country considers the rich cultural diversity as its main strength which embodies its national identify.</p> <p>My reasons for support is the development will demonstrate unique cultural & religion diversity not only in the local area but also in Tasmania, Australia,</p>

72	Chris Kolodziej Cranes Combined	<p>We had the pleasure of carrying out the installation of the first phase of a project that is being built by the Chinese Buddhist Academy at Campania in 2016, and have been asked to express our support for the Planning scheme amendment (RZ 2017/01). It is something that we are more than happy doing, as I consider that it is truly worthwhile for Tasmania, and please find an attached letter of support of the project. Hoping for a sympathetic view, and a positive response.</p>
73	<p>Stephen Tsung LLB, BEc, CPA</p> <p>Director, OBOR China Consultants Pty Ltd</p>	<p>We are making a representation in terms of S35E of the Act. We request this representation be provided to Tasmanian Planning Commission for their consideration for the approval of subject matter. Should there be a public hearing held by The Tasmanian Planning Commission to consider this and other representations please notify us of date and time of such hearing beforehand in order we can attend the hearing,</p> <p>During the introduction of Council's 2015 Interim Planning Scheme we note the following objection to TCBCP by the Quarry next door. We also note Council's resolution of this objection. We note Council's advice on this objection as follows.:</p> <p><i>"The reasons for the objections were that the Buddhist Cultural Park had not been applied for or approved at that time and concerns over the impact on upgrading the nearby quarry to Level 2. There are statements in the 30J report by Council responding to the objections as follows:</i></p> <p><i>"Planning schemes need to be forward looking, and 'aspirational'. If they were to simply account for what exists, they wouldn't be 'planning' schemes. It is appropriate to retain the Tasmanian Chinese Buddhist Cultural Park as an objective.</i></p> <p><i>The proposed TCBCP is not the only major concern with the representor's proposed quarry upgrading to Level 2: The representor's Quarry property is very small compared to the area covered by Standard Recommended Attenuation Distance (SRAD) for Level 2 quarries. The great majority of the SRAD would be on other people's land. Three such properties would be entirely covered by the SRAD and a large proportion of several others would be covered also. This will significantly impact the future development and use potential of all of this land – not just the TCBCP land. This adversarial impost would appear to be unfair and counter to the fairness objective of Tasmania's Resource Management and Planning System."</i></p> <p><i>"Also a late submission was received that considered the impact of the Level 2 quarry on the land at 1384 Tea Tree Road. This matter was then resolved through an urgent amendment to the planning scheme which applied an attenuation buffer around the quarry. The buffer removed any uncertainty of the effect of the Attenuation code in the Interim Scheme."</i></p> <p>We note the Attenuation involved in the case of the Quarry would be mostly noise generated by the Quarry in its operation.</p> <p>We note Council staffs' favourable comments on the subject proposal and it is: "The proposal has found to be consistent with the applicable objectives and sections of the Act, State Policies and the Southern Tasmanian Regional Land Use Strategy. It is recommended that the Council agrees to initiate the planning scheme amendment and exhibit it for public comment." We fully support Council staffs' conclusions.</p> <p>We recommend the draft LPS should apply a provision of the SPPs to an area of land contained in CT155148/1; and/or the draft LPS should contain a provision that an LPS is permitted under section 32 of the Act.</p> <p>We note TCBCP has widely publicised the proposed development and have recently submitted 409 signatories in support of the proposed project. We understand that the public community within the Council boundaries are well informed by the applicant on this project. We also note there are no unresolved objections by the public to speak of.</p> <p>We note TCBCP is a significant economic development within the Council LGA and we would like to strongly support the subject matter and TCBCP's subsequent development in terms of DA and BA which we believe will be submitted after approval of this re-zoning.</p> <p>Our company OBOR is a firm of international consultants whose main work is to facilitate overseas investments into Tasmania and to assist and facilitate local produce and service providers exporting their product to China and South East Asia. Our Company advises clients on, inter alia, three areas in this State (1) Hotel Development (2) Tourism development (3) Residential development. Our Company has offices in Beijing and Hong Kong.</p> <p>We strongly support TCBCP for the following reasons:</p> <ol style="list-style-type: none"> 1. It is a major project that supports and conforms with Tasmanian State Government policies for Economic growth. 2. It is a major project that complies with and supports your Council's strategies and is consistent with the Southern Regional Land Use Strategy. 3. It is a project which is open to the public as a place of worship, providing spiritual service, providing religious and spiritual learning.

		<p>4. the project is a tourist attraction and a tourist/pilgrim accommodation facility.</p> <p>5. Many but not all the services provided by TCBCP will be free of charge to the public.</p> <p>6. The funding for the project will be from overseas capital donation therefore bringing into Tasmania substantial overseas capital inflow.</p> <p>7. The project fulfils Council's declared objectives of</p> <ul style="list-style-type: none">a. Increasing local population,b. Provide Cultural Diversity,c. Provide health and wellbeing services including spiritual and mental health,d. Create and Support tourism product,e. Create a new business,f. Create educational opportunities,g. Provide local employment.h. In addition, it provides a local Religious and Spiritual icon within Council LGA. <p>It will be very difficult to find another project which will cover so many of Council's objectives and have all these attributes all at the same time.</p> <p>8. The applicant for rezoning TCBCP has submitted to Council a very detailed and comprehensive application. The application was compiled with expert professional advice at great cost to the applicant. The application included the following attached reports:</p> <ul style="list-style-type: none">a) Land Capability Assessment (Doyle Soil Consulting);b) Ecological Assessment (ECOTas);c) Traffic Impact Assessment (GHD);d) Wastewater Assessment (SEAM Environmental);e) Bushfire Assessment (Castellan Consulting);f) Aboriginal Assessment (Cultural Heritage Management Australia);g) Visual Impact Assessment (GHD);h) Economic Impact Assessment (Economic Impact Assessment);i) Water Service information <p>There is a saying currently in Tasmania there are only four games in town. And they are (1) Hotel development (2) Tourism projects (3) International student intake and services and (4) Residential housing.</p> <p>Tasmanian State Government is actively encouraging all the above "four games".</p> <p>We are excited about TCBCP because the project transcends three of the above "four games"</p> <p>In the 2016 Census the number of people in Tasmania who identified as Buddhist grew by 438 from 2011 to reach 4,049 in 2016, TCBCP will be the only substantial Buddhist temple in Tasmania to service these 4,049 Buddhist followers.</p> <p>CFPS (China Family Panel Studies) 2014 survey found 16% of the Chinese population to be Buddhism followers. This is the largest religion by number of followers in China.</p>	
--	--	---	--

		<p>Currently there are some 3,000 international students from mainland China studying in Tasmania mostly at UTAS in Hobart. From the above statistics we can surmise some 500 of these students would be Buddhism followers. TCBCP would be providing a service and attraction to these students and Campania would not be very far for them to travel. Hobart currently lacks such facilities.</p> <p>There are Buddhism temples on large sites in every State of Australia except Tasmania.</p> <p>New South Wales</p> <p>Nan Tien Temple in Wollongong is the largest Buddhist Temple in the Southern Hemisphere, the land covers several square kilometres in size was donated by the Australian Government and the temple was built in 1995. It is located in Berkeley NSW very close to Wollongong and it is now a major Tourist attraction. In the year ended 31 March 2018, 1.9 million visitors visited the Temple. These visitors consist of Pilgrims, Students, Local Buddhism followers and everyday tourists. The site consists of Temple, Learning Institute and a 100 room hotel for pilgrims.</p> <p>Lankarama Buddhist Vihara in Schofield NSW</p> <p>Wat Phrayortkeo Dhammdyanaram Lao Buddhist Temple in Edensor Park NSW</p> <p>Victoria</p> <p>The Great Stupa of Universal Compassion is a sacred Buddha Monument of 164 feet high near Bendigo Vic. It housed a 2.5 metre tall Jade Buddha for Universal Peace Statue. It also houses a Great Stupa exhibition Centre.</p> <p>Newbury Buddhist Monastery set on a 150 acre property in the Wombat State Forest in Victoria. It is located in Blackwood Vic.</p> <p>Yun Yang Temple in Narre Warren North Victoria.</p> <p>Queensland</p> <p>Fo Guang Chung Tian Temple at 1034 Underwood Road, Priestdale QLD</p> <p>Buddhist Vihara of Queensland Inc at Goodna QLD</p> <p>South Australia</p> <p>Nan Hai Pu Tuo Temple of Australia in Sellicks Hill SA</p>	
--	--	--	--

		<p>Zhulin Buddhist Association of South Australia Buddhist Temple in Ottoway SA Buddha House in Magill SA</p> <p>West Australia</p> <p>Sri Lanka Buddhist Vihara Temple in Kenwick WA</p> <p>Fo Guang Shan Buddhist Temple in Marylands WA</p> <p>Bodhinyana Buddhist Monastery in Serpentine WA</p> <p>As we can see there are Buddhist Temples in every other State except Tasmania. To advance Cultural Diversity and to service the local Buddhism followers and International students who are here temporary and to attract overseas visitors and pilgrims these are strong arguments for the approval of TCBCP. Much work has been done and funds invested to procure the site and to place the four Heavenly Devas and the two Lions on the site already. The site chosen is no ordinary site it is a pre-ordained Buddhist auspicious site for a designated temple. It is a long-term project for which there is an urgency for a commencement.</p> <p>We will support Council's decision to have the first Buddhist temple in Tasmania in your LGA. It will be the first large Buddhist Temple and a magnificent icon for this State.</p> <p>The Tasmanian economy has been buoyed by Tourism and growth in International students and the education market. Up till now Tasmania has seen excellent growth in tourist numbers from mainland Australia and elsewhere but not from Chinese tourists. Visitor numbers to Tasmania last year exceeds 1.2 million people. But visitors from China to Tasmania only accounted for some 30,000 tourists last year compared to 1.4 million Chinese tourists who visited Sydney, Brisbane, Gold Coast and Melbourne. Reason for this is because there are no direct flights to and from Hobart to China. Prior to March 2018 Hobart airport runway being a Code C runway was not long enough for international flights to land. Hobart runway was extended from Code C to Code E and the extension was completed in March 2018. But to date no Airline has commenced direct international flights from Hobart apart from Qantas cargo flights from Hobart to Ningbo China. Currently visitors from China have to go via Melbourne and this is a key factor stopping growth in Chinese Tourists from visiting Tasmania. Anticipating direct flights has led to a surge in Hotel developments in Hobart to cater for the expected growth in tourism. There are now 14 new hotels being proposed or being built in Hobart CBD and one 300 rooms Hotel IBIS Hobart completed in July 2017. Maq1 Hotel also opened in 2017. Direct international flights from Hobart will commence but no one knows when. Once direct flights to and from China start we can expect Chinese Tourists visiting Hobart to increase from 30,000 per year to 100,000 per year within two years. In anticipation for this tourism growth there are tourism projects such as the Mt Wellington Cableway project. Our company has many clients willing to invest in Tourism projects.</p> <p>TCBCP when built will no doubt be a major tourism attraction in conjunction with MONA, MT Wellington Cable Car, Port Arthur, Freycinet and Cradle Mountain. We believe the estimate of 50,000 visitors in the near term and 130,000 in the medium term for TCBCP is realistic.</p> <p>In conclusion, we would like to say based on our Company's many years of business experience here in Hobart and our knowledge of the local tourism and international student market TCBCP would be an outstanding project, it will be a win-win position for the local people in your LGA. It will provide an attractive religious, spiritual, educational and tourist icon for Hobart. Looking at it from a Religious angle, Spiritual service angle, Cultural diversity angle, Business angle, attracting international student angle, providing employment angle, service to local Buddhism followers angle, economic growth angle, Capital inflow angle they are all positive arguments why this project should proceed on the site selected.</p> <p>This comment is not made lightly but only after due consideration and research and understanding Master Wang's objective and strategy over many years. Please contact me if necessary.</p>
74	Robert Ransley	<p>I am writing to express my support towards the planning scheme Amendment for the development of the Chinese Buddhist Cultural Park at 1384 Tea Tree Road Campania Tas, 7026. My reason for giving my support to rezoning is that Being a single father myself, my Daughter Monika and I were invited to the opening of the park and we spent a lovely day there learning about their culture, and being entertained as well as visiting the statues of the gods. I found them to be a very friendly and helpful bunch of people and I think it would be a shame if the plans can't go ahead. My family have lived in Tea tree for over 40 years and although I don't live in the district I spend a lot of time there.</p>

75	Michael Atha	I write to convey my support towards the Planning Scheme Amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania. I went to the opening of the statues back in 2016 and it was a wonderful cultural experience. I also drive past the property regularly and still enjoy looking at the statues. I hope that more development will happen on site in the near future.
76	Susanne Ransley	I wish to express my support towards the Planning Scheme Amendment RZ 2017/01 for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania, 7026. I have been a resident of Tea Tree for over 40 years and in my opinion the Cultural park is definitely a step in the right direction not only for Tea Tree / Campania area but for the entire state of Tasmania. Anything that has such a positiveness for the future of Tasmania has to be a good thing. I attended the opening of the park with members of my family and will admit I was sceptical, but having attended and heard the plans for the future and also was entertained it was a magnificent day and at a time in my life when I greatly needed support myself as my husband was dying, I felt a serenity and peacefulness about the place that I found very strange as I am in no way religious. I find members of the Buddhist community to be always friendly and helpful, they on occasion pop in to check on my welfare. I, along with my grandchildren are looking forward to see what further developments are carried out .Please give their future development plans your utmost consideration and I will be happy to attend any meetings etc in support of them.
77	Sam Xu	This is Sam, radio announcer in Edge radio 99.3, Hobart, member of Australian Chinese Calligraphy Association, member of CCAT, President of Zhejiang Association, Tasmania. As a cultural transmitter I am putting note to express my support to the planning Scheme Amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania, 7026. To my point of view, firstly I am not only a Chinese, but on the religious perspective, a Buddhist. Secondly, I believe the park will definitely attract many overseas visitors, typically Chinese. Standing on the cultural aspects, this could bring potential benefits, developing cultural exchange, stimulating economic growth even. Finally, I believe that place would bring peace to the local residents, and present Australia is a multicultural and multi religious nation. In conclusion, religious diversity could make the community more vibrant. The park would be direct image for outside.
78	Kate Gillham	<p>I am writing to express my support towards the Planning Scheme Amendment (re RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026.</p> <p>I support this development whole heartedly. The presence and inclusion of the Tasmanian Buddhist Community in our community has done nothing but enrich and add value to our rural town and I am sure Tasmania as a whole.</p> <p>The proposed development enhances our community and places the Southern Midlands on the map at an international level.</p> <p>To date the development at the proposed site is not only beautiful but significant in the development of our community.</p> <p>I look forward to the day that the vision of the Tasmanian Buddhist Community is fulfilled in Campania as it becomes the vision of our whole community.</p>

79	Kerrie Goudsouzian	I would like to register my support for the above development. This is a wonderful cultural exchange, I also think it is very progressive for the council to allow this to proceed. I feel it would benefit the community in many ways some of which would be the exposure to another culture as well as education and the tourism aspect for our area. Master Wang and his Buddhist monks support a lot of local charities and it would be a wonderful asset to Southern Midlands to approve this project.
80	Prof. Dr. Robert Robinson Jr	I am writing to express my sincerest support towards the Planning Scheme Amendment (Ref: RZ 2017/01) for the development of the Tasmanian Chinese Cultural Park of Australia (TCCPA) at 1384 Tea Tree Road, Campania, Tasmania 7026. Multi-culturalism is vital for the success of the Commonwealth of Australia, and the historic City of Hobart remains as a valuable integral part of bringing this theme to the state of Tasmania. The cultural enrichment Master Wang and the Tasmanian Chinese Buddhist Academy brings to local residents is exceptional and exemplified through their many events and public performances: The Bathing Buddha Ceremony, the Christmas Pageant, Chinese New Year Cerebration, the Annual Academic Symposium, and the Lion Dance, are only a few to name. The TCCPA will not only further enable the Academy to continue and promote these endeavours, but to also promote human values and foster inter-religious harmony in concert with Australian principle of promoting human values on the basis of oneness of humanity and building closer religious understanding among the major faiths. Thus, I sincerely believe TCCPA aims to create a more compassionate world through developing inner peace and is worthy of any assistance that can be rendered as it has the potential to benefit all Tasmanians.
81	Sandra Nichols	It is with pleasure that I convey my support for the Planning Scheme Amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia, at 1384 Tea Tree Road, Campania. I believe the Park can help diversify the area and enrich the community with cultural experiences.
82	Robin Howlett	I write to express my support towards the Planning Scheme Amendment (ref; RZ 2017/01), for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania I went to the opening of the statues back in 2016 and it was a wonderful cultural experience. It will be great when we can see more development from the proponents.
83	David Danials OAM Past District Governor Lions	It is indeed my pleasure to write to you in support of the Tasmanian Chinese Buddhist Academy, Master Wang and the Tasmanian Chinese Buddhist Cultural Park (RZ2017/01). The Lions organisation have been involved with Master Wang over several decades. It was my honour, when District Governor in the year 2012/2013, to present to Master Wang and the Buddhist community a Melvin Jones Fellow, the highest award in the Lions International Foundation. Lions international With over 46,000 clubs and over 1.4 million members. Lions International is the world's largest Service Club Organisation. Lions is also one of the most effective - making a significant impact in local communities and globally. The needs are great and services broad, including sight, health, youth, elderly, the environment and disaster relief. The Lions International network has grown to include over 200 countries and geographic areas. In 2017 Master Wang and his members supported our National Convention in Hobart where we had a record of 1080 delegates in attendance, the largest in Tasmania. I am delighted to offer this letter of support and we are committed to working with Master Wang and his organisation for many years.
84	David Keyes	I have been advised that there is an opportunity to make a representation in support of the project to build a Tasmanian Chinese Cultural Park at

	M.R.I.N., J.P	1384Tea Tree Road Campania. . May I indicate my very strong support for the expeditious and favourable processing of the formalities which will allow this remarkable project to proceed. Tasmania is very fortunate that it has been chosen as the location for this remarkable initiative, particularly so as there is no public concern about the promulgation and dissemination of the Buddhist philosophy, which is never aggressive and does not seek to disrupt our civil society, but rather to support the qualities of life which are universally held in high esteem. I have been fortunate to visit the Buddhist establishment just South of Wollongong, NSW, and was deeply impressed by the both the architecture and the ambience of this remarkable collection of buildings. If we can emulate this achievement in Tasmania it can only be to the benefit of our community, and I strongly support the application which is now before the Council.
85	Ella Haddad Labour Member for Denison	I have had the opportunity to meet and spend time with the community behind this project and would like to state my support for any initiative that will help the broader Tasmanian community learn more about Buddhist culture and practices. Developing spaces for interaction will help us build mutual understanding, which in turn will lead to a more open and inclusive Tasmania.
86	Miranda Tai	<p>I am writing to express my support for the Planning Scheme Amendment at 1384 Tea Tree Road, Campania (RZ 2017/01) for the purposes of the Tasmanian Chinese Buddhist Cultural Park of Australia.</p> <p>I refer to the Southern Tasmania Regional Land Use Strategy ('strategy'), in particular the following two themes, as the basis of my support:</p> <ul style="list-style-type: none"> - Cultural Values (Section 9) - Strategic Economic Opportunities (Section 15) <p>While it is recognised that Southern Tasmania has a rich heritage of Aboriginal and cultural values, it is considered that a sustainable growth of the community into the future should also see a recognition of other cultures and diversity. I see this development as one which can stimulate cultural awareness, from the perspective of western-eastern fusion (e.g. where local trades are involved in the process of constructing Chinese buildings), as well as a more far-sighted vision of the complex being a sharing of Chinese and Chinese Buddhist culture once it is completed.</p> <p>Within Section 15 of the strategy, a number of key economic opportunities for Southern Tasmania are listed, including 'A place of arts, culture and recreation'. As further discussed within the strategy, the region of Southern Tasmania has a long history as a cultural hub in recognition of our significant cultural values, and the promotion and enhancement of this role will have positive impact on visitor numbers as well as increased employment opportunities. The proposed rezoning will facilitate the development of a 'cultural hub' which shares Chinese and Chinese Buddhist culture, and enhance Southern Tasmania's reputation as a place for art and culture. The development furthers the definition of 'significant cultural values' by adding value to the long-recognised western culture with elements of eastern culture. It is worth mentioning that the traces of Chinese migration have long been recognised in the state, with Tasmania being one of the first states in which Chinese stepped foot into Australia. However, much of the early activities was concentrated in the north, as a result of tin mining.</p> <p>The development will also significantly improve the local and regional economy through employment opportunities particularly during the construction phase, and a chance to engage local companies throughout the planning and design phases of the project. Once complete, the project will stimulate visitation to the region, benefitting businesses in the surrounding townships such as Brighton and Richmond. In considering the</p>

		lengthy period of time that the developer intends to undertake construction, it will also ensure that people have time to slowly adapt to any changes which may become evident as a result of this development. More importantly, it warrants opportunities to rectify any issues before the next phases of the project are undertaken, particularly in regards to social perception or the provision of amenities to accommodate for increased people movement (e.g. tourists, constructing personnel) and activity in the region. I applaud the developer for their far-sighted vision and untiring approach to this generational project. I commend the Southern Midlands Council for their supportive outlook towards what will be an iconic development for Southern Midlands as well as Tasmania.
87	David Painter	<p>I write today in respect of the above rezoning application submitted to your council for review by the Chinese Buddhist Academy of Australia. My name is David Painter and I am the managing director and a founder of several hospitality businesses based in Hobart, known as Sush for Sushi, Sushonline, Sushimatic and Sush Track.</p> <p>Since before and throughout my time in business the Tasmanian Chinese Buddhist community have been an invaluable source of support and advice. I cannot over emphasise the gratitude I have for role they have played as our businesses have grown since 2003, to create 70 jobs in the area, and enjoy many great milestones and successes.</p> <p>The Chinese Buddhist community contribute to the promotion of peace, harmony and understanding as well as the economic flourishing of the local community, with exceptional, tireless dedication. I am certain that their successful project will be a significant accomplishment that will bring unprecedented and vigorous prosperity for the region. I am proud to lend my support to this application and trust that you will consider it favourably.</p>
88	Shelley Keys	<p>I have been a teacher of Chinese since 1971 in China, and came to Australia in 1981 and began teaching Chinese at Hobart College and the University of Tasmania in 1999. I am still teaching at these two institutions. Having experienced being a teacher across these two countries, I am writing this letter to express my strong support towards the Planning Scheme Amendment (ref: RZ2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania. I married here in 1988 and Tasmania has been and will remain my home ever since. I believe that it is beneficial for all of us to share and learn from each other in tradition, diversity and in excellence – one world, and the completed building will be a wonderful asset to the whole district. We are so fortunate to live and work in Tasmania and to be chosen as this unique location for this remarkable initiative. I am fully in support of it.</p>
89	Lily Chan	<p>I am writing to express my support towards the Planning Scheme Amendment (ref: RZ 2017/01) for the development of the Tasmanian Chinese Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026. My reasons for support are:</p> <ul style="list-style-type: none"> • The proponents are known for their continued efforts in promoting Chinese Buddhist culture in the local communities. They are highly regarded as a generous and harmonious group to meet every request. • The Cultural Park will bring employment opportunities to the region and the State. When completed it will become an iconic attraction for Tasmania

90	Damian Mackey	<p>I am a former Planning Officer and Manager - Development and Environmental Services with Southern Midlands Council and worked on the Southern Tasmania Regional Planning Project for over four years. I have an understanding of the proposed Tasmanian Chinese Buddhist Cultural Park (TCBCP) and an appreciation of its potential contribution to Tasmania.</p> <p>I believe the TCBCP will be a development of great significance for the local area, the region and Tasmania as a whole.</p> <p>For the local and regional area it will boost economic development through the initial construction phase, providing significant economic opportunities for local suppliers of building materials, trades and the construction industry generally. When operating it will draw significant visitation to the area, thereby boosting trade or local tourism operators, growers of fresh produce and providers of accommodation.</p> <p>For the State it will enhance economic and cultural ties between China and Tasmania. Business linkages will be generated and strengthened, leading to increased prosperity on both sides. The TCBCP will generate and enhance knowledge of Tasmania in the world's biggest market, increasing visitation from China and demand for Tasmania's clean green produce.</p> <p>The site is well serviced by a good quality road network (Tea Tree Road has been substantially upgraded in the past to accommodate heavy log truck transport travelling to the former Triabunna woodchip mill, which no longer operates) and water network (both treated water and irrigation water mains run through the area). The property itself is very large and would appear more than adequate to accommodate large-scale on-site wastewater treatment on the scale necessary to service a development of the size envisioned.</p> <p>The properties in this area are large and the TCBCP will be able to operate in peaceful coexistence with surrounding land uses. This will be especially so given the peaceful philosophical foundation of Buddhist theology.</p>
<i>Late representations:</i>		
91	Scott Hutchinson Chairman Hutchinson Builders	<p>Ref RZ 2017/01</p> <p>I am writing to express my support for a change to the Southern Midlands Council Planning Scheme in relation to application RZ 2017/01.</p> <p>I have been fortunate enough to meet with the Patriarch Master, visit the Heavenly Devas and Guardian Lion site and I am aware of the long term plans for the development of the Cultural Park.</p> <p>I believe the rezoning of land at 1384 Tea Tree Road, Campania, to allow for the development of the Tasmanian Buddhist Cultural Park, would be beneficial for the wider Tasmanian community, particularly in terms of cultural learnings.</p>
92	A Dean	<p>I am writing to express my support towards the Planning Scheme Amendment (RZ 2017/01) for the development of the Tasmanian Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026.</p> <p>My reasons for support are great culture for our SMC. Thank you for your attention to this matter.</p>
93	C Dean	<p>I am writing to express my support towards the Planning Scheme Amendment (RZ 2017/01) for the development of the Tasmanian Buddhist Cultural Park of Australia at 1384 Tea Tree Road, Campania, Tasmania 7026.</p> <p>My reasons for support is new culture to SMC. Thank you for your attention to this matter.</p>

Table 2: Representations from State Agencies

Representation 1 - Taswater	Officer comment
<p>Taswater do not object and had no formal comments for the Tasmanian Planning Commission in relation to this matter.</p>	<p>Noted.</p> <p>No modifications to the draft amendment are considered necessary in response to the issues raised in this representation.</p>
Representation 2 – Aboriginal Heritage Tasmania	Officer comment
<p>Aboriginal Heritage Tasmania (AHT) has completed a search of the Aboriginal Heritage Register (AHR) regarding the proposed planning scheme amendment for the Tasmanian Chinese Buddhist Cultural Park at Compania.</p> <p>AHT can advise that we have reviewed and accepted CHMA's Aboriginal Heritage Assessment Report (AHAR) for the project. Provided the mitigation recommendations and requirements outlined within the AHAR are followed, AHT have no objections to the project proceeding.</p>	<p>Noted.</p> <p>No modifications to the draft amendment are considered necessary in response to the issues raised in this representation.</p>
Representation 3 – Tasrail	Officer comment
<p>Based on a preliminary review of available documents, TasRail has no objection to this rezoning conditional on the proponents of the Tasmanian Buddhist Cultural Park acknowledging the following:</p> <ul style="list-style-type: none"> • TasRail operates freight rail services on a 24/7 basis, with the train timetable subject to change at any time. • The train horn is a necessary safety device that is required to be sounded twice per level crossing and at any time the train driver perceives there to be a risk. • As the Tasmanian Rail Network is an Open Access Network, other train services may also operate through the area in the future. • Access to the rail corridor by persons, equipment, vehicles, drainage etc is strictly prohibited. <p>TasRail also recommends that the developers be made aware of the recommended 50 metre set back from the rail corridor as recommended in the Road and Rail Assets Code.</p>	<p>Noted.</p> <p>No modifications to the draft amendment are considered necessary in response to the issues raised in this representation.</p>

Representation 4 – Dep’t State Growth	Officer comment
<p>Extractive Industries Attenuation Zone It is noted that several elements of the proposed Buddhist Cultural Park lie within the mapped attenuation area of the adjacent stone and gravel quarry; a Level 2 activity operating in accordance with mining lease 1980 P/M. On 12 October 2016, this ‘specific’ attenuation area was inserted into the Attenuation Code overlay of the Southern Midlands Interim Planning Scheme 2015 as an urgent amendment (SOU UA5-2016). As discussed in the Southern Midlands Council Minutes of 24 August 2016, the boundaries of the mapped attenuation area reflect scientific locational mapping of a 47 decibel noise level, based on the operational noise outputs of the quarry. The 47 decibel noise level is the limit determined by the Environment Protection Authority as ‘acceptable’ for the amenity of ‘sensitive’ land uses, such as; residential, visitor accommodation and restaurants. It is noted, that the mapped attenuation area substitutes for the standard 750 m attenuation area that would otherwise apply from the mining lease boundary, and which would encompass almost all of the 1384 Tea Tree Road cadastral parcel. On page 25 of the Supporting Planning Report, which accompanies the draft amendment, it is claimed that the mapped attenuation area has minimal impact on the footprint of the proposed Buddhist Cultural Park development. However, the map on the same page (see Figure 1) clearly shows that three buildings, understood to be; a museum, research and study hall, and a cultural exchange hall, are to be located within the attenuation area. State Growth considers that approval of the proposed draft development may generate an expectation of amenity, which could have the potential to generate land use conflict and/or</p>	<p>The applicant is aware of the Attenuation area relating to the neighbouring quarry and accepts the limitations of this.</p> <p>The Attenuation Code will apply to any sensitive use or development occurring within the Attenuation area for the quarry.</p> <p>A ‘sensitive use’ is defined in the planning scheme as follows: <i>A residential use or a use involving the presence of people for extended periods except in the course of their employment, such as in a caravan park, childcare centre, dwelling, hospital or school.</i></p> <p>The proposal is for a planning scheme amendment only at this stage. The applicant will certainly need to consider the final arrangement of buildings within the Attenuation area before Development Application(s) are made, however none of the stated future uses are within those defined as sensitive uses.</p> <p>No modifications to the draft amendment are considered necessary in response to this comment.</p>

fetter the activities of the quarry into the future. Therefore, State Growth recommends that the draft amendment be revised to ensure that the proposed buildings are located outside of the mapped attenuation area.

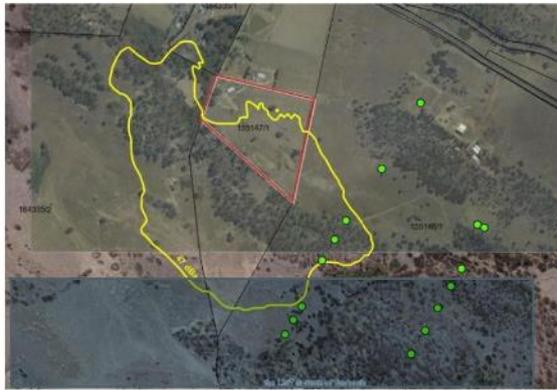


Figure 1: Proposed Building/Major Structure - Buddhist Cultural Park

Public Transport

It is noted that the site of the proposed Buddhist Cultural Park PPZ at 1384 Tea Tree Road is not currently serviced by public transport. Nor is it proposed to be serviced under the bus recontracting project, Project 2018, which is reviewing all public transport services state-wide. The proposed Buddhist Cultural Park will include various activities such as conference venues, café, training and accommodation, which will attract visitors to the site. The nearest public transport route is the Campania to Hobart service, which travels along Colebrook Road. This means that the nearest bus stop is approximately 3 kilometres from 1384 Tea Tree Road. This is not within a reasonable walking distance, and all visitors to, and residents of, the proposed Buddhist Cultural Park will be dependent upon private transport.

State Roads

In the Tasmanian State Road Hierarchy, Tea Tree Road is a Category 2 Road - Regional Freight Road, and the only route available for High Productivity Vehicles (HPVs) to and from the Tasman, Clarence and Glamorgan Spring Bay Municipalities. It is noted that the use and development allowed for under the PPZ is expected to be

The comment is noted.

No modifications to the draft amendment are considered necessary in response to this comment.

The status of Tea Tree Road and a Category 2 State road is recognised by the applicant and Council.

If the PPZ is approved all future use and development of the site will still require Development Applications, which are likely to require specific Traffic Impact Assessments.

Any works within the road corridor will need to be approved by the Department of State

completed over an extended time frame and result in only incremental traffic increases. However, State Roads considers that the café would, upon opening, immediately draw visitors to the site, independent of the progress of the overall development. The traffic impact assessment (TIA), which accompanies the draft amendment, assumes that the majority of vehicles will access the site through left-in, right-out movements, and this assumption is used to justify the conclusion that specific turn treatments will not be required. However, State Roads considers that the more direct route from most areas of Tasmania will be via the Midland Highway onto Tea Tree Rd, and that a significant number of vehicles will actually access the site through right-in, left-out movements. Given the regular presence of HPVs and other heavy vehicles, as well as the high speed approach, State Roads considers that formal turning facilities will be required as part of future development proposals. Given the incremental nature of the proposed development, a basic right-turn treatment may be sufficient in the short-term. However, State Roads considers that it may be more practical for a formal, channelised right turn to be installed, noting that retrofitting such a facility can prove problematic and expensive (See Figure 2). The TIA indicates that there is unlikely to be a change in pedestrian and cyclist traffic external to the site. While, given the location of the site and absence of public transport services, this may be true of pedestrians, it may not be the case for cyclists. The café will likely be an attractor for recreational cyclists using Tea Tree Road as a loop out of Hobart through Brighton or Richmond. The site is located approximately halfway, 35-40 km into a 70-80 km loop. State Roads notes that any works in the State road reserve require a works permit to be obtained from the State road authority under section 16 of the Roads and Jetties Act 1935. The State road authority will require detailed engineering design of any

Growth and any new uses that substantially increase the amount of traffic to the site will be referred to the Department.

If the PPZ is approved, consideration of the need for turn treatments can be further considered as development of the site proceeds.

No modifications to the draft amendment are considered necessary in response to this comment at this time.

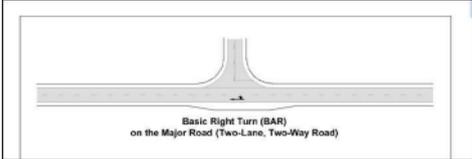
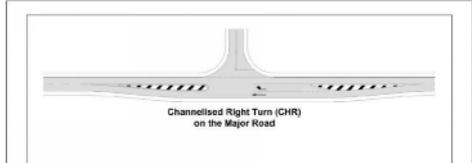
<p>proposed works prior to the issue of a works permit. Furthermore, should a development application be required, the proponent will need to apply for, and receive, Crown landowner consent prior to lodging the application with the planning authority.</p> <p>Rural Basic Right-turn Treatment (BAR) <i>Rural Basic Right-turn Treatment (BAR)</i></p>  <p>Channelised Right Turn (CHR) <i>Channelised Right Turn (CHR)</i></p>  <p>Figure 2: Intersection Treatments - Road Design Guide - Part 4A: Unsignalised and Signalised Intersections (Austroads) 2010</p>	
---	--

Table 3: Representations objecting to the proposal

Representation 5 – C. Williams	<i>Officer comment</i>
<p>I object to the rezoning of rural land at 1384 Tea Tree Rd.</p>	<p>Noted.</p> <p>No modifications to the draft amendment are considered necessary in response to the issues raised in this representation.</p>
Representation 6 – S. Underwood	<i>Officer comment</i>
<p>I encourage the Southern Midlands Council to reject RZ2017/01 to Rezone land from Rural Resource Zone to Particular Purpose Zone – Tasmanian Buddhist Cultural Park and Amend the text of the planning scheme to include the Particular Purpose Zone – Tasmanian Buddhist Cultural Park.</p> <p>I do not support this planning scheme amendment on the basis of the loss of prime agricultural land as well as the potential land use conflict that could arise with adjoining land owners.</p> <p>The application is to re-zone 106.5 hectares of land, currently zoned as Rural Resource Zone, to a zoning to facilitate the development of a cultural park. This would result in a significant loss of agricultural land to a cultural park. Converting agricultural land to a cultural park may have implications for long-term</p>	<p>In the previous report to Council the proposal was assessed against the State Policy on the Protection of Agricultural Land 2009 (“PAL Policy”).</p> <p>A Land Capability Assessment by Doyle Soil Consulting has been provided with the application. The land is identified as predominantly Class 5, with some patches of Class 4, 6, and 7.</p> <p>The land is not prime agricultural land, which is defined as Classes 1-3.</p> <p>Further, the Land Capability Assessment indicates that the land has limited agricultural potential: <i>The low inherent land quality combined with local climatic conditions imposes severe limitations to agricultural production on the land i.e. Class 5 and 6 agricultural land capability. The agricultural capability of much of the land</i></p>

<p>food security, especially in a changing climate where we could see a shrinking of arable land across Australia.</p> <p>The use of this land for a cultural park is contrary to the State Policy on Protection of Agricultural Land 2009, as demonstrated very clearly in the policy objectives:</p> <p>To enable the sustainable development of agriculture by minimising:</p> <p>(a) conflict with or interference from other land uses; and</p> <p>(b) non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.</p>	<p><i>area is therefore low and is limited by; soil erosion hazard, shallow soil depth, moderate slopes, and poor soil conditions (sandy and acidic topsoils of low nutrient holding capacity and poor structure).</i></p> <p><i>A minor component of the total land area of the property (approximately 11 hectares), at its northern end (road frontage), is classified as Class 4 land for agricultural production. Class 4 land is described as ‘Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation’.</i></p> <p>Finally, the proposal does not prevent the entirety of the land from being used for primary production now or into the future. The occupants of the land currently grow food crops for their own use and intend to continue this practice. Approximately 50% of the land will be in the Open Space Precinct, which does not include buildings or significant works. This land could be used for agriculture in future if desired or necessary.</p> <p>No modifications to the draft amendment are considered necessary in response this issue.</p>
<p>This planning scheme amendment should also be considered in the wider Tasmanian context with a concerning trend of converting prime agricultural land to facilitate other uses, such as tourism. Examples include:</p> <ul style="list-style-type: none"> • Cambria Green - on Tasmania’s east coast. The application is to re-zone 3185 hectares of land, currently zoned as Rural Resource and Significant Agriculture, to a zoning to facilitate a large-scale tourism based development. This would result in a significant loss of agricultural land to tourism development. • Ridgeside settlement, which if built would be twice the size of Evandale and would require converting agricultural land to a new zoning to allow for a ‘mixed use’ development. 	<p>Other proposals are not relevant to the assessment of this planning scheme amendment.</p> <p>This proposal must be assessed against the requirements of the Act and determined on its own merits.</p> <p>No modifications to the draft amendment are considered necessary in response this issue.</p>

CONCLUSION

This report has provided an assessment of the representations received in relation to the proposed amendment to the *Southern Midlands Interim Planning Scheme 2015* to rezone land at 1384 Tea Tree Road, Campania from Rural Resource to a Particular Purpose Zone for the Tasmanian Buddhist Cultural Park.

It is recommended that the Council continues to support the planning scheme amendment with no change and provide this report and the representations to the Tasmanian Planning Commission.

It is noted that if Council decide not to continue to support this proposal the final assessment and determination will still be undertaken by the Tasmanian Planning Commission.

RECOMMENDATION

THAT, Council:

- 1. Consider the representations received in regard to draft Planning Scheme Amendment RZ2017/01, together with the responses provided above; and**
- 2. Advise the Tasmanian Planning Commission that ninety nine (99) representations were received, including three (3) late submissions in accordance with Section 39(2) of the Land Use Planning and Approvals Act 1993 (under Schedule 6 Savings and Transitional Provisions) (“the Act”); and**
- 3. A copy of this report be forwarded to the Tasmanian Planning Commission being Council’s assessment of the merit of the representations in accordance with Section 39(2)(b) of the Act (under Schedule 6 Savings and Transitional Provisions); and**
- 4. Pursuant to Section 39(2) of the Act (under Schedule 6 Savings and Transitional Provisions), the Council recommend to the Tasmanian Planning Commission that no modification to the Scheme Amendment RZ2017/01 is required.**

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

12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

12.1 Roads

Strategic Plan Reference 1.1.1

Maintenance and improvement of the standard and safety of roads in the municipal area.

12.1.1 CRAIGBOURNE ROAD – NAMING ISSUES

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 19 SEPTEMBER 2018

ISSUE

Council to consider the proposal to re-name the Craighourne Road (or part thereof).

The Nomenclature Board, which has responsibility for allocating Road names, has recently written to Council with the aim of addressing the confusion surrounding properties located on Craighourne Road.

BACKGROUND

Prior to the construction of the Craighourne Dam, the Craighourne Road extended from the Colebrook Road through to the junction of Hungry Flats Road and Link Road. Construction of the Dam split the road into two separate sections and to date this hasn't been reflected in the road naming or addressing details. This situation has caused confusion for emergency services (through lack of rural addressing for properties), mail services and the general public.

Note: It has not been practical to allocate rural addresses on the north-eastern side due to the physical break in the road. A potentially disastrous situation could arise if an emergency services response vehicle were to be sent to the wrong section of the road.

DETAIL

There are a number of options available to provide a solution to this issue. In the first instance, the Nomenclature Office has identified the following three options:

1. Rename the South-Western section as Craighourne Dam Road and address as such, leaving the North-Eastern section as Craighourne Road.
1. Rename the North-Eastern section as an extension to Hungry Flats Road and address as such, leaving the South-Western section as Craighourne Road.
2. Rename either or both sections of Craighourne Road with a new name and address appropriately.

From a Council perspective, it was initially thought Option 1 appeared to be the preferred option as the south-western section (off Colebrook Road) is obviously the main access to the dam, boat ramp and dam wall.

It is advised that as part of the consideration process a letter has been sent to all affected property owners on the south-western section of the road seeking feedback on this matter. The three options were detailed in the letter, and owners were asked to indicate whether there was general support to re-name this section as Craighourne Dam Road.

It was indicated in the letter that in the absence of a response, it will be assumed that Council's preferred option is acceptable.

A total of eight letters were sent, noting that Tasmanian Irrigation Pty Ltd own four of the eight properties situated on this section of road. They were the only respondents who were fully supportive of the change in road name to Craighourne Dam Road.

Human Resources & Financial Implications – The change in road name would simply require replacement of the Road Name Plate on the sign at the junction with Colebrook Road.

Community Consultation & Public Relations Implications – Refer comment above.

Policy Implications – N/A.

Priority - Implementation Time Frame – It is important to resolve this issue as a potentially disastrous situation could arise if an emergency services response vehicle were to be sent to the wrong section of the road.

RECOMMENDATION

THAT Council respond to the Nomenclature Board outlining the preferred option of both Council and property owners. That option being:-

Rename the South-Western section as Craighourne Dam Road and address as such, leaving the North-Eastern section as Craighourne Road.

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

12.2 Bridges

Strategic Plan Reference 1.2.1

Maintenance and improvement of the standard and safety of bridges in the municipal area.

Nil.

12.3 Walkways, Cycle ways and Trails

Strategic Plan Reference 1.3.1

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

Nil.

12.4 Lighting

Strategic Plan Reference 1.4.1a & 1.4.1b

Ensure adequate lighting based on demonstrated need / Contestability of energy supply.

Nil.

12.5 Buildings

Strategic Plan Reference 1.5.1

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

Nil.

12.6 Sewers / Water

Strategic Plan Reference(s) 1.6.1 & 1.6.2

Increase the capacity of access to reticulated sewerage services / Increase the capacity and ability to access water to satisfy development and Community to have access to reticulated water.

12.6.1 TASWATER – SPECIAL GENERAL MEETING RESOLUTIONS

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 21 SEPTEMBER 2018

ISSUE

Council to consider the proposed Resolutions (3) to be submitted to a Special General Meeting of TasWater scheduled for 27th September 2018.

BACKGROUND

Council, at its meeting held in May 2018, endorsed a Memorandum of Understanding between TasWater and the Tasmanian Government which resulted from negotiations arising from the State Government's planned takeover of TasWater. The purpose of the Memorandum of Understanding, which was subject to formal endorsement by all parties, was aimed at addressing the takeover issue for the long-term and providing surety for the organisation.

In brief, the MOU includes the following:

Governance Arrangements:

- State Government to inject equity of \$200 million over 10 years
- State Government to receive 1% equity for each \$20 million (i.e. total of 10%)
- Government not to receive dividends
- Head of State Treasury to become a member of the Board Selection Committee
- Board to remain skills based
- Premier and Chief Owners representative to be consulted in the appointment of the TasWater CEO
- Government and Owners to approve Corporate Plan

The proposed Pricing Arrangements are:

- Financial year 2018/19 – 4.1% increase
- FY 2019/2010 - 0%
- FY 2020/21 through to FY 2024/25 – capped at 3.50% but possible lower
- FY 2025/26 onwards – no commitment

Capital Program:

- Best endeavours to spend \$1.80 billion over the current 10 year capex plan
- Major projects include:
 1. Cameron Bay MONA MOU

2. Macquarie Point
3. Launceston Combines System

Distribution to Owners:

- \$20 million distributions per annum to FY 2025/26
- Board to determine beyond 2025/26, but profitability should enable indexation beyond that point

DETAIL

Following from the MOU, Taswater and the State have proceed to draft the following documents:

- a) *Water and Sewerage Legislation (Corporate Governance and Pricing) Bill 2018;*

This is an Act to amend the *Water and Sewerage Corporation Act 2012* to enable the Crown to hold shares in, and have certain rights to, the Corporation, and to amend the *Water and Sewerage Industry Act 2008* in relation pricing, and for related purposes.

- b) a new Constitution;

The material changes to the existing Constitution are summarised below:

Rule 3 Share capital

- A new class of shares for the State Government is established.
- Owner Councils' existing single shares will be converted to a proportionate number of shares out of 90,000,000 total shares on issue to Councils. The number of shares held by each Owner Council is calculated based on the voting percentages under Schedule 2 of the current Constitution.
- It is noted that the voting percentages expressed in Schedule 2 of the current Constitution were rounded up to two decimal points for presentation purposes. To provide greater accuracy, the rounding effect has been removed.
- On a winding up, any surplus will be divided amongst all owners in accordance with the proportion of their shares held at the time.

Rule 6 General meetings

- Under the new share capital structure, when voting, an Owner's Representative is entitled to one vote on a show of hands, or one vote per share on a poll.
- Similarly, the State Government's Owner's Representative will be entitled to one vote on a show of hands, or one vote per share on a poll.

Rule 8 Shareholders' Letter of Expectations

- Changes to certain provisions in the Shareholders' Letter of Expectations will require support from both an Ordinary Majority of Council Owners' Representatives and the State Government's Owner's Representative: these relate to the key commitments in the MOU regarding approval of the Corporate Plan, an accelerated capital investment program and the price freeze and cap.

Rule 9 Owners' Representatives

- The State Government's Owner's Representative will be the Secretary of Treasury or their delegate.

Rule 10 Selection Committee

- The Board Selection Committee to be reduced to either six or seven, with one Council Owner's Representative from each of the North and North western regions, two Council Owners' Representatives from the Southern region, the Board Chairman, the State Government's Owner's Representative and the Chief Owners' Representative (if that person is not one of the regional representatives).
- If the State Government does not meet its share subscription obligations, this right 'falls away' and the number of Selection Committee members decreases by one.

Rule 11 Directors

- A person who is employed by State Government cannot be appointed to the Board, reflecting the same rule that applies for Council employees. However, this will not operate to exclude a person who sits on the board of a State-owned Business, or who provides services to such a board as an independent contractor.

Rule 13 Executive officers

- The appointment of the CEO continues to be the Board's decision, but there is a requirement that the Chief Owner's Representative and the State Government's Owner's Representative be consulted.
- If the State Government does not meet its share subscription obligations, this right 'falls away' and TasWater's obligation will be limited to consultation with the Chief Owner's Representative.

Rule 15 Distribution of profits

- The current obligations to pay loan guarantee fees and tax equivalent payments have been removed, meaning that the only distributions paid to Owner Councils are in the form of dividends.

NEW Schedule 6 Government member resolution

- This Schedule has been inserted to enshrine the State Government's rights in relation to approval or amendment of the Corporate Plan (or resolution of disputes relating thereto), membership of the Board Selection Committee, and right to be consulted in relation to the appointment of the CEO.
 - The corresponding provisions in the Constitution also note that any change to those rights can only be effected with the State Government's Owner's Representative's support.
- c) a new Shareholders' Letter of Expectation; and
- d) a Share Subscription and Implementation Agreement, including the issue of Shares in TasWater to the State Government.

Under the Constitution, approval is required to issue new shares in the Corporation. The terms on which these shares are issued, and the particular rights attached to the relevant class of shares, are set out in the Share Subscription and Implementation Agreement.

The key features of the Agreement are as follows:

- The State Government will provide annual equity injections of \$20 million for a period of 10 years
- 1,000,000 “DD” class shares in the Corporation will be issued in return for each \$20 million contributed
- The rights attached to these shares are, in essential terms, the same as the other classes of shares held by Owner Councils except in relation to the role of the State Government’s Owner’s Representative in the following matters:
 - The approval of the Corporate Plan, and involvement in resolving any deadlock if the Board does not accept any requests from shareholders for amendment
 - The Board Selection Committee and
 - The right to be consulted in relation to the appointment of the CEO

and in that the State Government has no entitlement to receive dividends

- If the State Government does not meet its commitment to subscribe for shares (i.e. inject equity), it will lose these additional rights unless and until it rectifies that failure. Any decisions made by the Board Selection Committee, the Owners’ Representatives or the Board during such a period shall remain valid and in full effect notwithstanding those additional rights being reinstated at a later date.
 - Whilst it is currently anticipated that the equity injections will be made on an annual basis, there is a mechanism for this to occur more frequently. Hence, the State Government’s shareholding may increase more rapidly, although it will not exceed a maximum of 10% of shares on issue.

Note: These are all fairly lengthy documents but full copies can be provided upon request.

The following three resolutions are directly linked to the above documents and are to be considered at a TasWater Special General Meeting scheduled for 27th September 2018 which will require Mayor Bisdee to vote upon as Council’s Owner Representative.

The TasWater Board unanimously recommends that Owner Councils vote in favour of the resolutions.

Resolution 1 – Adoption of a new Constitution

Subject to:

(i) the Water and Sewerage Legislation (Corporate Governance and Pricing) Bill 2018 passing into law and taking effect in substantially the same terms as set out in Appendix 4, as determined by the Board of the Corporation, having consulted with the Chief Owners’ Representative and the Secretary of the Department of Treasury and Finance for Tasmania; and

(ii) the passing of Resolution 2 adopting the Shareholders’ Letter of Expectations in substantially the same form as set out in Appendix 2; and

(iii) the passing of Resolution 3 authorising the Corporation to enter into the Share Subscription and Implementation Agreement with the Crown in substantially the same form as set out in Appendix 3,

to adopt the Constitution in the form as set out in Appendix 1 of the Information Memorandum dated 16 July 2018 to replace the existing Constitution of the Corporation, with effect from the date the Crown first subscribes for shares in the Corporation in accordance with the Share Subscription and Implementation Agreement between the Crown and the Corporation.

Resolution 2 – Adoption of a new Shareholders’ Letter of Expectations

Subject to:

- (i) the Water and Sewerage Legislation (Corporate Governance and Pricing) Bill 2018 passing into law and taking effect in substantially the same terms as set out in Appendix 4, as determined by the Board of the Corporation, having consulted with the Chief Owners’ Representative and the Secretary of the Department of Treasury and Finance for Tasmania; and*
- (ii) the passing of Resolution 1 adopting the Constitution in substantially the same form as set out in Appendix 1; and*
- (iii) the passing of Resolution 3 authorising the Corporation to enter into the Share Subscription and Implementation Agreement with the Crown in substantially the same form as set out in Appendix 3, to adopt the Shareholders’ Letter of Expectations in the form as set out in Appendix 2 of the Information Memorandum dated 16 July 2018 to replace the existing Shareholders’ Letter of Expectations, with effect from the date the Crown first subscribes for shares in the Corporation in accordance with the Share Subscription and Implementation Agreement between the Crown and the Corporation.*

Resolution 3 – Approval to enter into the Share Subscription and Implementation Agreement, including approval for the issue of shares in the Corporation to the State Government Subject to:

- (i) the Water and Sewerage Legislation (Corporate Governance and Pricing) Bill 2018 passing into law and taking effect in substantially the same terms as set out in Appendix 4, as determined by the Board of the Corporation, having consulted with the Chief Owners’ Representative and the Secretary of the Department of Treasury and Finance for Tasmania; and*
- (ii) the passing of Resolution 1 adopting the Constitution in substantially the same form as set out in Appendix 1; and*
- (iii) the passing of Resolution 2 adopting the Shareholders’ Letter of Expectations in substantially the same form as set out in Appendix 2, that the Corporation be authorised to enter into the Share Subscription and Implementation Agreement with the Crown in substantially the same form as set out in Appendix 3 of the Information Memorandum dated 16 July 2018, including the issuing of shares in the Corporation to the Crown.*

Human Resources & Financial Implications – In terms of direct impact on Council, the committed distributions of \$20 million through to FY 2025/26 are consistent with the amount incorporated in Council’s long-term financial management strategy (i.e. \$152K per annum).

Community Consultation & Public Relations Implications – In general, the State Government’s injection of equity will reduce the overall price increases that TasWater had flagged as part of its Corporate Plan.

Policy Implications – Policy position.

Priority - Implementation Time Frame – To be confirmed.

RECOMMENDATION

THAT:

- a) The information be received; and
- b) The Southern Midlands Council endorse the three resolutions to be considered at the TasWater Special General Meeting scheduled for 27th September 2018 (acknowledging the TasWater Board unanimously recommends that Owner Councils vote in favour of the resolutions).

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

12.7 Drainage

Strategic Plan Reference 1.7.1

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

Nil.

12.8 Waste

Strategic Plan Reference 1.8.1

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

Nil.

12.9 Information, Communication Technology

Strategic Plan Reference 1.9.1

Improve access to modern communications infrastructure.

Nil.

12.10 Officer Reports – Infrastructure & Works

12.10.1 MANAGER – INFRASTRUCTURE & WORKS REPORT

Author: MANAGER WORKS & TECHNICAL SERVICES (JACK LYALL)

Date: 21 SEPTEMBER 2018

ROADS PROGRAM

One Grader is working in the Lovely Banks area. The second Grader is working in the Oatlands area.

Drainage and tree works are being undertaken on Eldon Road and will continue in the Tunnack area.

TOWN AND GENERAL MAINTENANCE

Town and general maintenance is continuing in all other areas.

Removal of the following trees as outlined in the August Council agenda has now been completed:-

- Esplanade, Oatlands - Removal of mature pinus radiata (Fig 5. Tree 3) – defects include storm damage; general poor form; forks include bark; overly heavy and over extended branches.
- Esplanade, Oatlands - Removal of mature pinus radiate (Fig 16. Tree 14) – defects include general poor form, previously storm damaged, remaining crown sections with elevated potential for storm damage.
- 30 Marlborough Street, Oatlands – Removal of white gum in conjunction with the property owner.

Reference: Jerry Romanski report - April 2013 regarding the Esplanade Pines at Oatlands.

Macrocarpa Pine Trees located on the Esplanade/Mahers Point area have been removed as per the Lake Dulverton Callington Park Committee Landscape Plan. Further tidying up works to be completed.

Waste Management Program

Operating arrangements at the Waste Transfer Stations are working well.

Campania Waste Transfer Station will have two additional 6m bins installed soon to facilitate additional waste.

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

RECOMMENDATION

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

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

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

13.1 Residential

Strategic Plan Reference 2.1.1

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

Nil.

13.2 Tourism

Strategic Plan Reference 2.2.1

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

Nil.

13.3 Business

Strategic Plan Reference 2.3.1a, 2.3.1b & 2.3.1c

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

Nil.

13.4 Industry

Strategic Plan Reference 2.4.1 & 2.4.2

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

Nil.

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

14.1 Heritage

Strategic Plan Reference 3.1.1, 3.1.2 & 3.1.3

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

14.1.1 HERITAGE PROJECT PROGRAM REPORT

Author: MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

Date: 21 SEPTEMBER 2018

ISSUE

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

DETAIL

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

- Continuation of works at the Commissariat, with the cottage/shop largely complete and 'ready for occupation' expected early October 2018. Landscaping works have commenced with finalisation of the equal-access advice report. The exterior envelope of the commissariat is largely complete and detailed fit-out is progressing. An extension to the grant acquittal deadline has been gained to 31/12/18, with works expected to be complete late November 2018.
- Development of the business model and project plan for the 79 High Street social enterprise. See separate report to this meeting.
- Finalisation of consultation and drafting of the SMC submission to the Anglican Diocese re – church sales. See separate report to this meeting.
- Liaison with Christina Henri for her forthcoming Artist in Residence at the Oatlands Gaol as well as further promotion of the program.
- Providing assistance with interpretation at the Kempton Recreation Ground.
- Finalising the Beacons project (including a full-day workshop).
- Staging five one-hour lectures on Oatlands history for the School for Seniors, Hobart.
- Further interpretation planning for the commissariat project.
- Further processing of archaeological material from the commissariat.
- Hosted two school excursions to the commissariat (Grade 2 ODHS and Grade 3 CTDHS).
- Fielding a large number of public enquiries around churches, the forthcoming Jillett reunion and pre-application works on heritage properties from new owners.

RECOMMENDATION

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

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

14.1.2 SOUTHERN MIDLANDS COUNCIL SUBMISSION TO THE ANGLICAN DIOCESE OF TASMANIA REGARDING ANGLICAN CHURCH SALES

Author: MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

Date: 21 SEPTEMBER 2018

Attachment:

Proposed Submission to the Anglican Diocese of Tasmania

ISSUE

Proposed submission from Council to the Anglican Diocese of Tasmania reporting upon the outcomes of the public consultation process regarding the proposed sale of Anglican church properties in the Southern Midlands.

BACKGROUND

In May 2018, the Anglican Diocese of Tasmania (the Diocese) announced the sale of 108 properties to be sold across Tasmania to raise funds pursuant to the Anglican Church commitment to the national redress scheme for compensation and support of victims of sexual abuse. The commitment to the redress scheme is \$8m over ten years. In June 2018, Synod resolved that the funds would be raised by:

- *Around \$2.9m from levies (of 25%) on funds from past property sales.*
- *Around \$1.1m from direct contributions from larger parishes.*
- *Around \$4.7m from levies (of 25%) of the net proceeds of the sale of 108 properties.*
 - *i.e. \$18.8m of property (net value) is intended to be sold.*

The following church properties in Southern Midlands were resolved to be sold:

- All Saints Church and Hall Melton Mowbray
- St James Church Colebrook
- St James Church Jericho
- St John the Evangelist Lower Marshes
- St Marys Church, Hall and Burial Ground Kempton
- St Oswald's Church Tunbridge
- St Matthias Church Woodsdale
- St Michaels Church Bagdad

Note that these properties are to be sold unless it is decided at the December 2018 Synod that they be exempted from sale based on representation(s) made by any member of the community or particular Parish Council.

Further to considerable public enquiry and apparent unrest, at Council's June 2018 meeting, it was resolved:

THAT Council conduct targeted consultation meetings in each community affected in the Southern Midlands. The purpose of the meetings is to identify and discuss the issues and options in relation to each individual property with the intent of facilitating and preparing a submission to the Anglican Diocese of Tasmania.

This report is pursuant to that resolution.

It must be noted that this issue is not seeking debate on the redress scheme itself – Council has previously stated commendation to the Anglican Diocese for its participation in the scheme and this message has been made clear to the community throughout all consultation.

DETAIL

During July and August 2018, eight community forums were held across the municipal area in/near the townships where the church properties are proposed for sale. The forums were chaired by the Mayor, General Manager and Manager Heritage Projects. The body of the draft submission presented here as ATTACHMENT A reports on the format of the forums as well as provides an example of the ‘handout’ material. A summary of each forum (including numbers attending) is also presented in the attachments of the draft submission. These summaries were sent to all participants in the forums who left email or postal addresses, and in some cases further points and clarifications were included in the summaries.

The community resolutions are presented in the Executive Summary of the draft submission, which, in brief, resolves the following:

That the community is unlikely to oppose the intent to sell:

- All Saints Melton Mowbray (church and hall)
- St James’ Jericho (church)
- St John the Evangelist Lower Marshes (church and cemetery – priority of sale to the community)
- St. Michael’s Bagdad (potentially to the Education Department).

There is strong community opposition to the intent to sell:

- St Mary’s Kempton (all parts)
- St Oswald’s Tunbridge
- St James’ Colebrook
- St Matthias Woodsdale
- Cemeteries associated with St James’ Jericho and All Saints Melton Mowbray.

The draft submission details the ‘pros and cons’ of the sales and lists the community responses to each sale proposal. It is considered that the consultation facilitated by Council has captured the majority of the community’s feelings.

Council’s facilitation of a ‘whole of municipal area’ response is considered to hold weight as it has the potential to provide a more balanced overview of how the pragmatics of the need to fund the redress scheme might be approached across a wider area than a single township or church. As can be seen in the Executive Summary of the draft submission, this proposes that the sale of four church properties (assuming government valuation) can achieve the stated aims of the Diocese in funding the redress scheme as well as yielding some funds for new ministry initiatives and future maintenance of retained properties. The submission also has some ‘strategic’ intent with the geographic spread and demographic trends of retention of particular churches across the municipal area. It is considered that this should hold some weight in the consultation process as the draft submission clearly spells out that the objectives can be met; and with the retention of the four churches which are likely to receive substantial community outcry if sold – then it would be in the best interests of the Diocese to take note of this submission.

It must be noted however, that essentially this is a private property matter, in which the Diocese are (arguably) under no legal obligation to consult with communities and technically Council has no official role beyond that of a planning authority (e.g. should future development/subdivision be proposed) and as a community advocate.

Through the consultation process, there has been suggestions in some cases that Council ought to seek ownership of particular churches and/or cemeteries. The following comments are made here towards a position from Council on each of those matters:

Churches:

Council's Strategic Plan and Historic Heritage Strategy has not foreshadowed the acquisition of any churches, and internal workshopping between officers has concluded that none of the church properties proposed for sale have any imminently apparent 'use' to Council initiatives. Noting that Council is in the process of divesting 'The Blue Place' at Kempton. This is an example of such buildings being surplus to requirements. In any case, if Council were to acquire any of the properties, they would need to be bought, and no budget allocation exists for such.

Cemeteries:

Whilst the management of cemeteries is not 'core business' for Council, two cemeteries (Woodsdale and Campania) are Council owned and managed either directly or by a sub-committee of Council. Whilst Council becoming a cemetery manager is possible, there is a cost implication in the management and maintenance of these. It has been noted through the consultation that the public do not wish to see cemeteries privately owned, nor owned by a business/company (e.g. funeral operators). The issue of Council as a cemetery manager should be left on the table for future consideration pending the outcome of the Diocese process.

Human Resources and Financial Implications - This submission has taken a considerable amount of officer time and the input of the Mayor and Councillors through their participation in forums is to be noted. Submission will result in no immediate further human resources or financial implications; however, follow-up consultation and reporting are likely to be required.

Community Consultation and Public Relations Implications - This is essentially a community consultation exercise undertaken by Council as a facilitator of a whole-of-municipal-area response to this issue. It has been made clear in all communications that the forums do not necessarily reflect Council's position, but Council is acting on behalf of the community. Endorsement of the draft submission however does formalise a position of Council as a community advocate.

Priority – Implementation Timeframe - Immediate. This submission is required to be provided to the Dioceses by October 1st, 2018. It has been 'unofficially' stated that a month extension may be granted, however no benefit to such can be seen at this stage.

RECOMMENDATION

THAT:

- a) Council endorse the draft submission to be forwarded to the Diocese by 1st October 2018;
- b) Council adopts the position that it will not seek to acquire any church building(s); and
- c) The matter of Council as a cemetery manager be revisited pending the outcome of this process.

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

14.2 Natural

Strategic Plan Reference 3.2.1 & 3.2.2

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

14.2.1 LANDCARE UNIT – GENERAL REPORT

Author: NRM PROGRAMS MANAGER (MARIA WEEDING)

Date: 18 SEPTEMBER 2018

ISSUE: Southern Midlands Landcare Unit Monthly Report.

DETAIL

- Maria Weeding continues to progress Kempton Streetscape matters. Individual trees oak trees are being planted at the recreation ground. The fence works at the ground have also been virtually completed. A meeting of the Streetscape Group has been set for Tuesday 25th September 2018.
- Maria Weeding, Helen Geard and Sandy Leighton have done some maintenance and replanting work on the Dulverton Walkway. As part of the work, a number of infill plants were planted in the various tree plots along the foreshore beside the Oatlands township. These have been low growing grevillea and bottle brush plants. Much to our disappointment, a number have been deliberately removed for what seems like reuse elsewhere, as the soil around the plant is removed as well. This has not been an issue before.
- Helen Geard has recently completed a report on traffic relating to school area at Bagdad.
- Helen Geard and Sandy Leighton have been busy with boneseed weed removal at Bagdad and Dysart.
- Helen Geard helped the Kempton Primary School students plant rosemary at the Memorial Avenue site at Kempton.
- Council's Weeds Officer Sandy Leighton continues with her work. The following is a summary of activities from 14th August to 17th September 2018 (*details provided by S Leighton*).

Enquiries

6 (Spanish heath, pampas, serrated tussock, aerial spraying of thistles, general weed ID).

Letters to landholders

Paterson's curse = 32

Spanish heath = 15

Letters detailed weed identification, obligation under the *Weed Management Act 1999* and control methods.

Site visits

Total = 34

17 x Boneseed inspections and control (with Helen Geard).

13 x Spanish heath in Woodsdale/ Levendale area.

2 x Paterson's curse (Dysart).

2 x Pampas grass (Tunnack, Campania).

Handouts and control advice provided to landholders as required.

Council roadside weed control and Spanish heath

The timing of annual control has now been changed to September due to the need to treat plants prior to seed forming. Works Coordinator Craig Whatley contacted weed contractor and plants were sprayed in early September.

During ground surveys Spanish heath was found along some of the Council roadsides. Plants had not been sprayed. A list of sites was given to Craig Whatley for future reference.

Database management

Following site visits the Boneseed and Spanish heath databases have been updated.

Thistle workshop (cotton, saffron, nodding)

Held on Tuesday 14 August 2018 5:30 - 8.00pm at the Tunbridge Community Club. Attended by 15+ farmers.

Aerial spraying of thistles (cotton and saffron)

Followed up with two landholders and helicopter spray contractor –

- Best time to spray for thistles is May/ June each year as plants are small and cost-effective to treat and no lambing;
- Approx. cost is \$20/ Ha for fixed wing, \$27/ Ha for boom spray, \$45/ Ha for helicopter.

Planting

Assisted Graham Green & Helen Geard with native plantings at Chauncy Vale.

Emerging weed issues

Nil.

RECOMMENDATION

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

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

14.3 Cultural

Strategic Plan Reference 3.3.1

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

14.3.1 ESTABLISHMENT OF A SOCIAL ENTERPRISE (HERITAGE HUB) AT 79 HIGH STREET, OATLANDS

Author: A/COMMUNITY DEVELOPMENT OFFICER (MICHELLE WEBSTER) & DEPUTY GENERAL MANAGER, MANAGER COMMUNITY & CORPORATE DEVELOPMENT (ANDREW BENSON)

Date: 20 SEPTEMBER 2018

Attachment:

“Heritage Hub” Social Enterprise Proposal - 79 High Street, Oatlands

ISSUE

The ‘Heritage Hub’ proposal at 79 High Street for Council’s consideration and endorsement.

DETAIL

At the August 2018 Council meeting the policy framework was provided for some of Council’s Heritage Buildings, including 79 High Street, Oatlands. This report builds on those documents and provides a case for the establishment of the ‘Heritage Hub’ at 79 High Street Oatlands to comply with the original grant submission that provided funding for the restoration of the site and also for the further development of Council’s Strategic vision for Oatlands.

[EXTRACT] August 2018 Council Meeting

14.1.2 USER POLICIES: OATLANDS GAOL, SUPREME COURT HOUSE, COMMISSARIAT & 79 HIGH STREET, OATLANDS

Author: MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

Date: 17 AUGUST 2018

Enclosure:-

Draft Oatlands Gaolers Residence and Supreme Court House User Policy

Draft Oatlands Commissariat & 79 High Street User Policy

ISSUE

Seeking Council endorsement of the Oatlands Commissariat and 79 High Street User Policy, and the [revised] Oatlands Gaol and Supreme Court House User Policy (superseding that previously endorsed October 2011).

DETAIL

This report seeks endorsement of the Oatlands Commissariat & 79 High Street User

Policy, which is a new policy aimed at providing guidance as to the use of the Oatlands Commissariat and shop/cottage at 79 High Street (the place), Oatlands as a ‘community heritage/craft/trade skills co-operative’.

This report includes a revision of the Oatlands Gaoler’s Residence and Supreme Court House user policy, which was endorsed by Council in October 2011. The

revised policy is not materially different to that previous policy but updates it to better align with the newer policy format as well as the draft Commissariat/79 High Street policy.

*Background (etc.) of each policy is contained within each document.
The draft policies were tabled at Council's July 2018 meeting for discussion. The policies as presented here have minor grammatical errors corrected and the 79 High/Commissariat policy has emphasised the 'local' community group preference for building use as requested at that meeting.*

RECOMMENDATION

*THAT the Oatlands Gaolers Residence and Supreme Court House User Policy and the Oatlands Commissariat & 79 High Street User Policy be endorsed.
See attached document*

[END OF EXTRACT]

The attached document is a comprehensive framework on the proposed 'Heritage Hub'. It is recommending a business model that has a history of success.

Following Council's consideration of this proposal it is planned that a Community consultation series of sessions be held at the site seeking expressions of interest for the participation. This would consist of the site being advertised and open for interested people to 'pop in' for a chat, and if they are interested to complete an Expression of Interest to participate. All Eols would be assessed and engagements be entered into with Artisans. With an anticipated 'soft opening' in December 2018.

There would be a formal relationship between Council and the Heritage Hub via a Memorandum of Understanding, in not too different a manner as the Community Shed MOU.

CONCLUSION

This is an exciting extension of the journey that commenced with Council's vision to purchase and restore the 79 High Street site. As such it is recommended that Council embrace the opportunity to reinforce the fabric of the High Street with a dynamic new enterprise.

RECOMMENDATION

THAT the information be received, noted and endorsed

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

14.3.2 HERITAGE & BULLOCK FESTIVAL 2018

Author: DEPUTY GENERAL MANAGER, MANAGER COMMUNITY & CORPORATE DEVELOPMENT (ANDREW BENSON)

Date: 21 SEPTEMBER 2018

Attachment:

Event Evaluation – Heritage and Bullock Festival 2018

ISSUE

Provision of a brief report on the Heritage & Bullock Festival for Council's consideration.

DETAIL

The information provided in the attached Report provides a basis for discussion and a documented record to assist with any future event. In drawing some degree of comparison with a similar event, Central Highland Council's 'Bush Fest' the following information is provided.

- Bush Fest is an annual event over a weekend in November each year and has been operating for five years.
- It had a CHC budget allocation this year of \$45,000.
- From a media perspective CHC spend \$10,000pa with Southern Cross TV for advertising each year.
- \$4,000 is spent on MCs for the event (the hosts of Hook, Line & Sinker).
- Approximately 3,300 people attended over the period last year.
- Private sponsorship for this year's event is now up to \$8,000.

CONCLUSION

The Event Evaluation Report is commended for Council's consideration

RECOMMENDATION

THAT the information be received and noted

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

14.4 Regulatory (Other than Planning Authority Agenda Items)

Strategic Plan Reference 3.4.1

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

Nil.

14.5 Climate Change

Strategic Plan Reference 3.5.1

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

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LIFESTYLE)

15.1 Community Health and Wellbeing

Strategic Plan Reference 4.1.1

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

Nil.

15.2 Youth

Strategic Plan Reference 4.2.1

Increase the retention of young people in the municipality.

Nil.

15.3 Seniors

Strategic Plan Reference 4.3.1

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

Nil.

15.4 Children and Families

Strategic Plan Reference 4.4.1

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

Nil.

15.5 Volunteers

Strategic Plan Reference 4.5.1

Encourage community members to volunteer.

Nil.

15.6 Access

Strategic Plan Reference 4.6.1a & 4.6.1b

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

15.6.1 POLICY (DRAFT) - COMMUNITY BASED TRANSPORT SOLUTIONS

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 21 SEPTEMBER 2018

Enclosure:

Community Based Transport Solutions – Draft Policy

ISSUE

Formal adoption of the Policy relating to the provision of Council grant funding to assist with the purchase of a bus (or similar) vehicle aimed at providing a community based transport solution.

BACKGROUND

The need to develop such a Policy formed part of a Council decision when agreeing to provide a financial commitment to the Green Ponds Progress Association (GPPA) to assist with the purchase of a community bus.

Recognising that similar requests may be forthcoming in the future, it was determined that an overall policy position should be adopted whereby similar applications or requests can be assessed against set criteria and pre-determined conditions of approval.

DETAIL

The draft Policy was tabled at the previous meeting. Consistent with Council's policy development procedure, it is resubmitted to this meeting for formal adoption.

Note: A proposed amendment was identified at the last meeting and is shown in red in the final Policy.

Human Resources & Financial Implications – The proposed policy would require Council to allocate \$5,000 per annum in its Budget to allow for any proposals that may be received. Alternatively, the budget could be allocated retrospectively depending on demand.

Community Consultation & Public Relations Implications – Transport options, or lack thereof, is continually recognised as being a significant issue within the Southern Midlands Council area. It follows that where a particular community is prepared to take a pro-active approach to address the issue, then Council should take a positive position and be prepared to assist as far as practical.

Policy Implications – Policy position.

Priority - Implementation Time Frame – Immediate.

RECOMMENDATION

THAT:

- a) the information be received; and
- b) the 'Community Based Transport Solutions Policy' be formally adopted.

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

ENCLOSURE
Agenda Item 15.6.1



Council Policy
COMMUNITY BASED TRANSPORT SOLUTIONS POLICY

Approved by: Council
Approved date: Insert date
Review date: Insert date

1. PURPOSE

The purpose of this Policy is to provide a framework to consider applications for funding from not-for-profit organisations which are aimed at providing community based transport solutions through the purchase of a bus (or similar vehicle).

2. SCOPE

The intent of this Policy is to ensure consistency and allow for an assessment to be undertaken based on set criteria and pre-determined conditions of funding approval.

3. POLICY

The Southern Midlands Council, subject to an available budget allocation, will provide a maximum 'one-off' contribution of \$5,000 to a not-for-profit community based organisation to assist with the purchase of a bus (or similar transport vehicle) under the following terms and conditions:

1. The service must be provided by a 'not-for-profit' community based entity (or similar) as opposed to a private individual(s);
2. Evidence must be provided that the service is capable of being managed and operated by the community;
3. Evidence must be provided that the intent of the service is to provide transport option that will generally be made available to all members within the nominated area (subject to any reasonable rules and conditions set by the service provider).
4. **At the time of submitting the request for funding, the applicant organisation is to provide details of the level of service (i.e. days / hours per week) that is proposed.**
5. Council's capital contribution is not to exceed 25% of the total capital outlay (to a maximum of \$5,000);
6. Evidence must be submitted that the applicant organisation has the capacity to fund the balance of the capital acquisition cost, or can demonstrate that it is actively seeking to raise the necessary funds through either fundraising or other external grants.

Note: In order to support applications for external grant funding, Council may elect to provide a letter of support and a financial commitment in advance.

In the event that funding is provided, it is subject to the following terms:

1. Unless exceptional circumstances exist and then being subject to a Council decision, no further capital contribution will be made for subsequent replacement of the vehicle as this cost should be incorporated in the fees charged to users;
2. Should the service cease to operate within a period of two years from the date that the Council funding is provided, then the vehicle is to be sold and Council is to recoup a percentage of the sale price (equivalent to the percentage of its initial capital contribution); and
3. The organisation must provide a basic report to the Southern Midlands Council on an annual basis. Detail to include but not limited to usage statistics; registration and insurance details; maintenance etc.



Council Policy
COMMUNITY BASED TRANSPORT SOLUTIONS POLICY

Approved by:
Approved date:
Review date:

Council
Insert date
Insert date

4. LEGISLATION

Local Government Act 1993 – Grants are generally provided under Section 77 of the *Local Government Act 1993*.

5. RELATED DOCUMENTS

Not applicable.

6. DOCUMENT ADMINISTRATION

This Instruction is a managed document and is to be reviewed every two (2) years or as directed by the General Manager.

This document is Version 1.0 effective XX-XX-XXXX. The document is maintained by the General Manager, for the Southern Midlands Council.

DRAFT

15.6.2 OATLANDS DISTRICT PROGRESS ASSOCIATION – REQUEST FOR BUS SHELTER

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 19 SEPTEMBER 2018

Enclosure:

E-mail from Oatlands District Progress Association dated 17th September 2018

ISSUE

Council to consider a request from the Oatlands District Progress Association to provide an enclosed bus shelter in High Street, Oatlands.

BACKGROUND

For information, the Redline Coach service, subject to advanced bookings, comes through Oatlands three times per day on weekdays (from both north and south), and there are two services on weekends.

In past years, the bus collection point has changed a number of times along High Street, Oatlands (for various reasons), however it is apparent that the present bus stop, located in front of the Oatlands District High School has become a more permanent arrangement.

Whilst the provision of Bus shelters is generally not a local government responsibility, past requests to the bus service organisations to provide such infrastructure, or alternatively, to contribute to bus shelters, has proven to be unsuccessful.

DETAIL

In reference to the e-mail correspondence from the Oatlands District Progress Association, it goes without saying that Oatlands does experience some adverse weather conditions that can make waiting for a bus extremely uncomfortable. For this reason, and from a community service perspective, it is suggested that Council be prepared to fund the cost of providing an appropriate shelter.

Due to the central location of the shelter, it is envisaged that the shelter would not only be used by bus passengers, but also the broader community as a drop-off or collection point, including school children.

Based on the indicative bus shelter design that was included in the e-mail, a price of \$6,700 has been obtained however there is an additional freight component of \$4,370.00.

In light of this, it is anticipated that a Shelter could be fabricated locally for a much lesser amount, but there has been insufficient time to design and seek a quote. Subject to Council's decision, this can be progressed in the short-term.

Human Resources & Financial Implications – A budget has not been allocated in 2018/19. Construction will be dependent on an available budget which will need to be transferred from another project, or through a separate source of funding.

Community Consultation & Public Relations Implications – The need for a bus shelter has certainly been suggested in the past, however due to the frequent change in location of the bus stop, and in the absence of support from the bus service organisation(s), the suggestion has not been progressed beyond that stage.

Policy Implications – N/A

Priority - Implementation Time Frame – subject to available funding.

RECOMMENDATION

THAT:

- a) 'in-principle', Council endorse the proposal to provide a Bus Shelter in High Street, Oatlands; and
- b) Council Officer's proceed to obtain alternative cost estimates for further consideration.

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

ENCLOSURE

Agenda Item 15.6.2

From: Karen Mathieson <karenmathieson@me.com>
Sent: Monday, 17 September 2018 4:06 PM
To: Timothy Kirkwood; SMC Mail
Cc: Elisa Lang
Subject: ATTN: T Kirkwood,

Tim Kirkwood

General Manager

Southern Midlands Council

17 September 2018

via email

Dear Tim,

The Oatlands District Progress Association (ODPA) would like to bring to Council's attention the need for a bus stop shelter in High Street Oatlands. The bus stop in need of shelter is located next to the Cellarbrations shop near the school fence. There is some guarantee that this is a fixed-site bus stop now that Redline buses no longer carry freight. Passengers waiting to board the bus travelling to Hobart have a metal seat to sit on but are exposed to the elements and inclement weather.

As you are also probably aware, the Oatlands area is made up of a diverse population. While some may be of the view that the use of public transport is driven solely by age, other factors determine the use of public transport including:

- physical ability
- cost and availability of private transport
- socio-economic factors
- circumstances
- preference

A bus shelter would be welcomed by both residents and visitors alike.

While ODPA members have considered design options, members are aware that disability access and clear access to the footpath also play a part in the design decision.

Due to the cold weather in Oatlands, a wooden seat is suggested.

ODPA has requested passenger numbers to Oatlands from Redline but has been advised that those figures are considered commercial-in-confidence and not available.

A suggestion by Redline to contact the Department of State Growth for transport numbers has proven unsuccessful as well, with the Department unable to provide those statistics. The Department has suggested Council could provide passenger numbers; as yet we have not received this information.

ODPA members have considered available design options, an example of which is attached to this email. **OPDA requests this matter be included in the Agenda for discussion at the next Council Meeting to be held 26th September 2018.**



Yours sincerely

for and on behalf of Oatlands District Progress Association
Karen Mathieson
Secretary

15.7 Public Health

Strategic Plan Reference 4.7.1
Monitor and maintain a safe and healthy public environment.

Nil.

15.8 Recreation

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

15.8.1 OATLANDS SWIMMING POOL 2018/19 SEASON

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 18 SEPTEMBER 2018

ISSUE

To inform Council of the proposed dates for the Oatlands Swimming Pool for the 2018/2019 season.

DETAIL

The following arrangements are proposed for the 2018/19 Swimming Pool Season:

Opening Date:

It is proposed to open the Pool on Saturday, 24th November 2018 at 11.00 a.m.

Closing Date:

Date to be confirmed – March/April 2019.

Opening Hours:

During School Terms (Mon-Fri)	3.00 p.m. – 6.00 p.m.
During School Holidays	11.00 a.m. – 6.00 p.m.
Weekends	11.00 a.m. – 6.00 p.m.
Public Holidays	11.00 a.m. – 6.00 p.m.

Note: Pool closed on Christmas Day and New Years Day.

Fees and Charges Schedule:

The fees and charges schedule is listed below for information:

FEES & CHARGES		2017/18	2018/19
Season Ticket:	Family	\$110.00	\$110.00
	Adult	\$55.00	\$55.00
	Child/Student	\$42.00	\$42.00
Daily Tickets:	Family	\$12.00	\$12.00
	Adult	\$5.00	\$5.00
	Child/Student	\$4.00	\$4.00
Complex Hire Fee:	All supervised (out of hours) \$45.00 per hour		

Note: Students require a current student identification card.

Out of Hours bookings - Out of Hours bookings must be supervised by Council's supervisor at all times. Application is to be made seven days in advance.

Human Resources & Financial Implications – Mr G Williams will be employed directly by Council as the Pool Supervisor. Relief services for the forthcoming season will be arranged as required.

Community Consultation & Public Relations Implications - The proposed arrangements, and fee structure, will be advertised following endorsement by Council.

Policy Implications - Nil.

Priority - Implementation Time Frame – Endorsement of the opening date at this Council meeting will allow sufficient time to advertise the pool opening date and organise staffing arrangements for 2018/2019.

RECOMMENDATION

THAT Council endorse the proposed opening arrangements of the Oatlands Swimming Pool on the 24th November 2018 for the 2018/19 Season.

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

15.9 Animals

Strategic Plan Reference 4.9.1

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

Nil.

15.10 Education

Strategic Plan Reference 4.10.1

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

15.10.1 DEPARTMENT OF EDUCATION - 2018 INTAKE AREA REVIEW

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 20 SEPTEMBER 2018

Enclosure:

Letter from Department of Education dated 3rd September 2018

Maps of Intake Areas for Southern Midlands Schools (Bagdad, Kempton, Oatlands & Campania) & Brighton and Richmond

ISSUE

Council to review the Intake Area Maps and complete the Survey.

BACKGROUND

The Department of Education (DoE) is undertaking a review of government school intake areas as part of the implementation process for the *Education Act 2016*.

The DoE is seeking feedback from the Tasmanian community to help inform the development of an intake area for each government primary and combined (district) school, to apply from 2021.

Please refer to the enclosed letter from the Department's Secretary for further background information.

DETAIL

The following Schools are located with the Southern Midlands Council area:

1. Bagdad Primary School
2. Campania District School
3. Kempton Primary School
4. Oatlands District High School.

Whilst this Survey has been designed specifically for local Councils, each of the Schools have been contacted to determine whether there are any issues or concerns that Council should factor into their considerations. This information be will provided at the meeting.

Please note that Maps for the Brighton and Richmond Primary Schools have also been included as some comments may relate to those catchment areas.

Note: Unfortunately it is not possible to download a hard copy of the Survey as it must be completed online. In addition, questions must be completed prior to progressing through the Survey. This means that the full range of questions cannot be ascertained in advance of working through the Survey.

Human Resources & Financial Implications – N/A.

Community Consultation & Public Relations Implications – comments received from the individual schools will be relayed to the meeting. The DoE has advised that there are other avenues for individuals to provide separate feedback.

Policy Implications – N/A

Priority - Implementation Time Frame – feedback is to be provided through completion of the Survey by 26th October 2018.

RECOMMENDATION

THAT:

- a) **The information be received;**
- b) **Council review the Intake Area Maps to identify relevant issues; and**
- c) **Council provide direction to the General Manager to enable completion of the Survey.**

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

ENCLOSURE

Agenda Item 15.10.1

Department of Education
OFFICE OF THE SECRETARY

GPO Box 169, HOBART TAS 7001 Australia
OfficeoftheSecretary@education.tas.gov.au
Ph (03) 6165 5757



File no: DOC/18/122821

3 September 2018

Mr Tim Kirkwood
The General Manager
Southern Midlands Council

Re: 2018 INTAKE AREA REVIEW

The Department of Education (DoE) is undertaking a review of government school intake areas as part of the implementation process for the *Education Act 2016*. We are seeking feedback from the Tasmanian community to help inform the development of an updated intake area for each government primary and combined (district) school, to apply from 2021.

Why are intake areas important?

Intake areas ensure that every child in Tasmania is able to exercise their entitlement to access a local Tasmanian government school - a precondition for increased participation and engagement in education.

Intake areas are essential for schools to be able to plan for expected student enrolments and make sure they have the facilities and staff they need to best support their students' learning.

Enrolment of a child at their intake area school helps them experience and become part of a strong, diverse and supportive local community close to home.

Why is the review taking place?

At present, many schools are using school intake area maps that were created in 2005. Many of these maps no longer accurately reflect enrolment, demographic and transport patterns.

The *Education Act 2016* requires the Secretary, DoE, to publish intake areas for each government school at least once in every 5 years. This requirement means that intake area data will remain current and be regularly reviewed, ensuring appropriate adjustments as populations change, and ensuring equity in the provision of education.

How you can be involved

DoE has released a set of intake area maps for consultation on its website at:
<https://www.education.tas.gov.au/about-us/school-directory/school-intake-area-maps/>

We invite you to provide feedback and raise any issues you would like us to take into account in finalising the new intake areas. To this end we have designed a survey specifically for Local Councils at: <https://www.surveymonkey.com/r/intakeareareviewcouncilfeedback>

If you wish to provide feedback please complete the survey by **26 October 2018**.

I ask that, where possible, each Council provide only one formal source of feedback using the survey. There are other avenues for individuals to provide separate feedback, outlined on the DoE website, noted above.

Your feedback will help us to make any required changes to the maps for consultation, before releasing them again to the Tasmanian community for further feedback.

If you require any further information in order to provide your feedback please contact Kasia Kremzer-Kozlowska on (03) 61 65 6154 or email intake.areas@education.tas.gov.au

I have included at the bottom of this letter the answers to some *Frequently Asked Questions*, which you may find of interest.

Thank you for your cooperation in the intake area review process and we look forward to any feedback you may wish to provide.

Yours sincerely



Tim Bullard
SECRETARY

Frequently Asked Questions

Q. What is the scope of the review?

The review will focus on primary school and combined (district) school intake areas and the intake area maps for consultation would only apply to new enrolments in Tasmanian government primary and combined schools from 2021.

Government high schools do not have geographical intake areas, but are linked to a number of intake primary schools (previously referred to as 'feeder' or 'associated' schools) from which they draw their enrolments.

Q. How were the maps for consultation developed?

DoE acknowledges that a wide range of stakeholders, including Councils, have already provided valuable feedback on intake areas during an earlier consultation process held in 2012/13.

The maps for consultation are based on stakeholder feedback from that earlier consultation process, which considered factors such as

- o current school building infrastructure and current utilisation
- o current student enrolment data
- o distance of home address to local school
- o school closures and amalgamations since 2005
- o road and transport infrastructure
- o natural geographic boundaries.

Since the time that feedback was received, the only additional adjustments reflected in the maps for consultation have been to:

- o ensure the intake areas do not rely on unfeasible travel routes
- o align the intake area boundaries with property boundaries, postcode boundaries, natural features or roads so it is clearer which intake area any particular address falls within.

Given the time that has passed since the earlier consultation process, there may now be new factors you wish to bring to our attention with regard to the maps for consultation.

Q. How do I view the intake area maps for consultation?

All the maps for consultation can be viewed in PDF form at <https://documentcentre.education.tas.gov.au/Pages/SchoolIntakeConsultations/a-z.aspx>

The maps can also be viewed in detail on two different online platforms:

i) a web application, at <https://dpiuwe-au.maps.arcgis.com/apps/webappviewer/index.html?id=d6cf08dbd79e472fba48505abf0373eb>

ii) the LISTmap, an online mapping tool, at: <https://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkid=274130>

The LISTmap works best on desktop computers and laptops while the web application works best on tablets and mobile devices. DoE has produced two short instructional videos which show how to

compare the intake area maps for consultation with the current intake areas on the two different platforms:

DoE Intake Areas Web Application Help <https://youtu.be/mG3gqmDJX4w>

DoE Intake Areas LISTmap Help <https://youtu.be/myUVbC5hYqo>

Q. How will feedback from Councils be used?

An analysis of the feedback from all stakeholders will be undertaken to determine key themes and concerns. This feedback will inform any necessary changes to the initially released maps for consultation, with revised maps released to the Tasmanian community for a second consultation phase.

The feedback will be used to establish the potential impact of updated boundaries, guide DoE's planning for any changes, and determine the final boundaries to apply from 2021.

No individual submissions or survey responses will be published, however a report summarising the key themes and issues that arose from the review will be made public.

Q. Who will be affected by changes to intake area boundaries?

New intake areas will apply from 2021 onwards, to newly enrolling families.

Currently enrolled students, and the siblings of currently enrolled students, will not be affected by any changes to intake area boundaries.

There will be no changes to boundaries for enrolments in 2018, 2019 and 2020 with existing boundary lines continuing to apply.

The new boundaries will not affect school arrangements for students moving from a primary school to a high school.

The finalised maps will be available in time for families and schools to plan for any changes.

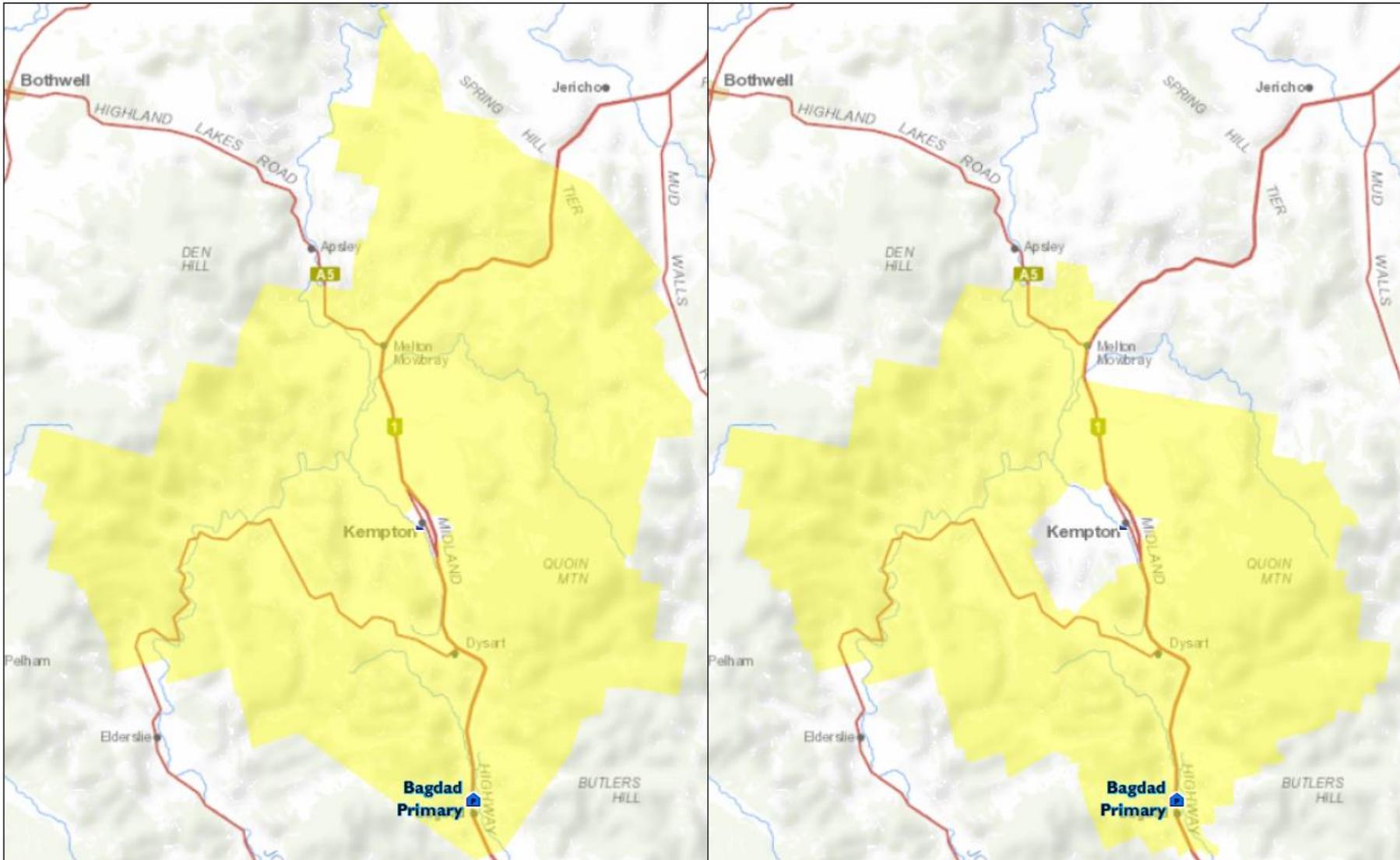
The intake area review will not affect the out-of-area enrolment processes applied by schools. Parents will still be able to seek enrolment of their child at a school outside of the intake area, provided that the school has capacity.

Bagdad Primary School Intake Area for Consultation



CURRENT

FOR CONSULTATION



To access interactive maps, please go to:

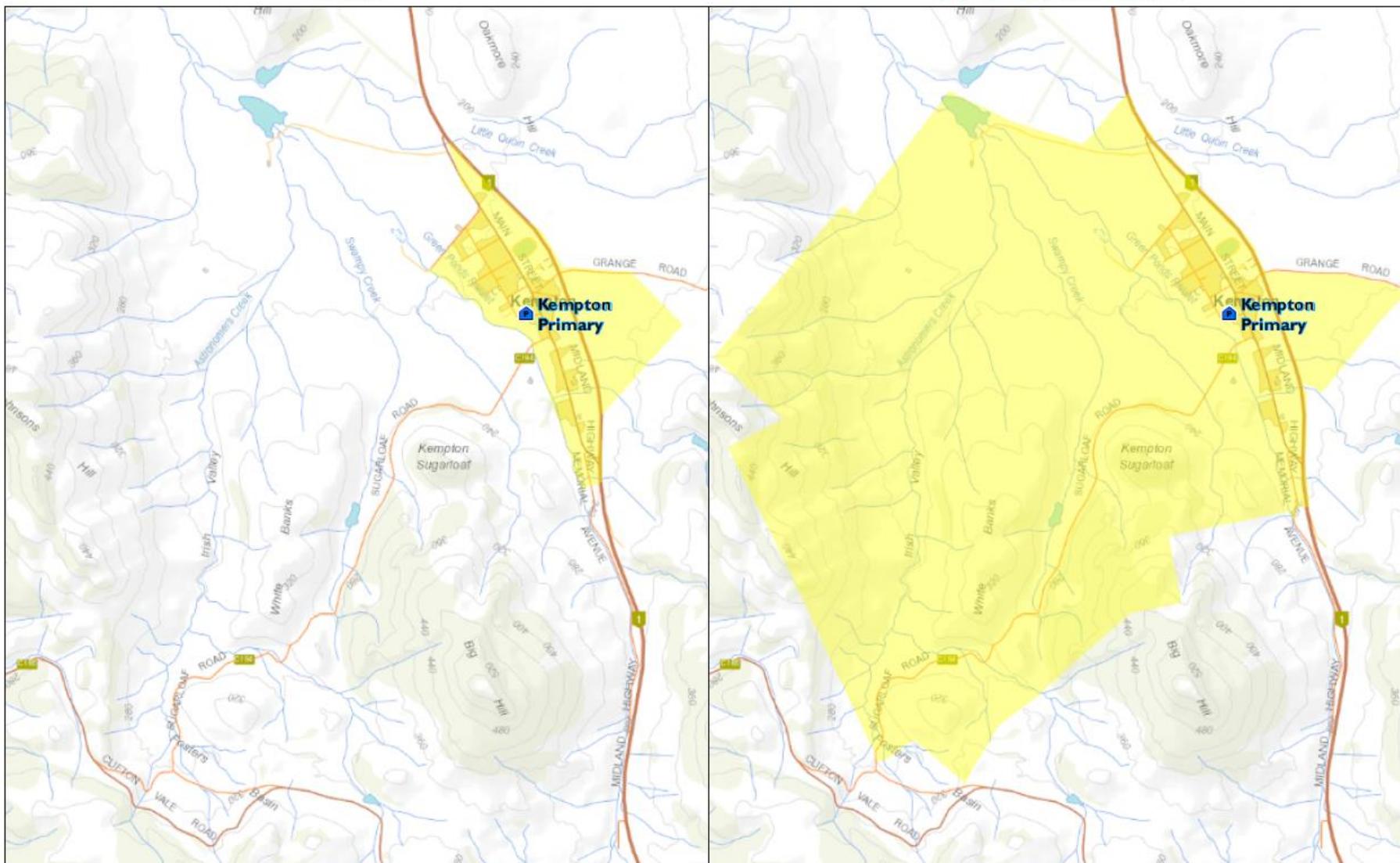
<https://dpiwwe-au.maps.arcgis.com/apps/webappviewer/index.html?id=d6cf08dbd79e472fba48505abf0373eb>
or <https://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkId=274130>

Kempton Primary School Intake Area for Consultation



CURRENT

FOR CONSULTATION



To access interactive maps, please go to:

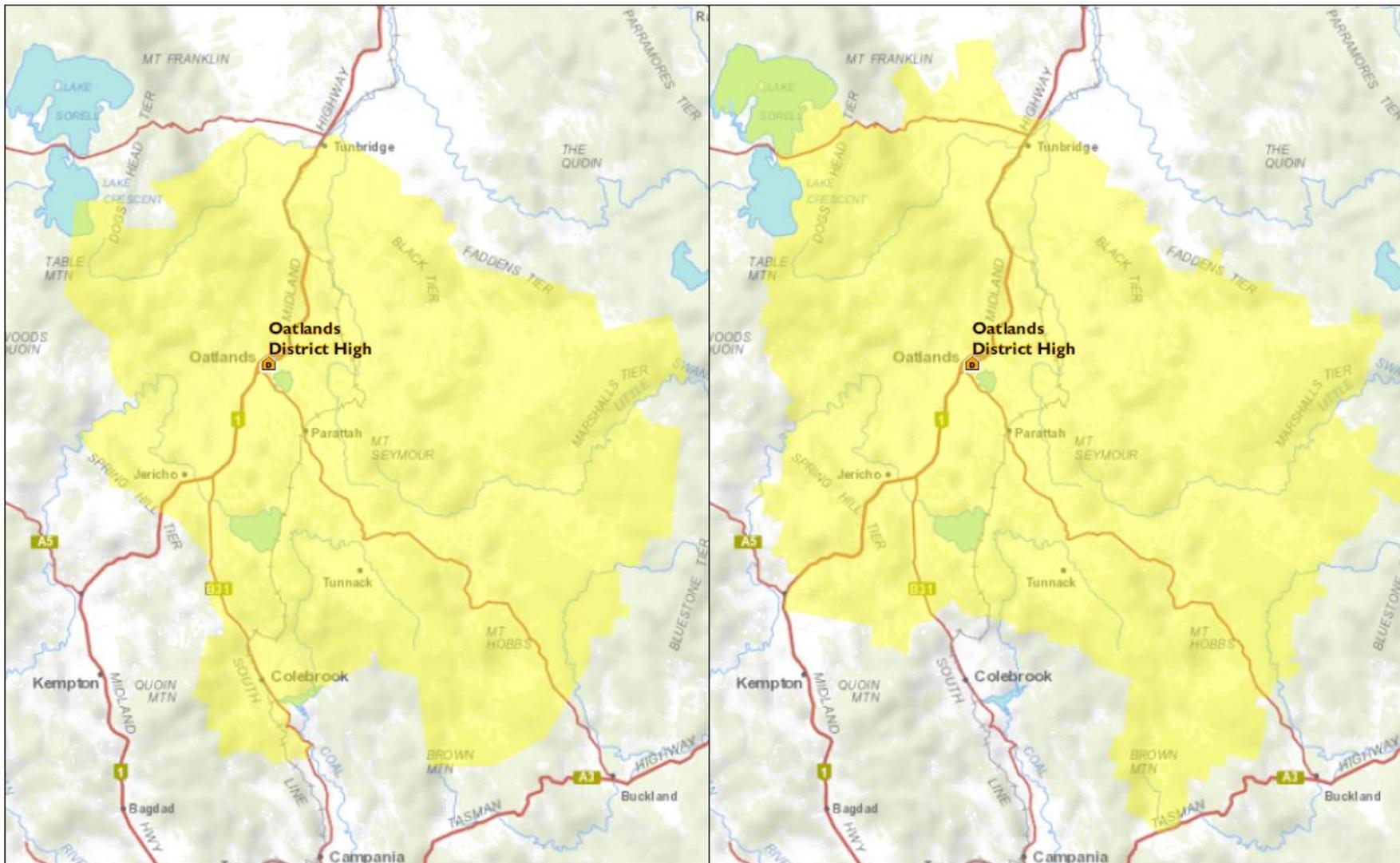
<https://dpipwe-au.maps.arcgis.com/apps/webappviewer/index.html?id=d6cf08dbd79e472fba48505abf0373eb>
or <https://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkId=274130>

Oatlands District High School Intake Area for Consultation



CURRENT

FOR CONSULTATION



To access interactive maps, please go to:

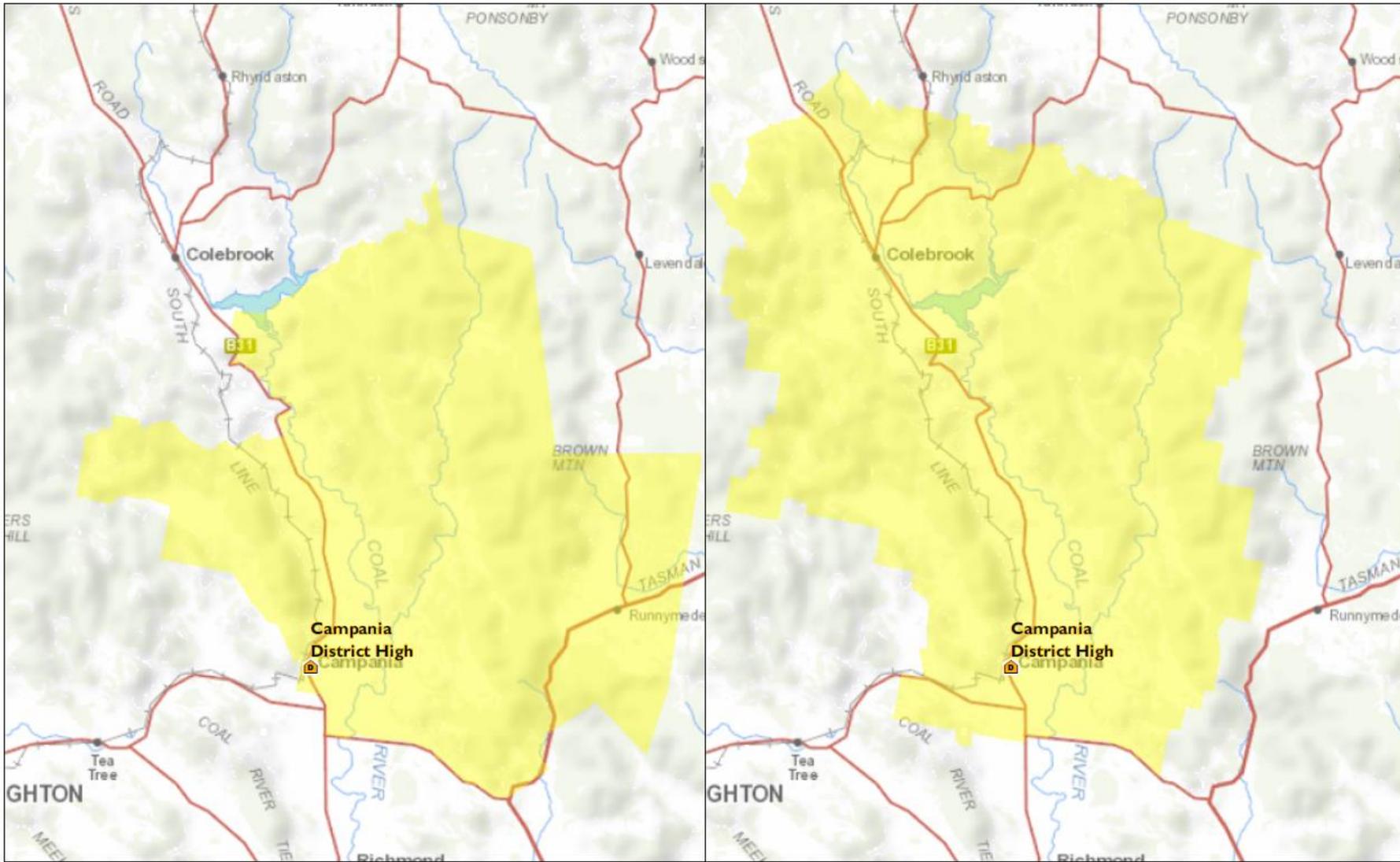
<https://dpiwe-au.maps.arcgis.com/apps/webappviewer/index.html?id=d6cf08dbd79e472fba48505abf0373eb>
or <https://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkId=274130>

Campania District School Intake Area for Consultation



CURRENT

FOR CONSULTATION



To access interactive maps, please go to:

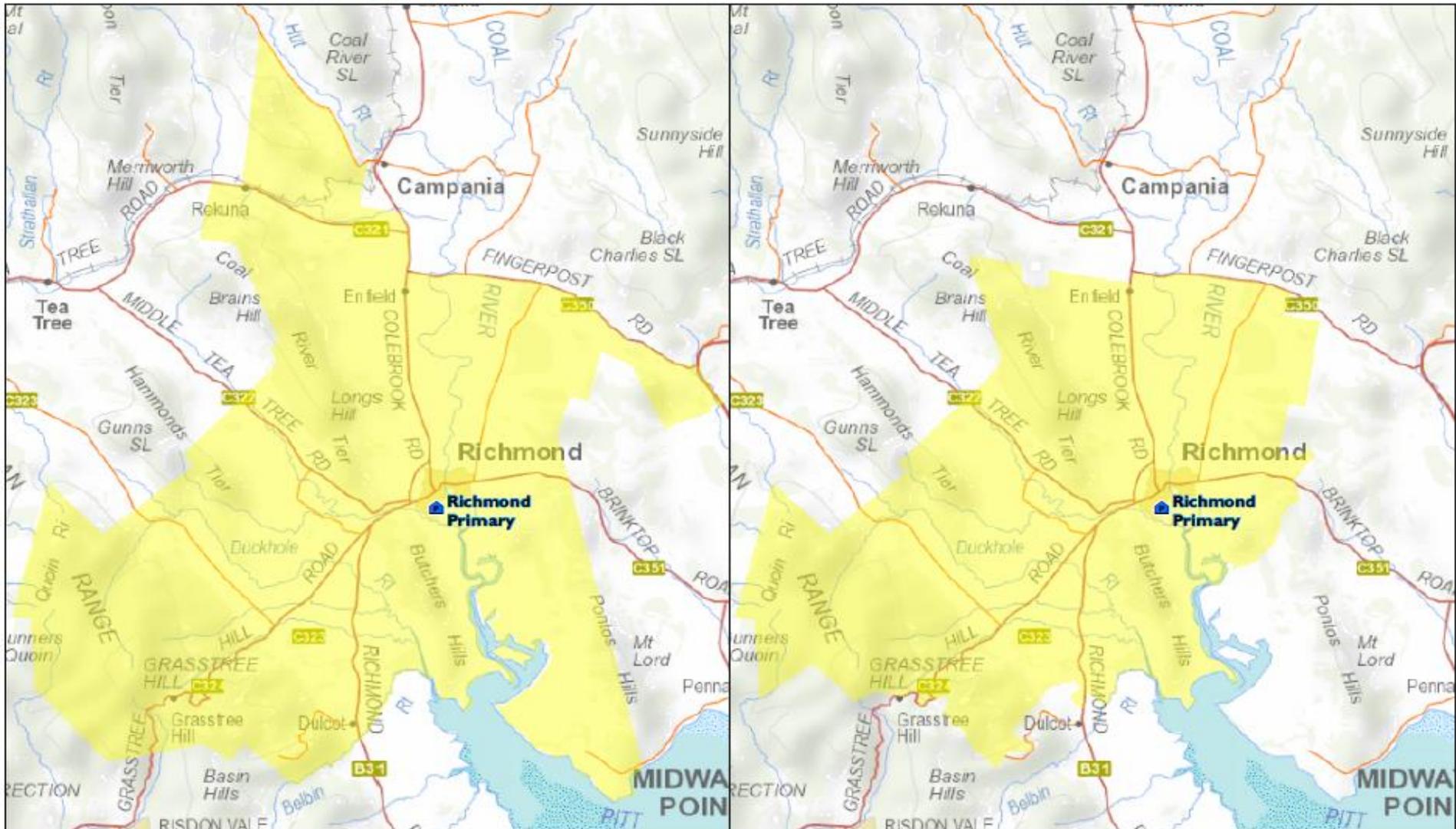
<https://dpipwe-au.maps.arcgis.com/apps/webappviewer/index.html?id=d6cf08dbd79e472fba48505abf0373eb>
or <https://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkId=274130>

Richmond Primary School Intake Area for Consultation



CURRENT

FOR CONSULTATION



To access interactive maps, please go to:

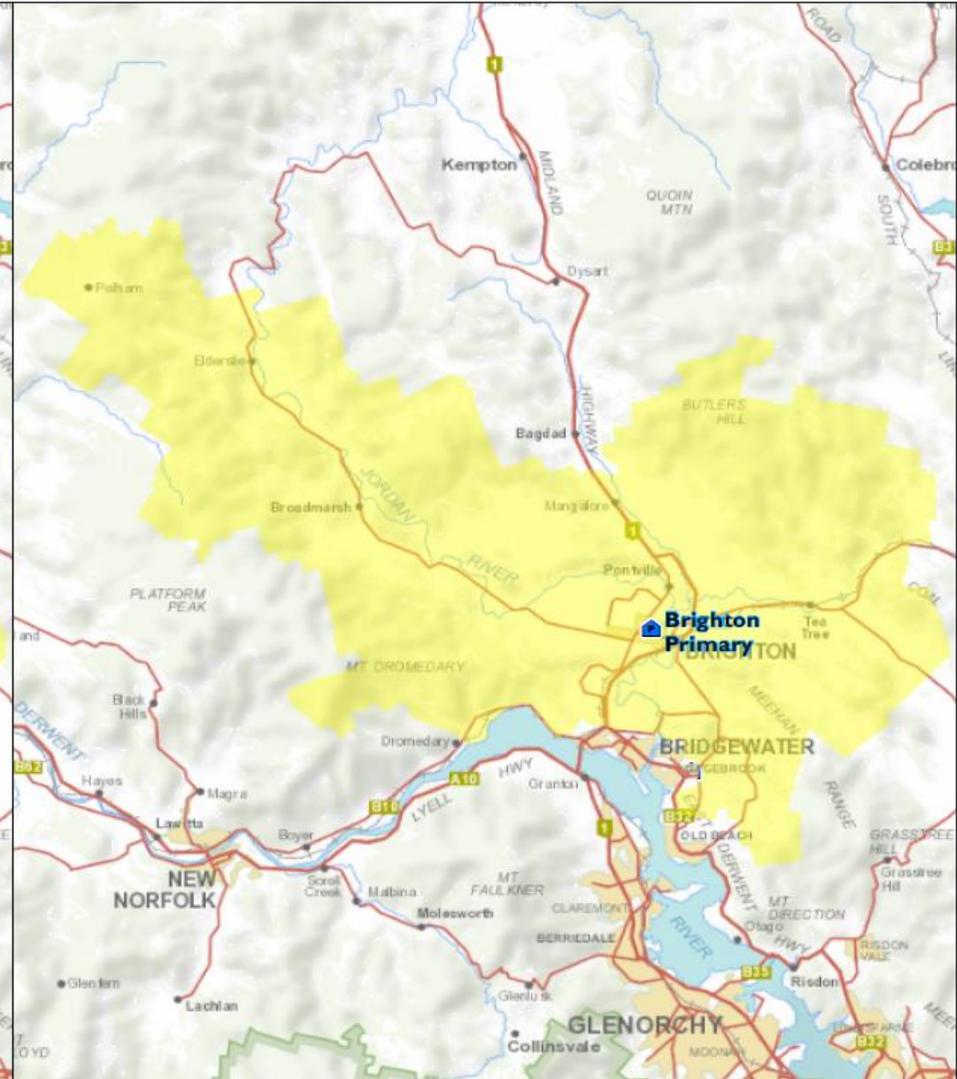
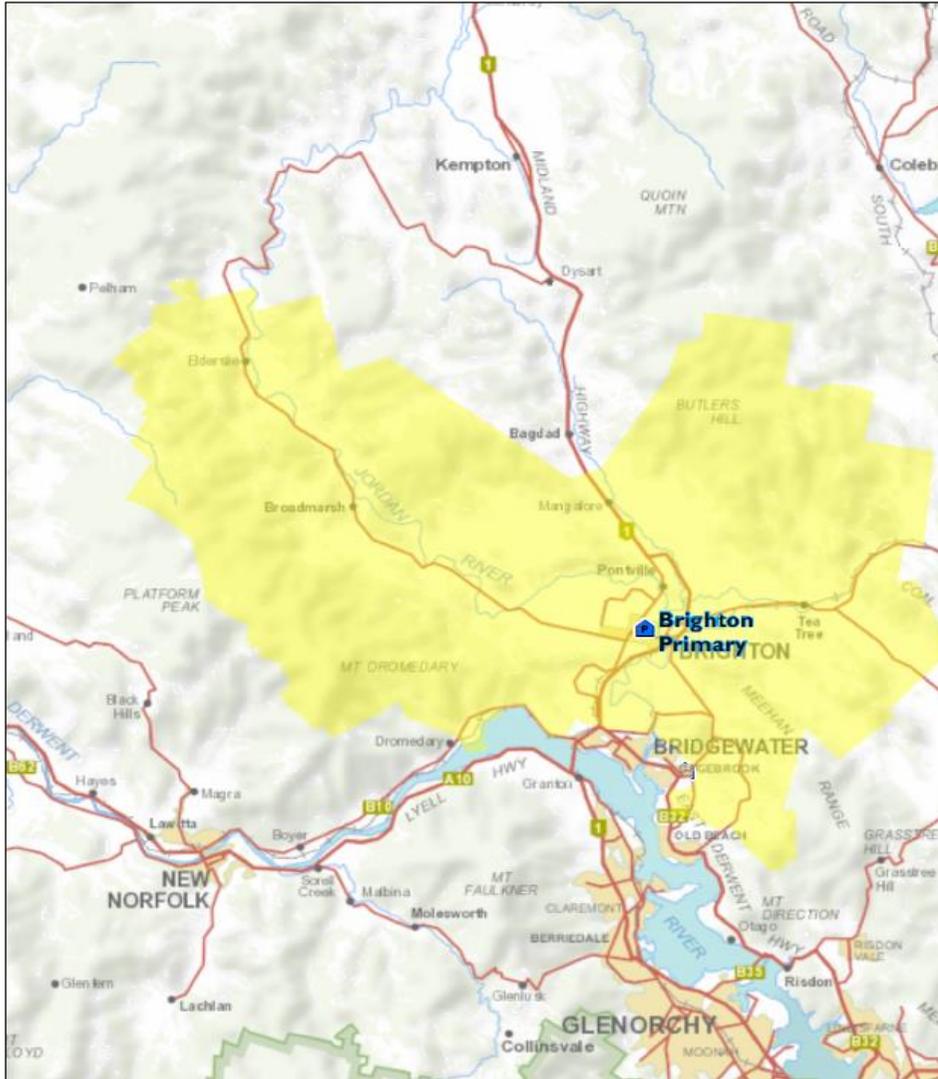
<https://dpipwe-au.maps.arcgis.com/apps/webappviewer/index.html?id=d6cf08dbd79e472fba48505abf0373eb>
or <https://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkId=274130>

Brighton Primary School Intake Area for Consultation



CURRENT

FOR CONSULTATION



To access interactive maps, please go to:

<https://dpiwwe-au.maps.arcgis.com/apps/webappviewer/index.html?id=d6cf08dbd79e472fba48505abf0373eb>

or <https://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkId=274130>

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Capacity & Sustainability

Strategic Plan Reference 5.1.1 & 5.1.2

Build the capacity of the community to help itself and embrace the framework and strategies articulated through social inclusion to achieve sustainability / Maintain and strengthen communities in the Southern Midlands.

16.1.1 MIDLANDS MEMORIAL COMMUNITY CENTRE, 68 HIGH STREET, OATLANDS – RENEWAL OF LEASE

Author: DEPUTY GENERAL MANAGER / MANAGER, COMMUNITY & CORPORATE DEVELOPMENT (ANDREW BENSON)

Date: 21 SEPTEMBER 2018

Enclosure:

Request from the Oatlands Community Association to Extend the Lease of 68 High Street (MMCC)

Attachment:

Lease Agreement between SMC and Oatlands Community Association dated 1st January 2018

BACKGROUND

Council entered into a twelve month lease agreement with the Oatlands Community Association Inc in December 2017 for the Midlands Memorial Community Centre at 68 High Street Oatlands. This Agreement contained an option for a further three year lease.

DETAIL

Council is in receipt of a letter from the President of the Association requesting to take up the option of the three year extension to their current lease with Council, commencing on 1 January 2019 until 31 December 2021, under the terms and conditions of the existing lease.

There were some changes to the standard lease agreement that was in place for the previous organisation and in general terms those changes amount to Council covering the outgoings (i.e. rates, taxes, including land tax) for the building plus the charge of a “pepper corn” rental, in lieu of Council providing an annual grant to the organisation. The Association would be responsible for power, telephone and extra over waste management charges.

Human Resources & Financial Implications – For information, excluding maintenance costs borne by Council, the following costs are directly associated with the facility (2017/18):

- Annual rates (SMC) \$2,003
- TasWater \$ 722
- Land Tax \$ 413
- Insurance \$ 531
- Asset Depreciation \$9,785
- Loan Interest Costs \$6,570

Community Consultation & Public Relations Implications - The OCA continues to provide services to the local Community through the Midlands Memorial Community Centre.

Policy Implications – Nil.

Priority - Implementation Time Frame - Implement the decision as soon as possible.

RECOMMENDATION

That Council

1. **Note the Report; and**
2. **Agree to enter into a three year lease extension agreement with the Oatlands Community Association Inc, for the Midlands Memorial Community Centre at 68 High Street, Oatlands.**

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

ENCLOSURE

Agenda Item 16.1.1

Oatlands Community Association Inc.
Midlands Memorial Community Centre
68 High Street, Oatlands. 7120

RECEIVED

14 AUG 2018

By SMC

The Southern Midlands Council
71 High Street
Oatlands. 7120

14 August 2018

Dear General Manager and Southern Midlands Council,

The Oatlands Community Association Inc. wishes to take up the option for renewal of the Lease for the Midlands Memorial Community Centre at 68 High Street, Oatlands, commencing on 1 January 2019 until 31 December 2021, under the terms and conditions of the existing lease.

Thank you,

Kind regards,



Rowena McDougall
President
OCA Inc.

Email: office@oatlandscommunity.org.au
Ph: 03 62 541 300

16.2 Safety

Strategic Plan Reference 5.2.1

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

Nil.

16.3 Consultation & Communication

Strategic Plan Reference 5.3.1

Improve the effectiveness of consultation and communication with the community.

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Strategic Plan Reference(s) 6.1.1, 6.1.2, 6.1.3, 6.1.4 & 6.1.5

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

Nil.

17.2 Sustainability

Strategic Plan Reference(s) 6.2.1, 6.2.2, 6.2.3, 6.2.4, 6.2.5, 6.2.6, 6.2.7 & 6.2.8

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

17.2.1 COMMON SERVICES JOINT VENTURE UPDATE (STANDING ITEM – INFORMATION ONLY)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 18 SEPTEMBER 2018

Enclosure:

Local Government Shared Services – Council Update – August 2018

Local Government Shared Services – Joint Venture Update – August 2018

ISSUE

To inform Council of the Common Services Joint Venture activities for the month of August 2018.

BACKGROUND

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

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

DETAIL

Refer 'Common Services Joint Venture Update – August 2018 attached.

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

Councillors will note that the Southern Midlands Council provided 185 hours of service to other Councils and received 3 hours of services from other Councils.

Details of services provided are included in the attachment.

Community Consultation & Public Relations Implications – Nil

Policy Implications – N/A

Priority - Implementation Time Frame – Ongoing.

RECOMMENDATION

THAT the information be received.

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

ENCLOSURE
Agenda Item 17.2.1

Local Government Shared Services - Council Update

Council

Southern Midlands

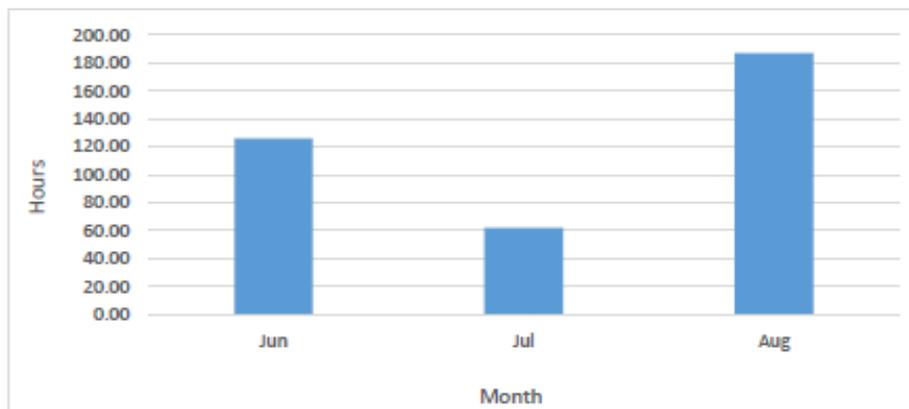
Shared Service Participation in August 2018

188 hours

Summary

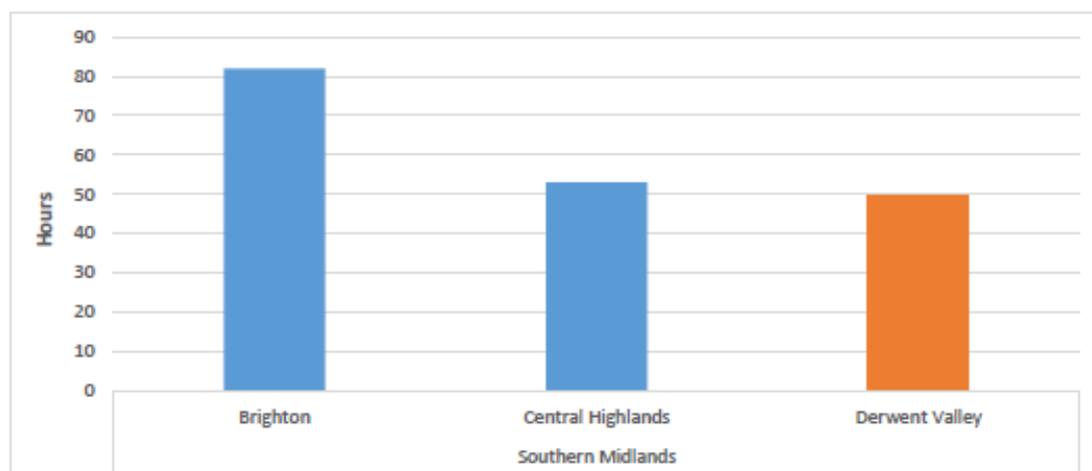
In August 2018, 188 hours of shared services were exchanged by the Southern Midlands Council which was an increase from hours exchanged in July (62). From this total, Southern Midlands provided 185 hours of services to other Councils and received 3 hours of services from other Councils.

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



Services Provided by Southern Midlands Council

Fig 2 - Services Provided by Southern Midlands Council during August 2018 by Council



*Council is not a member of LG Shared Services Agreement

Fig 3 - Services Provided by Southern Midlands Council during August 2018 by Service Category

SOUTHERN MIDLANDS		Summary of Services Provided
Brighton	82	
Plumbing Permit Authority	77	Plumbing Inspections & Approvals
Tourism & Promotion	5	Beacon Foundation Project
Central Highlands	53	
Animal Control	27	Animal Control Services
Planning Services	26	Statutory Planning Services
*Derwent Valley	50	
Plumbing Permit Authority	50	Plumbing Inspections & Approvals
Grand Total	185	

*Council is not a member of LG Shared Services Agreement

Services Received by Southern Midlands Council

Fig 4 - Services Received by Southern Midlands Council during August 2018 by Council



Fig 5 - Services Received by Southern Midlands Council during August 2018 by Service Category

SOUTHERN MIDLANDS		Summary of Services Received
Brighton	1	
Development Engineering	1	Subdivision Approvals & Inspections
Central Highlands	2	
Works Services	2	Online Contractor Inductions
Grand Total	3	

Cost Benefits Achieved by Southern Midlands and Other Councils

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

In the month of **August**, it is estimated, Council have achieved a net benefit of approximately **\$6,690**. This was a result of increasing the utilisation of its current staff to earn additional revenue from providing services to other Councils, and from utilising Shared Services from within Local Government as opposed to external consultants (on average LG Shared Services rates can be procured at significant discount to external consultant fees).

It is estimated that Southern Midlands Council's direct involvement in Shared Services saved **ALL** participating Councils (including Southern Midlands Council) approximately **\$11,165** for the month of **August**.

Local Government Shared Services Update

AUGUST 2018

Summary of Recent Shared Services Activity

1623 hours of Shared Services were exchanged between Councils during August 2018, which was an increase of approximately 39% when compared to hours exchanged during the previous month of July (1172 hours) and these hours were higher than the three-month average of 1374 hours per month.

Fig 1 - Shared Service Exchange Hours in Recent Months

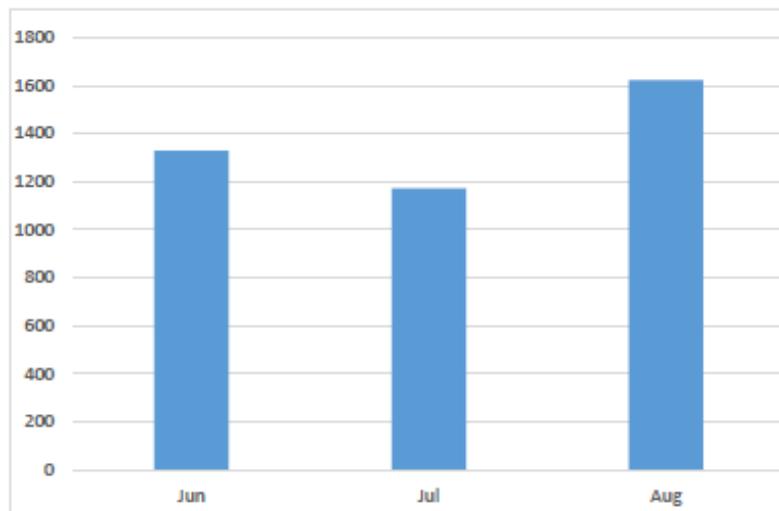
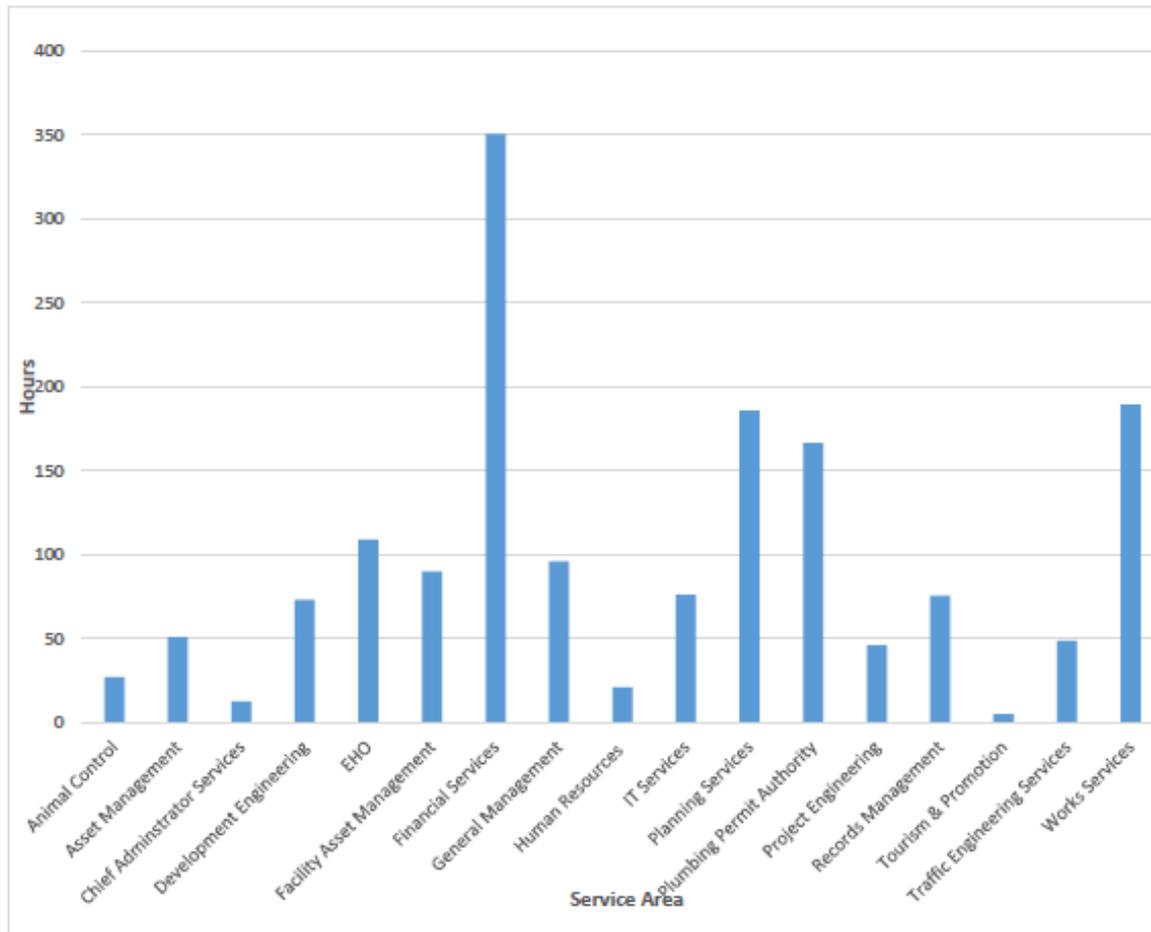


Fig 2 - Details of Current Exchange of Services by Council during August 2018

Provider Council	Client / Organisation									
	Brighton	Central Highlands	Derwent Valley*	GSB	Litchfield (NT)	LGSS	Glenorchy	Sorell	Southern Midlands	Tasman
Brighton			185	99		13	49.5	5	0.5	141
Central Highlands	4							2	2	2
GSB										
Sorell				55						709
West Arnhem (NT)					75.5					
Southern Midlands	82	53	49.5							
Tasman								96		

*Council/Organisation not currently a member of the Local Government Shared Services Agreement

Fig 3 - Details of Current Exchange of Services by Service Category during August 2018



Savings to Local Government

A total of 1623 hours of Shared Services were exchanged between Councils last month. Analysis of Shared Services provision has indicated that both the Provider Council and the Client Council save money through the exchange of Shared Services at an approximate ratio of 50%.

Due to this, it is estimated that the provision of Shared Services between Councils saved ALL participating Councils and Local Government, of the amount of \$115,330 for the month of August. This was a result of increasing the utilisation of current Council Staff at Councils providing services and from Client Councils utilising Shared Services from within Local Government as opposed to external consultants (on average LG Shared Services rates can be procured at significant discount to external consultant fees).

Progress of the Shared Services

- Shared Services Agreement Schedules 1, 2 and 3 have been amended to reflect change of Committee Member names and CPI increases as at 1 July 2018.
- Increase involvement with Northern Territory members and encourage more participation in meetings.
- Continuing to pursue financial gains through combined purchasing of common services approach.

17.2.2 SOUTH CENTRAL SUB-REGION COLLABORATION STRATEGY – STANDING ITEM

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 21 SEPTEMBER 2018

ISSUE

Standing Item to enable:

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

BACKGROUND

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

DETAIL

The Sub-Region Group has now met on six occasions. The last meeting was held on 4th June 2018 however no minutes of that meeting are yet to be received.

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

Community Consultation & Public Relations Implications – Nil

Policy Implications – N/A

Priority - Implementation Time Frame – Ongoing.

RECOMMENDATION

THAT the information be received.

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

17.2.3 TABLING OF DOCUMENTS

17.2.3.1 K MATHIESON – HIGH STREET, OATLKANDS

Refer e-mail dated 17th September 2018 (enclosed).

The following is an extract from the Minutes of the Council Meeting held 22nd August 2018 which was referred to in the Email:

EXTRACT FROM 22 AUGUST 2018 COUNCIL MINUTES

“The following questions were submitted by Clr R Campbell on the 14th August 2018.

Q2. Bus Stop High Street Oatlands – A number of “little old folk” find the weather conditions uncomfortable when waiting for the bus in inclement weather, when are we likely to see the seat within a bus shelter? Note: If we want to keep the bus service, we need people using the bus service.

General Manager’s response:

Firstly, in terms of timing to construct a bush shelter in High Street, a budget has not been allocated in 2018/19 for this purpose. Therefore construction will be dependent on a budget which will need to be transferred from another project, or through a separate source of funding. This proposal was not raised through the Budget process.

Subsequent to adoption of the Budget, Council has been approached by a representative of the local Progress Association suggesting the need for a Bus Shelter. The representative is currently preparing a submission to Council, which is to include details of the approximate number of persons that use the bus service. This will aid in justifying the need for a shelter, and more importantly, provide an indication of the size of the shelter that may be required (for costing). “

RECOMMENDATION

THAT the information be received noting that the writer indicates that a retraction and apology in the next Council Minutes would probably be appropriate.

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

ENCLOSURE

Agenda Item 17.2.3.1

From: Karen Mathieson <karenmathieson@me.com>
Sent: Monday, 17 September 2018 4:33 PM
To: Anthony Bisdee
Subject: draft council minutes of the meeting held 22 August

Dear Mayor Bisdee

I refer to the minutes of the Council meeting held 22 August, specifically page 11, question 2 where it states that 'a number of "little old folk" find the weather conditions uncomfortable when waiting for the bus in inclement weather' .

I find the reference to the senior citizens of this area as "little old folk" to be patronising and offensive regardless of the spirit in which the phrase was used, and I would remind the Councillor in question that the year is now 2018, not 1918, and such a demeaning attitude is no longer acceptable.

Not only do the senior citizens of the area provide a strong economic base through payment of rates and support of local business, they also are a key resource in several of the services available in Oatlands.

They are also registered voters.

A retraction and apology in the next Council minutes would probably be appropriate.

Kind regards
Karen Mathieson
51 High Street
Oatlands

17.2.3.2 MIDLAND HIGHWAY / BLACKBRUSH ROAD, MANGALORE

Dr Richard Barnes has provided Council with a copy of a letter that he has received from the Minister for Infrastructure, the Hon Jeremy Rockliff MP.

Dr Barnes has requested that a copy of the letter be tabled for Council's information as it relates to the use of Blackbrush Road and the requirement for VEC to liaise with Council and to rectify any damage to the road to the satisfaction of Council.

RECOMMENDATION

THAT the information be received and Council confirm its intent to ensure that VEC be responsible to rectify any damage to Blackbrush Road resulting from a substantial increase in the cartage of materials associated with the safety upgrade of the Midland Highway at Mangalore (noting the requirement for Stornoway Pty Ltd to undertake road improvements associated with the operation of its Blackbrush Road Quarry).

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

ENCLOSURE

Agenda Item 17.2.3.2

Deputy Premier
Minister for Education and Training
Minister for Infrastructure
Minister for Advanced Manufacturing and Defence Industries

Level 10 15 Murray Street HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Ph: +61 3 6165 7754
Email: Jeremy.Rockliff@dpac.tas.gov.au



22 AUG 2018

Dr Richard Barnes
By email: rwbares73@gmail.com

Dear Dr Barnes 

Thank you for your email to the Treasurer, Hon Peter Gutwein MP, expressing support for the safety improvements on the Midland Highway at Mangalore and taking an interest in quality work site management and construction practices. As Minister for Infrastructure, I am responding to you on behalf of the Tasmanian Government.

The Department of State Growth shares your concern at motorists speeding through roadworks sites and has requested Tasmania Police visit this site and enforce the temporary roadwork speed limits.

The condition of the road surface through roadworks is an important safety concern and the Department has advised that the contract requires the construction contractor, VEC, to maintain a surface for traffic to a safe standard at all times. Immediate potholing repairs are ongoing and VEC has scheduled more substantial repairs to the temporary northbound lane to be completed in August 2018, as weather conditions permit.

The contract also requires that VEC liaise with the Southern Midlands Council about cartage of quarry materials along local roads, including Black Brush Road, and rectify any damage to the road to the satisfaction of Council.

If you have any further questions about this issue please contact Simon Brown, Project Manager, by email at simon.brown@stategrowth.tas.gov.au, or telephone on 6166 3320.

I trust this information is of assistance to you.

Yours sincerely



Jeremy Rockliff MP
Deputy Premier
Minister for Infrastructure

17.3 Finances

Strategic Plan Reference(s) 6.3.1, 6.3.2 & 6.3.3

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

17.3.1 MONTHLY FINANCIAL STATEMENT (AUGUST 2018)

Author: FINANCE OFFICER (COURTNEY PENNICOTT)

Date: 20 SEPTEMBER 2018

ISSUE

Refer enclosed Report incorporating the following: -

- Statement of Comprehensive Income – 1st July 2018 to 31st August 2018 (including Notes)
- Current Expenditure Estimates – as at 31st August 2018
- Capital Expenditure Estimates (*refer to enclosed report detailing the individual capital projects*) – as at 31st August 2018
- Cash Flow Statement – August 2018
- Rates & Charges – 11th September 2018

Note: Expenditure figures provided are for the period 1st July 2018 to 31st August 2018 – 16.67% of the period.

CURRENT EXPENDITURE ESTIMATES (OPERATING BUDGET)

Strategic Theme - Infrastructure

Sub-Program – Bridges – expenditure to date (\$77,051 – 20.67%). Expenditure relates to engineering assessments required for NHVR.

Strategic Theme – Growth

Nil.

Strategic Theme – Landscapes

Sub-Program – Natural – expenditure to date (\$32,492 – 18.775%). Expenditure relates to works at the Chauncy Vale Reserve. Costs include allocation of annual insurances.

Strategic Theme – Lifestyle

Sub-Program – Childcare – expenditure to date (\$5,130 – 66.67%). Annual donation of \$5,000 has been made to the Brighton Family Day Care Service.

Strategic Theme –Community

Sub-Program – Capacity – expenditure to date (29,057 – 104.06%). Expenditure includes Council’s contribution of \$5K to the Green Ponds Progress Association (being its contribution towards the purchase of a community bus); the annual donation of \$2K to the Melton Mowbray Community Rodeo Association; and costs associated with the Heritage Festival and the Kempton Memorial Avenue event.

Strategic Theme – Organisation

Sub-Program – Sustainability – expenditure to date (399,059 – 17.69%). Expenditure includes annual costs associated with computer software licensing/subscriptions \$60,455, and annual insurance payments of \$56,446.

RECOMMENDATION

THAT the Financial Report be received and the information noted.

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

STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD
1st JULY 2018 to 31st AUGUST 2018

	Annual Budget	Year to Date as at 31st AUGUST	%	Comments
Income				
General rates	\$ 5,390,741	\$ 5,294,800	98.2%	Budget Includes Interest & Penalties to be imposed to end of June 2019
User Fees (refer Note 1)	\$ 730,602	\$ 213,670	29.2%	
Interest	\$ 177,000	\$ 34,972	19.8%	
Government Subsidies	\$ 24,000	\$ 11,751	49.0%	Heavy Vehicle Licence Fees & Road Rescue MAIB reimbursements
Contract Income	\$ 0	\$ 0	0.0%	
Other (refer Note 2)	\$ 162,000	\$ 23,954	14.8%	
Sub-Total	\$ 6,484,343	\$ 5,579,147	86.0%	
Grants - Operating	\$ 3,356,130	\$ 425,776	12.7%	\$425,776 FAGS
Total Income	\$ 9,840,473	\$ 6,004,923	61.0%	
Expenses				
Employee benefits	\$ (3,914,764)	\$ (584,931)	14.9%	Less Roads - Resheeting Capitalised
Materials and contracts	\$ (3,042,876)	\$ (589,398)	19.4%	Less Roads - Resheeting Capitalised, Includes Land Tax
Depreciation and amortisation	\$ (2,855,500)	\$ (476,012)	16.7%	Percentage Calculation (based on year-to-date)
Finance costs	\$ (30,723)	\$ (4,427)	14.4%	
Contributions	\$ (221,180)	\$ 0	0.0%	Fire Service Levies
Other	\$ (141,075)	\$ (66,891)	47.4%	Incls Rate Discounts
Total expenses	\$ (10,206,118)	\$ (1,721,658)	16.9%	
Surplus (deficit) from operations	\$ (365,645)	\$ 4,283,265	-1171.4%	
Grants - Capital (refer Note 3)	\$ 1,669,375	\$ 0	0.0%	
Sale Proceeds (Plant & Machinery)	\$ 353,000	\$ 0	0.0%	
Net gain / (loss on disposal of non-current assets)	\$ 0	\$ 0	0.0%	
Surplus / (Deficit)	\$ 1,656,730	\$ 4,283,265	258.5%	

NOTES

1. Income - User Fees (Budget \$730,602) includes:

- All other Programs	\$ 399,869	\$ 148,720	37.2%	Actual Income Received (i.e. excluding Debtors)
- Private Works	\$ 170,733	\$ 41,731	24.4%	
- Callington Mill	\$ 160,000	\$ 23,219	14.5%	
	<u>\$ 730,602</u>	<u>\$ 213,670</u>		

2. Income - Other (Budget \$162,000) includes:

- Tas Water Distributions	\$ 152,000	\$ 16,364	10.77%
- HBS Dividend	\$ 10,000	\$ -	0.0%
- Other	\$ -	\$ 7,590	0.0%
	<u>\$ 162,000</u>	<u>\$ 23,954</u>	14.8%

3. Grant - Capital (Budget \$1,669,375) includes:

- Swimming Pool	\$ 1,250,000	\$ -	0.0%
- Kempton Comm Health Centre	\$ 75,000	\$ -	0.0% Received 30/6/18
- Roads To Recovery Grant	\$ 344,375	\$ -	0.0%
	<u>\$ 1,669,375</u>	<u>\$ -</u>	0.0%

Note:

Operating Grants

FAGS	\$ 425,776
	<u>\$ -</u>
	<u>\$ 425,776</u>

CAPITAL EXPENDITURE PROGRAM 2018-19
AS AT 31 AUGUST 2018

INFRASTRUCTURE			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
ROAD ASSETS						
Resheeting Program	Various	Roads Resheeting	\$ 450,000	\$ 30,340	\$ 419,660	
Reseal Program		Roads Resealing (as per agreed program)	\$ 500,000	\$ -	\$ 483,200	
	C1010047	Kempton Intersections	\$ -	\$ 16,800	\$ -	
		Glen Morey Road	\$ 135,000	\$ -	\$ 135,000	RTR
		Woodsdale Road	\$ 135,000	\$ -	\$ 135,000	RTR
	C1020033	Yarlington Road (Smarts Hill - 150 metres)	\$ 22,500	\$ -	\$ 22,500	\$22.5K Budget c/fwd
Reconstruct & Seal		Blackbrush Road - new seal (400 metres each end)	\$ 72,000	\$ -	\$ 72,000	\$72K Budget c/fwd
		Huntington Tier (350 metres, Huntington Tier End)	\$ 52,000	\$ -	\$ 52,000	
Mincr Seals (New)		Various Projects	\$ 20,000	\$ -	\$ 20,000	
		Church Road (Brighton Council end)	\$ 10,000	\$ -	\$ 10,000	\$10K Budget c/fwd
	C1020032	Hasting Street Junction	\$ 15,000	\$ 959	\$ 14,041	\$15K Budget c/fwd WIP 30/6/18 \$959
Unsealed - Road Widening	C1010077	Clifton Vale - (Cliff Section)	\$ 40,000	\$ -	\$ 40,000	\$40K Budget c/fwd
		Brown Mountain Road (vicinity of Ferniehurst)	\$ 15,000	\$ -	\$ 15,000	
		Native Corners Road (Far end, Widening/Guard Rail)	\$ 20,000	\$ -	\$ 20,000	
Junction / Road Realignment / Other	C1010037	Campania - Reeve St / Clime Street (includes Footpath)	\$ 70,000	\$ 2,617	\$ 67,383	\$45K Budget c/fwd WIP 30/6/18 \$2,617
		Reeve St - Hall Street to Rec Ground (K&G) - 70 metres	\$ 20,000	\$ -	\$ 20,000	Budget c/fwd
		Reeve Street - Footpath (continuation to Hall)	\$ 18,000	\$ -	\$ 18,000	
		Bagdad Primary School - Car Park (contribution)	\$ 25,000	\$ -	\$ 25,000	
		Tunbridge Main Road - Kerb & Gutter Renewal	\$ 20,000	\$ -	\$ 20,000	
	C1010039	Woodsdale Road - Landslip Area(s) - Engineering Assessment	\$ 9,500	\$ 2,783	\$ 6,717	\$9.5K Budget c/fwd
			\$ 1,649,000	\$ 53,499	\$ 1,595,501	
BRIDGE ASSETS						
	C1030006	Fields Road Bridge (B1851)	\$ -	\$ 1,469	\$ (1,469)	WIP 30/6/18
			\$ -	\$ 1,469	\$ (1,469)	
WALKWAYS						
	C1040003	Footpaths - General Streetscapes	\$ 30,000	\$ -	\$ 30,000	
		Bagdad Township				
		- Swan Street (Blackport Rd to Green Valley Rd)	\$ 110,000	\$ 2,687	\$ 107,313	\$4K Budget c/fwd WIP 30/6/18 \$2,687
		Campania Township				
		- Review Management Plan (Site Plan) / Walking Tracks (Bush Reseal)	\$ 5,000	\$ -	\$ 5,000	\$5K Budget c/fwd
	C1040023	Colebrook Township	\$ 15,000	\$ -	\$ 15,000	\$15K Budget c/fwd
		- Streetscape Plan Development & Implementation (Part)				
	C1040004	Kempton Township	\$ 70,000	\$ 52,264	\$ 17,746	\$40K Budget c/fwd WIP 30/6/18 \$9,660
		- Streetscape Plan (Review & Implementation (Part)				
		Parratah Township				
		- Tunnack Main Road Kerb & Gutter	\$ 14,478	\$ -	\$ 14,478	
	C1040024	Tunbridge Township	\$ 9,500	\$ 6,209	\$ 3,291	\$9.5K Budget c/fwd
		- Streetscape Project (Part Implementation) - 2 yr program				
			\$ 253,978	\$ 61,149	\$ 192,829	
LIGHTING						
		Esplanade Project (Total Project Cost \$128k year 1-2)	\$ 64,000	\$ -	\$ 64,000	
			\$ 64,000	\$ -	\$ 64,000	

CAPITAL EXPENDITURE PROGRAM 2018-19
AS AT 31 AUGUST 2018

		BUDGET	EXPENDITURE	VARIANCE	COMMENTS
BUILDINGS	Tunbridge Town Hall Toilets (Contribution)	\$ 10,000	\$ 1,495	\$ 8,505	
		\$ 10,000	\$ 1,495	\$ 8,505	
DRAINAGE	Bagdad				
	- Lyndon Road	\$ 15,000	\$ -	\$ 15,000	
	Campania				
	- Reeve Street Open Drain (north of Telephone Box)	\$ -	\$ 4,124	\$ (4,124)	WIP 30/6/18 \$4,124 - Budget c/fwd
	Oatlands				
	- Barrack Street (towards Mason Street)	\$ 10,000	\$ -	\$ 10,000	\$10K Budget c/fwd
	- High St/Wellington Street Junction	\$ 5,000	\$ -	\$ 5,000	\$5K Budget c/fwd
	- Queen Anne Street	\$ 7,500	\$ -	\$ 7,500	\$7.5K Budget c/fwd
	Kempton				
	- Memorial Avenue	\$ 10,000	\$ -	\$ 10,000	
		\$ 47,500	\$ 4,124	\$ 43,376	
WASTE	C110001 Wheelie Bins and Crates	\$ 17,000	\$ 174,892	\$ (157,892)	Funded Annual Depreciation
	Oatlands WTS - Concrete Pad(s)	\$ 25,000	\$ -	\$ 25,000	\$25K Budget c/fwd
	Dysart WTS - General Improvements	\$ 20,000	\$ -	\$ 20,000	\$20K Budget c/fwd
		\$ 62,000	\$ 174,892	\$ (112,892)	
GROWTH	TOURISM				
	C2020005 Lake Dulverton Arts Sculpture Project	\$ 12,000	\$ 14,331	\$ (2,331)	WIP 30/6/18 \$12,000
		\$ 12,000	\$ 14,331	\$ (2,331)	
HERITAGE	C3010003 Callington Mill (Asset Renewals)	\$ 10,000	\$ 5,690	\$ 4,310	
	Callington Mill (Mill Tower - Fire Detection System & Exit Lighting)	\$ 6,500	\$ -	\$ 6,500	Budget c/fwd
	Callington Mill (Restoration of Fan Tail & Sails)	\$ -	\$ 27,494	\$ (27,494)	WIP 30/6/18 \$27,494
	G3010010 Commissariat (79 High Street)	\$ 141,800	\$ 70,538	\$ 71,262	
	Commissariat (79 High Street)	\$ 464,250	\$ 692,258	\$ (228,008)	WIP 30/6/18 \$692,258
	Wood Stove (Women's Kitchen)				
	Oatlands Court House (Stabilisation & Gaol Cell)	\$ 8,000	\$ -	\$ 8,000	Budget c/fwd \$5k
	C3010002 Oatlands Gaol - Minor Capital Works	\$ 5,000	\$ -	\$ 5,000	Budget c/fwd
	Oatlands Gaol - Wingwall Completion	\$ 15,000	\$ -	\$ 15,000	
	Oatlands Gaol - Aluminum Temporary Steps (Entrance)	\$ 3,500	\$ -	\$ 3,500	
	G3010011 Heritage Building (Key Card System)	\$ 47,000	\$ 37,192	\$ 9,808	\$47K Budget c/fwd WIP \$37,192
	Kempton Watch House (Fitout)	\$ 7,500	\$ -	\$ 7,500	\$7.5K Budget c/fwd
	Roche Hall Forecourt (Interps - Planning Condition of Approval)	\$ 40,000	\$ -	\$ 40,000	
	Roche Hall - External Painting (excl. Gutters, Fascias & Soffits)	\$ 15,000	\$ -	\$ 15,000	
		\$ 763,550	\$ 833,173	\$ (69,623)	
NATURAL	Chauncy Vale - Improvements	\$ 15,000	\$ 861	\$ 14,139	
	Mahers Point - Landscape Plan	\$ 25,000	\$ -	\$ 25,000	
	Callington Park - BBQ Replacement	\$ 5,500	\$ -	\$ 5,500	
		\$ 45,500	\$ 861	\$ 44,639	
REGULATORY	C9990001 Kempton Council Chambers - Restoration Works	\$ 46,500	\$ 1,547	\$ 44,953	\$11.5K Budget c/fwd
	Kempton Council Chambers - Office Furniture & Equipment	\$ 8,400	\$ -	\$ 8,400	
		\$ 54,900	\$ 1,547	\$ 53,353	

CAPITAL EXPENDITURE PROGRAM 2018-19
AS AT 31 AUGUST 2018

LIFESTYLE	ACCESS		BUDGET	EXPENDITURE	VARIANCE	COMMENTS	
		C4070035	All Buildings (Priority Approach - Year 3 of 5)	\$ 50,000	\$ -	\$ 50,000	
			\$ 50,000	\$ -	\$ 50,000		
	PUBLIC HEALTH	C4070035	Kenpton Community Health Facility	\$ 200,000	\$ 445	\$ 199,555	
			\$ 200,000	\$ 445	\$ 199,555		
	RECREATION	C4070005	Recreation Committee	\$ 30,000	\$ 15,557	\$ 14,443	Colebrook Hall & Oat Community Centre
		C4070034	Oatlands Aquatic Centre (New Pool)	\$ 2,000,000	\$ 23,179	\$ 1,976,821	
		C4070034	Oatlands Aquatic Centre (New Pool)	\$ -	\$ 379,803	\$ (379,803)	WIP 30/6/18 \$379,803
			Kenpton Blue Place - Water/Sewerage Connections	\$ -	\$ 3,844	\$ (3,844)	WIP 30/6/18 \$3,844 Budget c/fwd
			Kenpton Hall - external repainting	\$ 50,000	\$ 23,073	\$ 26,927	\$40K Budget c/fwd WIP 30/6/18 \$23,073
			Mangalore Hall (replace Gutters and Roofing)	\$ 18,000	\$ -	\$ 18,000	
			Recreation Ground - Campana (Nets)	\$ 45,000	\$ -	\$ 45,000	
			Recreation Ground - Kempton (Grandstand Rails & Seating)	\$ 10,000	\$ -	\$ 10,000	
			Recreation Ground - Kempton (Lighting)	\$ 10,000	\$ -	\$ 10,000	
			Recreation Ground - Mt Pleasant (Upgrade Toilets)	\$ 13,000	\$ -	\$ 13,000	\$13K Budget c/fwd
		C4070001	Rec Ground - Paratiah (Facility Development)	\$ 14,000	\$ 5,357	\$ 8,643	\$14K Budget c/fwd WIP \$407
			Tunbridge Park - Perimeter Fence (Safety)	\$ 7,500	\$ -	\$ 7,500	\$7.5K Budget c/fwd
			\$ 2,197,500	\$ 450,814	\$ 1,746,686		
COMMUNITY	CAPACITY	C5020001	Levendale Community Centre	\$ 8,000	\$ -	\$ 8,000	\$8K Budget c/fwd
			Memorial Avenue Development (Interps)	\$ -	\$ 54,902	\$ (54,902)	CFIG Grant - C/Fwd WIP 30/6/18
			Memorial Avenue Development (Island Survey, Fencing & Acquisition)	\$ 15,000	\$ 20,782	\$ (5,782)	C/Fwd WIP
			\$ 23,000	\$ 75,685	\$ (52,685)		
	SAFETY		Road Accident Rescue Unit	\$ 3,000	\$ -	\$ 3,000	
			\$ 3,000	\$ -	\$ 3,000		
ORGANISATION	SUSTAINABILITY	C4070011	Council Chambers - Building Improvements	\$ 10,500	\$ -	\$ 10,500	\$7.5K Budget c/fwd
			Council Chambers - Works Office	\$ 5,000	\$ -	\$ 5,000	
			Floor Coverings (Works Office)	\$ 6,000	\$ -	\$ 6,000	
			Council Chambers - Damp Issues & Stonemasonry	\$ 15,000	\$ -	\$ 15,000	\$15K Budget c/fwd
		C6020009	Computer System (Hardware / Software)	\$ 42,000	\$ 10,040	\$ 31,960	
			Telephone / Comms System	\$ 55,000	\$ -	\$ 55,000	\$35K Budget c/fwd
		C9990001	Town Hall (General - Incl. Office Equip/Furniture)	\$ 8,400	\$ -	\$ 8,400	
			Photo Reframing	\$ 3,000	\$ -	\$ 3,000	
			Computers/Phones - Councilors	\$ 21,000	\$ -	\$ 21,000	
			\$ 165,900	\$ 10,040	\$ 155,860		
	WORKS		Kenpton Depot - External Painting	\$ 10,000	\$ -	\$ 10,000	\$10K Budget c/fwd
		C6020001	Depot Relocation (Site / Concept Plans/ Amenities/ Records Storage)	\$ 358,000	\$ 73,553	\$ 284,447	\$80K Budget c/fwd
			Minor Plant Purchases	\$ 9,500	\$ -	\$ 9,500	
			Radio System	\$ 2,000	\$ -	\$ 2,000	
			Plant Replacement Program				
			Refer separate Schedule (Gross)	\$ 770,000	\$ 15,000	\$ 755,000	
			Light Vehicles (Gross)	\$ 210,000	\$ -	\$ 210,000	
			(Trade Allowance - \$180K)				
			\$ 1,359,500	\$ 88,553	\$ 1,270,947		
	GRAND TOTALS		\$ 6,961,328	\$ 1,772,076	\$ 5,189,252		

SOUTHERN MIDLANDS COUNCIL : CURRENT EXPENDITURE 2018/19

SUMMARY SHEET

PROGRAM	TOTAL	REVISED BUDGET (GRANTS & OTHER REIMBURSEMENTS)	ACTUAL AS AT 31st AUGUST 2018 16.67%	VARIANCE (+/-)	% BASED ON REVISED BUDGET 100%
INFRASTRUCTURE					
Roads	3,176,074	3,176,074	534,560	2,641,514	16.83%
Bridges	372,719	372,719	77,051	295,668	20.67%
Walkways	194,893	194,893	19,668	175,225	10.09%
Lighting	86,520	86,520	6,707	79,813	7.75%
Irrigation	0	0	0	0	0.00%
Drainage	80,042	80,042	9,861	70,181	12.32%
Waste	825,181	825,181	103,435	721,746	12.53%
Public Toilets	64,173	64,173	9,928	54,245	15.47%
Communications	0	0	0	0	0.00%
Signage	7,575	7,575	645	6,930	8.51%
INFRASTRUCTURE TOTAL:	4,807,177	4,807,177	761,854	4,045,323	15.85%
GROWTH					
Residential	0	0	0	0	0.00%
Business	1,173,941	423,941	57,548	366,393	13.57%
Tourism	43,950	43,950	7,151	36,799	16.27%
Agriculture	0	0	0	0	0.00%
GROWTH TOTAL:	1,217,891	467,891	64,699	403,192	13.83%
LANDSCAPES					
Heritage	298,546	298,546	46,901	251,645	15.71%
Natural	173,266	173,266	32,492	140,774	18.75%
Cultural	9,600	9,600	0	9,600	0.00%
Regulatory	792,083	792,083	117,411	674,672	14.82%
Climate Change	10,047	10,047	0	10,047	0.00%
LANDSCAPES TOTAL:	1,283,542	1,283,542	196,805	1,086,737	15.33%
LIFESTYLE					
Youth	257,126	257,126	48,393	208,733	18.82%
Aged	2,500	2,500	0	2,500	0.00%
Childcare	7,500	7,500	5,130	2,369	68.40%
Volunteers	40,000	40,000	627	39,373	1.57%
Access	0	0	0	0	0.00%
Public Health	10,093	10,093	1,156	8,937	11.46%
Recreation	473,710	473,710	51,965	421,745	10.97%
Animals	105,552	105,552	17,425	88,127	16.51%
Education	0	0	90	-91	0.00%
LIFESTYLE TOTAL:	896,481	896,481	124,787	771,694	13.92%
COMMUNITY					
Retention	0	0	0	0	0.00%
Capacity	27,925	27,925	29,057	-1,133	104.06%
Safety	56,650	56,650	3,337	53,313	5.89%
Consultation	23,425	23,425	2,690	20,735	11.48%
COMMUNITY TOTAL:	107,999	107,999	35,084	72,915	32.49%
ORGANISATION					
Improvement	104,984	104,984	15,816	89,168	15.06%
Sustainability	2,256,362	2,256,362	399,059	1,857,303	17.69%
Finances	296,680	296,680	18,867	277,813	6.36%
ORGANISATION TOTAL:	2,658,026	2,658,026	433,742	2,224,284	16.32%
TOTALS	10,971,116	10,221,116	1,616,970	8,604,146	15.82%

	INFLOWS (OUTFLOWS) (July 2018)	INFLOWS (OUTFLOWS) (Aug 2018)	INFLOWS (OUTFLOWS) (Year to Date)
Cash flows from operating activities			
Payments			
Employee costs	285,779.85	295,693.96	581,473.81
Materials and contracts	482,830.14	220,305.02	703,135.16
Interest	4,426.65		4,426.65
Other	25,671.40	41,219.25	66,890.65
	<u>798,708.04</u>	<u>557,218.23</u>	<u>1,355,926.27</u>
Receipts			
Rates	114,381.50	1,201,186.32	1,315,567.82
User charges	979,934.15	78,692.91	1,058,627.06
Interest received	15,678.88	19,293.05	34,971.93
Subsidies		11,751.00	11,751.00
Other revenue grants	-	425,775.75	425,775.75
GST Refunds from ATO			-
Other	7,715.98	65,480.21	73,196.19
	<u>1,117,710.51</u>	<u>1,802,179.24</u>	<u>2,919,889.75</u>
Net cash from operating activities	<u>319,002.47</u>	<u>1,244,961.01</u>	<u>1,563,953.48</u>
Cash flows from investing activities			
Payments for property, plant & equipment	140,397.25	369,085.11	509,482.36
Proceeds from sale of property, plant & equipment			-
Proceeds from Capital grants	-	-	-
Proceeds from Investments			-
Payment for Investments			-
Net cash used in investing activities	<u>140,397.25</u>	<u>369,085.11</u>	<u>509,482.36</u>
Cash flows from financing activities			
Repayment of borrowings	6,781.93	-	6,781.93
Proceeds from borrowings			-
Net cash from (used in) financing activities	<u>6,781.93</u>	<u>-</u>	<u>6,781.93</u>
Net increase/(decrease) in cash held	171,823.29	875,875.90	1,047,699.19
Cash at beginning of reporting year	11,567,278.62	11,739,101.91	11,567,278.62
Cash at end of reporting year	<u>11,739,101.91</u>	<u>12,614,977.81</u>	<u>12,614,977.81</u>

SOUTHERN MIDLANDS COUNCIL				
SUMMARY OF RATES AND CHARGES LEVIED, REMITTED AND COLLECTED				
	This Financial Year		Last Financial Year	
	11th September 2018		11th September 2017	
Arrears brought forward as at July 1		\$ 419,894.17		\$ 379,430.89
ADD current rates and charges levied		\$ 5,290,228.81		\$ 5,104,980.78
ADD current interest and penalty		\$ 6,769.46		\$ 6,148.20
TOTAL rates and charges demanded	100.00%	\$ 5,716,892.44	100.00%	\$ 5,490,559.87
LESS rates and charges collected	33.61%	\$ 1,921,522.30	28.14%	\$ 1,544,970.81
LESS pensioner remissions	3.92%	\$ 224,238.46	4.05%	\$ 222,176.80
LESS other remissions and refunds	0.07%	\$ 4,033.48	0.07%	\$ 3,890.32
LESS discounts	0.45%	\$ 25,964.99	0.39%	\$ 21,380.12
TOTAL rates and charges collected and remitted	38.06%	\$ 2,175,759.23	32.65%	\$ 1,792,418.05
UNPAID RATES AND CHARGES	61.94%	\$ 3,541,133.21	67.35%	\$ 3,698,141.82

18. MUNICIPAL SEAL

Nil.

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

RECOMMENDATION

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

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

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

RECOMMENDATION

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

DECISION (MUST BE BY ABSOLUTE MAJORITY)		
Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM		
Dep. Mayor A O Green		
Clr A Bantick		
Clr R Campbell		
Clr E Batt		
Clr D F Fish		
Clr D Marshall		

CLOSED COUNCIL AGENDA

20. BUSINESS IN “CLOSED SESSION”

Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015 provides that Council may consider certain sensitive matters in Closed Meeting.

The following matters have been listed in the Closed Meeting section of the Council Agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015.

20.1 CLOSED COUNCIL MINUTES - CONFIRMATION

20.2 APPLICATIONS FOR LEAVE OF ABSENCE

20.3 PROPERTY MATTER - OATLANDS

20.4 PROPERTY MATTER - OATLANDS

RECOMMENDATION

THAT Council move out of “Closed Session”.

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

OPEN COUNCIL AGENDA

21. CLOSURE