

SOUTHERN
MIDLANDS
COUNCIL



PUBLIC COPY

ATTACHMENTS
ORDINARY COUNCIL MEETING

Wednesday, 25th September 2019
Municipal Offices, 71 High Street, Oatlands
10.00 a.m.

- | | |
|-------------------|--|
| Item 4.1 | Draft Council Meeting Minutes (Open) – 28 th August 2019 |
| Item 4.2.1 | Minutes – Facilities & Recreation Committee – 12 th September 2019 |
| | Minutes – Kempton Streetscape Committee – 2 nd September 2019 |
| | Minutes – Lake Dulverton and Callington Park Management Committee – 2 nd September 2019 |
| | Minutes – Campania Recreation Ground Management Committee – 31 st July 2019 |
| Item 4.3.1 | Minutes – STCA – 12 th August 2019 |

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday, 28th August 2019

Municipal Offices
85 Main Street, Kempton

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OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD ON WEDNESDAY, 28th AUGUST 2019 AT THE MUNICIPAL OFFICES, 85 MAIN STREET, KEMPTON COMMENCING AT 10:00 A.M

1. PRAYERS

Rev Dennis Cousens recited prayers.

2. ATTENDANCE

Mayor A O Green, Deputy Mayor E Batt, Clr A Bantick, Clr A Bisdee OAM, Clr K Dudgeon, Clr D Fish, Clr R McDougall.

Mr T Kirkwood (General Manager), Mr A Benson (Deputy General Manager), Mr D Cundall (Manager, Development and Environmental Services), Mrs Jacqui Tyson (Senior Planning Officer), Mr B Williams (Manager, Heritage Projects), Mrs J Milne (Weeds Officer), Miss E Lang (Executive Assistant)

3. APOLOGIES

Nil.

4. MINUTES

4.1 ORDINARY COUNCIL MINUTES

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 24th July 2019, as circulated, are submitted for confirmation.

DECISION

Moved by Clr D Fish, seconded by Deputy Mayor E Batt

THAT the Minutes (Open Council Minutes) of the previous meeting of Council held on the 24th July 2019, as circulated, be confirmed.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

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 AGM Minutes – 26th June 2019.

RECOMMENDATION

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

DECISION

Moved by Clr R McDougall, seconded by Clr D Fish

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

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

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.

- Nil.

DECISION NOT REQUIRED

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, as circulated, are submitted for receipt:

- Southern Tasmanian Councils Authority – Minutes – 27th May 2019.
- Southern Tasmanian Councils Authority (Waste Strategy South) – Minutes – 9th July 2019.

RECOMMENDATION

THAT the Minutes of the above Joint Authorities be received.

DECISION

Moved by Clr A Bisdee OAM, seconded by Clr R McDougall

THAT the minutes of the above Joint Authorities be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

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

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

- Southern Tasmanian Councils Authority – Quarterly Report – June 2019.

RECOMMENDATION

THAT the report of the above Joint Authority be received.

DECISION

Moved by Clr A Bisdee OAM, seconded by Clr K Dudgeon

THAT the report of the above Joint Authority be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

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 21st August 2019 at the Council Chambers, Oatlands commencing at 10.00 a.m.

Attendance: Mayor A O Green, Deputy Mayor E Batt, Ctrs A Bantick, A E Bisdee OAM, K Dudgeon, D Fish and R McDougall.

Apologies: Nil.

Also in Attendance: T Kirkwood, A Benson & E Lang.

The purpose of the workshop was to consider the 'Reform Directions Paper' as part of the review of Tasmania's Local Government Legislation Framework.

The Major Reform Areas have been classified as follows:-

- Part A – flexible, innovative and future-focused legislative framework
- Part B – representative and democratic councils
- Part C – councils connected to their communities
- Part D – responsible and effective councils
- Part E – adaptable councils
- Part F – strategic reviews

Council considered each of the proposed reform directions documented in the 'Reform Directions Paper' and these will form the basis of a submission to the Local Government Authority of Tasmania.

The Workshop concluded at approximately 1.00 p.m.

RECOMMENDATION

THAT the information be received.

DECISION

Moved by Clr D Fish, seconded by Clr R McDougall

THAT the information be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

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.*

Nil.

6.2 QUESTIONS WITHOUT NOTICE

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

Deputy Mayor E Batt – request for update on the Melton Mowbray ‘shelter’ to accommodate the Trough?

The Deputy General Manager advised that the designer is about to commence work on the design (similar to the design at Campbell Town over the big log). Timber has been identified, and planning and building approval is now required. Work in progress. The preliminary design will be provided to the Deputy Mayor.

Clr A Bisdee OAM – will the design go out for public/community feedback?

It was advised that consultation will take place through the planning process.

Clr R McDougall – question whether Council has had any contact with the Department of State Growth in reviewing the Tea Tree Road and Colebrook Road junction and if there is any scope to widen the intersection (e.g. slip lane).

The General Manager advised that this issue has previously been raised with the Department, however he will review the response received and contact the Department again in light of recent development with Campania that has and will result in increased traffic movements.

Clr K Dudgeon – question regarding the Council bus. Life without Barriers is eager to purchase the vehicle if Council is considering sale?

The General Manager advised that Council purchased a second hand 2002 Toyota Hiace 7 seater vehicle with wheelchair access in September 2006 for an amount of \$14,000. It has done approximately 235,000 klms and is used primarily by ‘Life Without Barriers’. The vehicle is not-licensed as a ‘Public Passenger Vehicle’ and as such it should not necessarily be used for carrying passengers for hire or reward (the current charge out rate of \$0.60 cents per klm to ‘Life Without Barriers’). The vehicle is depreciated to its current written down value (i.e. residual value) of \$4000; with fixed costs of approximately \$660.00 for registration and insurance per annum.

DECISION

Moved by Clr A Bisdee OAM, seconded by Clr K Dudgeon

THAT Council obtain an indicative value for the Toyota Hiace (Registration EO3823) and report back at the next meeting.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

Clr K Dudgeon – question regarding the revised ‘Welcome to Oatlands’ brochures and a likely timeframe when they will be available?

The Deputy General Manger advised that they may be another 2 months away due to the broader review of the brochure and awaiting some additional information.

Clr K Dudgeon – what is the Council policy regarding dogs on recreation grounds?

It was advised that dogs are not permitted on Recreation Grounds and signs are erected at various grounds within the municipality. It was noted that there are variations on some grounds (i.e. no dogs on the playing surface but were allowed on the perimeter for exercise purposes etc.). It was advised that a ‘No dogs allowed’ sign for Mt Pleasant Recreation Ground will be ordered.

Clr A Bantick – question regarding car bodies located at a property in Swan Street, Bagdad?

It was advised that the property has been inspected to determine why the vehicles are there. In progress. It was further advised that a shed has recently been approved for this particular property.

Clr A Bantick – what was the outcome on renaming the Esplanade, Oatlands?

The General Manager advised that Council wrote to the Nomenclature Board advising that it did not support a name change to the Esplanade to ‘Oatlands Esplanade, Oatlands’. No response has been received.

Clr A Bantick – request for an update on the football nets at Campania?

The Mayor advised that a meeting was held recently with the Campania Recreation Ground Management Committee and a revised quote is being sought.

Clr A Bantick – at the June Council meeting Clr Bantick seconded a motion for discussion purposes only. He noted that he might not agree with the motion but seconded it for discussion purposes prior to voting – is this right or wrong?

The General Manager advised that it is an accepted practice to second motions for the sake of debate.

Clr R McDougall – question regarding an email sent to the General Manager regarding vehicles in Tunnack?

The General Manager requested Clr McDougall to resend the email for follow up.

Mayor A Green – request for update regarding vehicles located on a property in Main Street, Kempton?

It was advised that both property owners have been notified and contacted by Council. A number of cars have been moved from the street front and the majority of the cars are in working order. The property owners have been very cooperative and are making an effort to tidy it up.

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*.

Nil.

9. PUBLIC QUESTION TIME (10.32 A.M.)

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

Councillors were advised that, at the time of issuing the Agenda, the following questions on notice had been received from a member of the public (see over).

Mayor A O Green then invited questions from members of the public in attendance.

There was one (1) member of the public in attendance.

9.1 Permission to Address Council

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

- Nil.

John Summers - Baden

Question regarding the Baden Hall and reference to an article in the August 2019 Council newsletter. Mr Summers believes the Hall belongs to the people of Baden and not Mr Peter Collins. Mr Summers sought confirmation regarding the decisions made to date.

The Mayor advised that the article in the Council Newsletter was an update in regard to the situation and Mr Collins has basically exercised his right as the property owner.

The General Manager advised that from a Council perspective it has done everything it can possibly do to try and resolve this matter. Based on research undertaken, the Hall is located on land owned by Mr Collins. This has been validated through the Titles Office, and in the absence of any further information, this cannot be challenged. The Deputy General Manager has committed significant time to try and resolve this issue, which included a referral and request to the local community to provide any supporting contradictory evidence. Council attempted to put another proposal to Mr Collins which was rejected and Councillors have been fully involved in all decisions relating to the Hall.

The Mayor further commented that Council has gone to considerable expense to search records, including Minutes of the previous Oatlands Council, and there has been no mention of transfers of land. Unfortunately Council has not found anything to demonstrate that the Hall is not on Mr Collins property. Council is required to act within the law and unfortunately nothing has been found to support otherwise.

TERRY LOFTUS - OATLANDS

The following question was submitted on the 22nd August 2019 addressed to the General Manager.

Subject: Question for August council meeting.

Can council confirm when the third cow sculpture will be put back in the lake?

Many thanks

Terry Loftus
22 Wellington St
Oatlands

General Manager's response:

It is confirmed that the third 'Cows in the Lake' installation was placed back in the Lake in the week commencing 29th July 2019.

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr R McDougall

THAT the information be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

DECISION

Moved by Clr K Dudgeon, seconded by Clr D Fish

THAT the meeting be adjourned at 10.46 a.m. to conduct a Citizenship Ceremony for Mrs Arlen Young.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

DECISION

Moved by Clr K Dudgeon, seconded by Clr R McDougall

THAT the meeting be reconvened at 11.29 a.m.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

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.

Nil.

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

Nil.

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 2019/42) FOR CHANGE OF USE TO MONASTERY, CONSTRUCTION OF NEW ACCOMMODATION AND OUTBUILDINGS, RELOCATION OF CHURCH AND RENOVATION OF A HERITAGE PLACE AT HARDWICK HOUSE 2495 COLEBROOK ROAD, COLEBROOK, OWNED BY SAINT REGINA LTD

Author: SENIOR PLANNING OFFICER (JACQUI TYSON)

Date: 22 AUGUST 2019

Attachments:

Development Application

Representation

Heritage Tasmania - Notice of Heritage Decision

PROPOSAL

Application is made by 6ty^o Pty Ltd to the Southern Midlands Council for a Permit under the *Land Use Planning and Approvals Act 1993* ("the Act") to establish a Monastery known as Notre Dame Priory at Hardwick House, 2495 Colebrook Road, Colebrook.

The proposal involves a change of use of part of the property around Hardwick House for a monastery and includes construction of new buildings and renovation of Hardwick House.

A monastery is characterised as a building or complex of buildings comprising the domestic quarters, place of worship and workspaces of a religious community engaged in religious learning and activities together.

The proposed monastery will involve up to eighteen monks living at the site in a cloistered monastic community in the Catholic Benedictine tradition. At this stage there is no intention to establish any business, services or public visitation to the monastery. Any further development or change of use of the property would be subject to a future application.

The proposed buildings and works are summarised as follows:

- Renovation of Hardwick House to accommodate a communal kitchen, library, study rooms and offices for conducting monastery activities;
- Eighteen prefabricated single dormitory units to accommodate the resident monks, each will be 13m² with a bedroom/living space and bathroom;
- Relocated weatherboard church building (relocated from St Leonards);
- Construction of three sheds (18m², 30m² and a conjoined building of 133m²);
- Small bathroom addition at the rear of Hardwick House;

- Parking areas off the existing gravel access driveway and new gravel pedestrian paths; and
- New picket fence and access gate on the Colebrook Road frontage.

The use of the site will generally be confined to the resident monks for domestic and religious purposes. There will be no regular public activities such as church services on the site, with outside visitation limited to occasional visits from family or friends. There will be no external employees.

Hardwick House is a heritage listed building, originally constructed as a steam flour mill and later converted into the current use as a dwelling. A Heritage Impact Assessment and Conservation Management Plan has been completed by Graeme Corney to guide the restoration works to Hardwick House, returning it as much as possible to its original form. The application has been approved by Heritage Tasmania, subject to conditions that must be attached to any permit issued by Council.

The site is not serviced by reticulated water, sewer or stormwater services. Stormwater will be captured in existing and proposed tanks for use onsite, with any overflow to be directed to soakage trenches. A new onsite wastewater system has been installed on the site recently and has been designed with sufficient capacity to service the proposed monastery buildings.

Access to the site is from Colebrook Road, using an existing crossover and internal gravel driveways. The proposal includes some modifications to the internal driveway and provision of parking areas. The monastery will generate only a small amount of traffic, as the occupants will primarily remain on the site and visitors will be occasional. The application indicates that the average vehicle movements per day will be significantly less than 10. Only two vehicles will be kept onsite for shared use by the occupants.

The rest of the property outside the Hardwick House curtilage area is leased to a third party and will continue to be used for agricultural activities. Farm buildings in the vicinity of the monastery, including the shearing shed and stock yards, will be used from time to time as needed.

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

The subject title is partly zoned Significant Agriculture and partly Rural Resource. The area to be developed as a monastery is zoned Significant Agriculture. The subject site is partly covered by a Waterway Protection Area around Jerusalem Creek.

A monastery is not a defined use type or term in the Planning Scheme. In accordance with clause 8.2.4 the proposal must be categorised under the ‘best fit’ of the available use classes under the Planning Scheme.

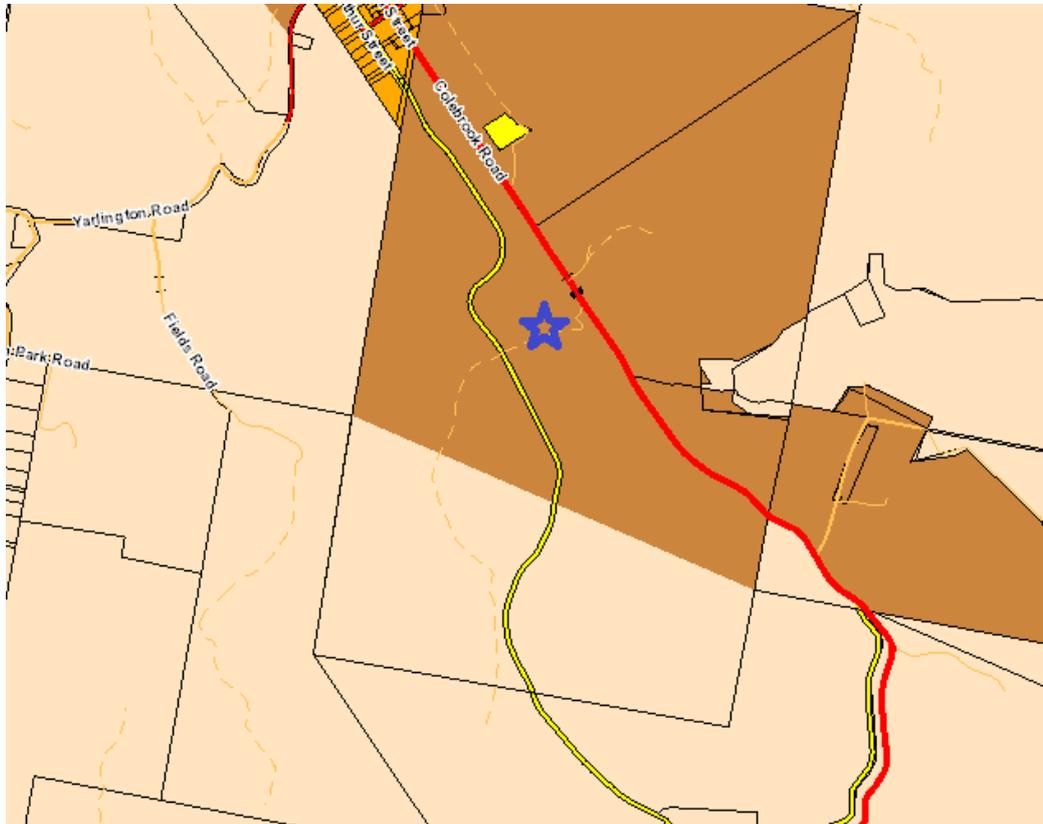
It has been determined that the proposal should be defined as use and development for “Residential – communal residence” and “Community meeting and entertainment”. The proposal relies upon the Special Provision clause 9.5, which allows the planning authority to consider an application for use of a heritage listed plan that would otherwise be prohibited in the applicable zone and is considered at the discretion of Council.

The Council gave notice of the application for public comment for 14 days. During the notification period one (1) representation was received.

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 is dual zoned, Rural Resource Zone (cream) and Significant Agriculture (brown). Surrounding properties to the north, south and east are also in these zones. Colebrook township to the west is zoned Village (orange) and infrastructure including the railway line and Colebrook Road are zoned Utilities (yellow). The approximate location of the development site is marked with a blue star.



Map 2 _ Aerial image of the development site and surrounding area.

The subject title is located at 2495 Colebrook Road, Colebrook. The title has an area of 325ha and is described in CT123549/1.

The title is one of six that together form a large rural holding of approximately 1095m². The majority of the property is leased and used for farming purposes.

The area subject to this application is the curtilage of Hardwick House, with an area of around 1.8ha and defined by Colebrook Road to the east, Jerusalem Creek to the north and established tree lines the south and west. Hardwick House and a number of existing outbuildings and established gardens are clustered close to Colebrook Road, immediately south of the bridge over Jerusalem Creek.

Hardwick House is located approximately 1.5km south of the Colebrook settlement, with the subject title extending north to the edge of the town. The properties surrounding the site to the south and west are generally characterised as large lots with a mix of farmland on the lower and flatter areas with remnant native bush remaining on some steeper and elevated sections of land.

The South Line railway passes through the property, around 350m south west of Hardwick House. The subject title is bisected by Colebrook Road south of Hardwick House, with the portion on the eastern side of Colebrook Road extending to Craigbourne Dam.

THE APPLICATION

The Application has been prepared and submitted by consultants 6ty° Pty Ltd on behalf of the owners.

The Application includes a plans, a planning assessment and a Heritage Impact Assessment and Conservation Management Plan to accompany the Development Application form and title documents.

The Application has been referred to Heritage Tasmania and the Department of State Growth.

Advice has been sought from the Heritage Officer (Brad Williams) in preparation of this report.

USE/DEVELOPMENT DEFINITION

The proposed use and development of a monastery is not a defined use type or defined term in the Planning Scheme. In accordance with clause 8.2.4 the proposal must be categorised under the ‘best fit’ of the available use classes under the Planning Scheme.

The proposal has been categorised as use and development for “Residential – communal residence” as the monastery will be the home of the monastery members and “Community meeting and entertainment” due to the religious basis of the community, similar to a church.

Community meeting and entertainment

Use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, church, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre.

Residential Use - Communal residence

Means use of land for a building to accommodate persons who are unrelated to one another and who share some parts of the building. Examples include a boarding house, residential college or residential care home.

Use/Development Status under the Planning Scheme

Under the Scheme, a Development Application for use and development for “Residential – communal residence” and/or “Community meeting and entertainment” would normally be prohibited in the Significant Agriculture Zone.

In this case the application is made under the Special Provision Clause 9.5 of the Scheme.

9.5 Change of Use of a Heritage Place

9.5.1 *An application for a use of a Heritage Place listed in the Historic Heritage Code or a place on the Tasmanian Heritage Register that would otherwise be prohibited is discretionary.*

9.5.2 *The planning authority may approve such an application if it would facilitate the restoration, conservation and future maintenance of the historic cultural heritage significance of the place.*

9.5.3 *In determining an application the planning authority must have regard to all of the following:*

- (a) *a statement of significance, as defined in the Historic Heritage Code;*
- (b) *a heritage impact statement and a conservation plan, as defined in the Historic Heritage Code, written with regard to the proposed use;*
- (c) *the degree to which the restoration, conservation and future maintenance of the historic cultural heritage significance of the place is dependent upon the commencement of the proposed use;*
- (d) *the extent to which the proposal provides for the active use or re-use of any heritage fabric;*
- (e) *the likely impact of the proposed use on the residential amenity of the area if within a residential area.*

Hardwick House is a Heritage Place listed in the Historic Heritage Code of the Scheme and the Tasmanian Heritage Register. Full assessment against Clause 9.5 is included below.

As a discretionary use and 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 17th July 2019 for fourteen (14) days.

During this period Council received one (1) representation. The issues raised in the representation and response are detailed in the table below.

Representation 1	Council Officer Comment
<p>... a neighboring property and one in which will be impacted by future development plans, which are not limited to those contained within the current DA. We are disappointed that we have not been consulted as part of this process prior to the DA being submitted, particularly as we have been in contact numerous times with the applicants. We feel that it is an attempt to have approvals granted without proper community consultation.</p>	<p><i>The Development Application has been advertised in accordance with the requirements of Section 57 of the Act, which is the statutory community consultation process.</i></p> <p><i>Council have no influence on what, if any, consultation an applicant undertakes outside the formal application process.</i></p>
<p>The current DA suggests there are going to be at least 18 people living on site in a small area that has historically been occupied by a single family.</p> <ul style="list-style-type: none"> ○ This is a lot of people, which is going to generate significant traffic to a section of road that is not well maintained? ○ What waste systems are going to be in place both for rubbish and sewage? 	<p><i>The application specifies that traffic generation will be low and similar to the previous levels associated with use of the site as a dwelling and farm, as the nature of a cloistered religious community is that they spend most of their time at the monastery. The level of traffic expected is well within the capacity of Colebrook Road, which is maintained by the State.</i></p> <p><i>A new onsite wastewater system with sufficient capacity has already been installed on the site with required approvals from Council. The property is serviced by normal kerbside rubbish collection and any excess can be transported to a waste transfer station if needed.</i></p>

<ul style="list-style-type: none"> ○ How many people are expected to visit this site? And how often? ○ How much extra traffic is going to be generated through having 18 people coming and going, deliveries and a presumed congregation on mass days? ○ This level of people is going to impact significantly on property and its heritage values. ○ How is this going to effect the waterways and what contingencies are in place should issues occur? ○ This is not a small proposal in terms of people and their impact needs to be properly considered. ○ How many more of these dwellings are going to be constructed in the future? ○ How many people are going to be living on site at any one time? 	<p><i>The application indicates that the site will not generally be open to the public. Small groups of family, friends and other visitors are expected on occasion, but this will not be significant numbers of people.</i></p> <p><i>As mentioned above, the monastery members will mainly remain on the site.</i></p> <p><i>The proposal does not requires any special deliveries.</i></p> <p><i>There will be no regular congregations for religious services on the site for members of the public.</i></p> <p><i>The proposal is accompanied by a comprehensive report and management plan by a heritage expert. The application has been approved by Heritage Tasmania. Assessment against the heritage requirements of the Scheme is provided elsewhere in this report.</i></p> <p><i>The proposal is not expected to impact on any waterways.</i></p> <p><i>The proposal is considered in detail in the application and this assessment. The proposed buildings must also comply with the requirements of the Building Act 2016.</i></p> <p><i>This assessment can only consider the use and development included in this DA. Any future development will be subject to further application.</i></p> <p><i>The maximum occupancy will be eighteen (18) people as per the application documents.</i></p>
<p>The area is currently a rural area and creating a religious compound of significant size is going to impact on the local residents and impacts their choice of living arrangement (i.e. not wishing to live next a church/monastery)</p> <ul style="list-style-type: none"> ○ This has not been done in a consultative manner and is likely to impact 	<p><i>The proposal has been advertised for public comment in accordance with statutory requirements.</i></p> <p><i>Property values are not a planning consideration.</i></p>

<p>negatively on property prices.</p> <ul style="list-style-type: none"> ○ There is significant public concern about the behavior of members of the clergy (of all denominations), rightly or wrongly, which again will potentially impact property prices. ○ We do not feel that having a monastery in this area is in keeping with the current designated use and object rezoning to accommodate this. ○ 38% of people in Tasmania identify as having no religion and are likely to find this sort of development objectionable particularly given the size of it compared to that of the local community. ○ We would not have purchased our property for the price we did had we known of this development. ○ Having a religious compound is not a good fit to the current zoning or community. 	<p><i>This is not a planning consideration.</i></p> <p><i>The proposal does not request rezoning of the land at this stage. The application makes use of Special Provision 9.5 for heritage places to apply for a use that would not normally be considered in the Significant Agriculture Zone (see assessment below).</i></p> <p><i>This is not a planning consideration.</i></p> <p><i>This is not a planning consideration.</i></p> <p><i>See comments above.</i></p>
<p>The current DA goes into detail about distances from boundaries but does not mention the fact that it will be very close to the Colebrook road.</p> <ul style="list-style-type: none"> ○ The existing manner (sic) is only a few metres from the road ○ There will be significant traffic going to and from this property at all hours of the day and a poorly maintained road which will quickly degrade further with additional usage which is a cost bourn by the local community and not one considered in the DA. 	<p><i>Hardwick House is located close to Colebrook Road, however this does not impact the proposed use or development or use of the road.</i></p> <p><i>The proposal documents indicate that the use will not generate a significant amount of traffic and it is well within the capacity of the road network.</i></p> <p><i>Colebrook Road is owned and maintained by the State. Comment has been received from the Department of State Growth indicating that they have no issues with the proposal and do not require any changes to the existing access arrangements.</i></p>
<p>What concerns us the most however, is the future plans for this site which have not been detailed in this DA. These plans include the building of a</p>	<p><i>This assessment can only consider the use and development included in this DA. Any future development will be subject to further application and impacts would be considered at that time.</i></p>

<p>significantly larger monastery and a distillery which will have a big impact on the local area and aesthetic as well as potentially more dwellings added over time. These developments are unlikely to provide any community benefit given there will be 18+ monks on site, however will have a significant impact and cost to the community given the increase of traffic etc.</p>	
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ASSESSMENT - THE SOUTHERN MIDLANDS INTERIM PLANNING SCHEME

Special Provisions

9.5 - Change of Use of a Heritage Place	
Criteria	OFFICER COMMENT
<p>9.5.1 An application for a use of a Heritage Place listed in the Historic Heritage Code or a place on the Tasmanian Heritage Register that would otherwise be prohibited is discretionary.</p>	<p><i>Hardwick House is a Heritage Place listed in the Historic Heritage Code of the Scheme and the Tasmanian Heritage Register.</i></p> <p><i>This Application has been considered as a discretionary DA.</i></p>
<p>9.5.2 The planning authority may approve such an application if it would facilitate the restoration, conservation and future maintenance of the historic cultural heritage significance of the place.</p>	<p><i>The proposal includes restoration and conservation works guided by a Heritage Impact Assessment and Conservation Management Plan that will maintain and improve the historic cultural heritage significance of the place. Approval of the proposed monastery will ensure there are resources available for future maintenance where required.</i></p>
<p>9.5.3 In determining an application the planning authority must have regard to all of the following:</p> <p>(a) a statement of significance, as defined in the Historic Heritage Code;</p> <p>(b) a heritage impact statement and a conservation plan, as defined in the Historic Heritage Code, written with regard to the proposed use;</p> <p>(c) the degree to which the restoration, conservation and future maintenance of the historic cultural heritage significance of the place is dependent upon the commencement of the proposed use;</p> <p>(d) the extent to which the proposal provides for the active use or re-use of any heritage fabric;</p>	<p><i>(a) and (b)</i></p> <p><i>The application documents include a Heritage Impact Assessment (HIA) and Conservation Management Plan (CMP) prepared by a suitably qualified person (Graeme Corney). These documents include a thorough statement of significance for Hardwick House and detail the proposed restoration works.</i></p> <p><i>The proposed restoration works are dependent upon the owners receiving approval for the proposed use of the site as a monastery. Further, the HIA concludes that:</i></p> <p><i>"I concluded that the principal heritage significance of the place is embodied in the c.1857 fabric and</i></p>

<p>(e) the likely impact of the proposed use on the residential amenity of the area if within a residential area.</p>	<p>planning. This proposed change of use and its reconstruction of the original mill planning and the original Miller's Quarter's entrance will conserve and enhance the cultural significance of the place.</p> <p>An ongoing house use will not reconstruct the former mill plan and will not interpret the history of the site to the wider community. This proposed change of use will.</p> <p>Further this proposed change of use will provide the energy and resources to restore, conserve and maintain the historic cultural significance of the place, using the Conservation Management Plan as a guiding document.” <i>The proposal will provide for active re-use of Hardwick House, as the central hub space for the monastery. The proposed restoration works involve demolition of non-original features that currently detract from the heritage values and will enhance the heritage significance of the former mill.</i></p> <p><i>(e) The subject site is not located in a residential area.</i></p>
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Significant Agriculture Zone

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

Use Standard 27.3.3 Discretionary Use		
To that ensure that discretionary non-agricultural uses do not unreasonably confine or restrain the agricultural use of agricultural land.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>No acceptable solution.</p>	<p>P1</p> <p>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:</p> <p>(a) the characteristics of the proposed non-agricultural use;</p>	<p><i>The proposed monastery is a discretionary non-agricultural use and is assessed against the Performance criteria.</i></p> <p><i>The proposed monastery includes new buildings for residential accommodation, new outbuildings and church and change of use of several outbuildings. The farming use (mainly stock grazing) of the rest of the property will continue under lease arrangements, with access to</i></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 farm buildings such as shearing shed and stock yards to continue where required. The agricultural use of the subject property will not be impacted by this proposal.</i></p> <p><i>The monastery buildings including the residential units are well setback from neighbouring land, with a minimum of over 700m to adjoining land holdings. The curtilage around Hardwick House is well defined and protected by established vegetation belts and hedges, which give further separation and buffering between the proposed use and surrounding properties.</i></p> <p><i>Farm land in the area is mainly used for grazing, with some vineyards and fruit</i></p>
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<p>Development Standard 27.4.1 Building Height To ensure that building height contributes positively to the rural landscape and does not result in unreasonable impact on residential amenity of land.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Building height must be no more than:</p> <p>9 m if for a residential use.</p> <p>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 height of the residential units will be 4.2m, the maximum height of the outbuildings will be 3m and the proposed church will be 7.2m, all complying with the requirements of A1.</i></p>

<p>Development Standard 27.4.2 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.</p>		
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 frontage must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) minimise adverse impact on the rural landscape as viewed from the road; (c) be no less than 10 m.</p>	<p><i>All of the proposed new buildings will be sited behind Hardwick House and further than 20m from the frontage, complying with A1.</i></p>
<p>A2 Building setback from side and rear boundaries must be no less than: 100 m.</p>	<p>P2 Building setback from side and rear boundaries must satisfy all of the following: (a) be sufficient to prevent potential for land use conflict that would fetter non-sensitive use of adjoining land; (b) be no less than: 40 m, if the lot is greater than 1 ha or if there is an existing building set back less than this distance, the setback must not be less than the existing building; 20 m, if the lot is less than or equal to 1 ha or if there is an existing building set back less than this distance, the setback must not be less than the existing building.</p>	<p><i>All of the proposed buildings are sited well over 100m from the side and rear boundaries, easily complying with A2.</i></p>
<p>A3 Building setback for buildings for sensitive use must comply with all of the following: (a) be sufficient to provide a separation distance from horticultural use or crop production on adjoining land of 200m;</p>	<p>P3 Building setback for buildings for sensitive use must satisfy all of the following: (a) be sufficient to prevent potential for land use conflict that would fetter non-sensitive use of adjoining land;</p>	<p><i>All buildings associated with the communal residence are sited at least 750m from all adjoining land, easily complying with A3.</i></p>

<p>(b) be sufficient to provide a separation distance from land zoned Rural Resource of 100 m.</p>	<p>(b) be sufficient to provide a separation distance no less than:</p> <p>80 m from horticultural use or crop production on adjoining land or if there is an existing building with a separation distance less than this distance, the separation distance must not be less than the existing building;</p> <p>40 m from land zoned Rural Resource or if there is an existing building with a separation distance less than this distance, the separation distance must not be less than the existing building.</p>	
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<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.</p>		
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 in an area not requiring the clearing of native vegetation and not on a skyline or ridgeline;</p> <p>(b) be located within a building area, if provided on the title;</p> <p>(c) be an addition or alteration to an existing building.</p>	<p>P1 The location of buildings and works must satisfy all of the following:</p> <p>(a) be located in an 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</p>	<p><i>The proposal includes new buildings and therefore is assessed against the Performance Criteria.</i></p> <p><i>(a) The proposed buildings are located within the established curtilage of the Hardwick House property. No clearing of native vegetation is proposed.</i></p> <p><i>(b) The buildings are not on a skyline or ridgeline.</i></p>

	<p>associated bushfire protection measures;</p> <p>(b) 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 impact on the rural landscape is 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>(c) be consistent with any Desired Future Character Statements provided for the area.</p>	<p>(c) <i>There are no Desired Future Character Statements.</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 church is clad in white painted weatherboards with a light reflectance value greater than 40%.</i></p> <p><i>All of the proposed buildings will be located within the site, behind Hardwick House and the existing machinery shed and shearing shed. There is also established vegetation along the frontage and around the site that further screens the property from Colebrook Road. Accordingly, the proposed buildings will largely be screened from the road and will not be incompatible with the rural landscape.</i></p>
<p>A3 The depth of any fill or excavation must be no more than 2 m from natural ground level, except where</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><i>The proposal does not require cut or fill other than for building foundations, complying with A3.</i></p>

<p>required for building foundations.</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>	
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Parking and Access Code

This Code applies to all use and development.

Table E6.1 specifies the number of car parking spaces to be provided for various use types. A monastery is not a defined use under the Scheme and does not clearly fit in any of the categories included in this table.

The proposal plans identifies parking space for seventeen (17) cars on the site. The description of the proposed monastery use indicates that there would typically be only 2 cars kept on the site and demand for visitor parking would be occasional. It is therefore considered that sufficient parking has been provided on the site to meet the needs of the proposed use.

The existing gravel entry and driveway will be retained, with only minor modification to the internal driveway for turning purposes. The low level of traffic expected to be generated by the proposal is well within the capacity of the access and surrounding roads.

The proposal has been referred to the Department of State Growth (DSG) as Colebrook Road is owned and maintained by the State. The DSG representative has advised that given the low traffic volumes to be generated by the proposal and on the road DSG have no objections to the proposal and do not seek any changes to the existing access.

In regard to the design and construction of the access and car parking, the proposal plans provide sufficient detail to demonstrate compliance with the relevant standards of the Code.

Historic Heritage Code

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

In this case the subject property is listed on the Tasmanian Heritage Register and is a Heritage Place listed in the Scheme.

The applicant has submitted a comprehensive heritage assessment with the proposal documents. Advice has been sought from the Heritage Officer (Brad Williams) in preparation of this section of this report.

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

<p>E13.7.1 Demolition To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.</p>
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Acceptable Solutions	Performance Criteria	COMMENTS
<p>A1</p> <p>No Acceptable Solution</p>	<p>P1</p> <p>Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;</p> <p>(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</p> <p>(b) there are no prudent and feasible alternatives;</p> <p>(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;</p> <p>(d) significant fabric is documented before demolition.</p>	<p><i>The proposal includes demolition of some elements of Hardwick House.</i></p> <p><i>The Heritage Officer comments:</i></p> <p>“Whilst the proposal does involve the demolition of some elements of Hardwick House (e.g. creation of openings) – this demolition is limited to items deriving from the 1946 renovation (i.e. removal of the 1946 the infilling of earlier openings) and which have been designated as being of no heritage significance by the CMP. The reinstatement of blocked doorways will assist in portraying an earlier form of the building and is considered a positive heritage outcome (note that this internal demolition, being to non-significant fabric, would not require a permit in its own right under the scheme).</p> <p>No significant landscape elements will be impacted.</p> <p>It is concluded that the proposal adequately meets this Performance Criterion as it does not result in the loss of any significant fabric.”</p> <p><i>It is therefore concluded that the proposal meets the objectives of E13.7.1 of the scheme.</i></p>

<p>E13.7.2 Buildings and Works other than Demolition</p>		
<p>To ensure that development at a heritage place is:</p>		
<p>(a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and</p> <p>(b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>No Acceptable Solution</p>	<p>P1</p> <p>Development must not result in any of the following:</p> <p>(a) loss of historic cultural heritage significance to the place through incompatible</p>	<p><i>The proposal includes comprehensive assessment of the heritage values of the site and the proposed works in the HIA and CMP documents.</i></p> <p><i>The Heritage Officer comments:</i></p>

	<p>design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;</p> <p>(b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.</p>	<p>“The proposed new buildings are distant to the heritage building and further separated by the 1946 extension. No major building works are proposed within 40 metres of the heritage building, therefore there will be no impact from any incompatible design and the siting of the proposed buildings give them a subservience to the existing heritage building.</p> <p>No significant streetscape or contributory elements will be lost.”</p> <p><i>It is therefore concluded that the proposal meets Performance Criteria P1.</i></p>
<p>A2</p> <p>No Acceptable Solution</p>	<p>P2</p> <p>Development must be designed to be subservient and complementary to the place through characteristics including:</p> <p>(a) scale and bulk, materials, built form and fenestration;</p> <p>(b) setback from frontage;</p> <p>(c) siting with respect to buildings, structures and listed elements;</p> <p>(d) using less dominant materials and colours.</p>	<p><i>Heritage Officer comments:</i></p> <p>“Whilst the new buildings are of various forms, colours and finishes, e.g. the modern ‘pod’ rooms and the relocated church – which do not relate to nor make reference to the form or materials/colour palette of the existing heritage building, the distant siting of the proposed buildings means that the proposal is not considered to be inappropriate or detrimental.”</p> <p><i>It is therefore concluded that the proposal meets Performance Criteria P2.</i></p>
<p>A3</p> <p>No Acceptable Solution</p>	<p>P3</p> <p>Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.</p>	<p><i>Heritage Officer comments:</i></p> <p>“As per P2. It is not considered necessary that the built form and fenestration of the proposed buildings respond to the characteristics of the existing building due to the large physical separation.”</p> <p><i>It is therefore concluded that the proposal meets Performance Criteria P3.</i></p>
<p>A4</p> <p>No Acceptable Solution</p>	<p>P4</p> <p>Extensions to existing buildings must not detract from the historic cultural</p>	<p><i>Heritage Officer comments:</i></p> <p>“The proposed extension to the existing Hardwick House building is small and sited to the rear, out of</p>

	heritage significance of the place.	any public view. That proposed extension will be attached to part of the 1946 extension and have no ability to detract from the heritage significance of the place.” <i>It is therefore concluded that the proposal meets Performance Criteria P4.</i>
A5 New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.	P5 New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.	<i>Heritage Officer comments:</i> “The proposed front fences and gates are of a very modern form and materials and are not particularly suited to the context of a historic mill/farmhouse. Being a prominent element on the site, a better outcome would be for these to be of timber construction and of a lower height to reduce prominence. It is concluded that with a condition of approval to ensure a more suitable fencing type, that the proposal adequately meets this Performance Criterion.” <i>The proposed condition is included in the recommendation below.</i>

Stormwater Management Code

Stormwater from the existing and proposed buildings will be collected for use on the property.

Overflows can be managed onsite in accordance with the requirements of this Code.

Waterway and Coastal Protection Code

Part of the land is located within a Waterway Protection Area overlay which extends 30m either side of Jerusalem Creek.

The proposal includes development of twelve of the accommodation units within the Waterway Protection Area.

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

E11.7.1 Buildings and Works		
To ensure that buildings and works in proximity to a waterway, the coast, identified climate change refugia and potable water supply areas will not have an unnecessary or unacceptable impact on natural values.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Building and works within a Waterway and Coastal	P1 Building and works within a Waterway and Coastal	<i>The proposed buildings will be located on a level, grassed area</i>

<p>Protection Area must be within a building area on a plan of subdivision approved under this planning scheme.</p>	<p>Protection Area must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) avoid or mitigate impact on natural values; (b) mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values; (c) avoid or mitigate impacts on riparian or littoral vegetation; (d) maintain natural streambank and streambed condition, (where it exists); (e) maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (f) avoid significantly impeding natural flow and drainage; (g) maintain fish passage (where applicable); (h) avoid landfilling of wetlands; (i) works are undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided. 	<p><i>behind (west) of Hardwick House, several metres from the creek bank.</i></p> <p><i>The creek is located is a deep channel, approximately 2m below the ground level of the land to be developed. The works will not alter the existing bank or creek at all and no riparian vegetation will be disturbed.</i></p> <p><i>Stormwater will not be discharged to the creek.</i></p> <p><i>Overall it is considered that the proposal does not conflict with the requirements of this Code and will not impact the values of Jerusalem Creek.</i></p>
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CONCLUSION

The report has assessed a Development Application for a proposed monastery at Hardwick House, 2495 Colebrook Road, Colebrook.

One (1) representation was made to Council raising concerns about the proposal, considered above.

The proposal has been found to comply with all the relevant standards of the Scheme, Significant Agriculture 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 2019/42) for Change of Use to Monastery, Construction of new accommodation and outbuildings, relocation of church and renovation of a Heritage Place at Hardwick House 2495 Colebrook Road, Colebrook, owned by Saint Regina Ltd 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, whichever 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 as a monastery (Residential – communal residence & Community meeting and entertainment). It must not to be used for any other purpose without the prior written consent of Council.

External finishes

- 4) 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 shall form part of this permit when approved.

Heritage

- 5) That the proposed front fence, from the northern boundary to the access gates, be redesigned to be of timber construction, to a maximum height of 1500mm and more 'Victorian' or 'agricultural' in nature. Designs to achieve those objectives are to be submitted to the satisfaction of Council's Heritage Officer prior to construction.

Reason for condition: To ensure an agricultural and traditional style fence on the prominent road frontage of the Heritage place.

- 6) The proposed re-roofing of Hardwick House must be done in short-sheet corrugated galvanised iron (preferably with a deep profile). Any replacement of guttering is to be in either an ogee or D-mould profile with round downpipes. Any new flashings are to be stepped into mortar joints (i.e. not chased into masonry).

Reason for condition: To promote a more traditional roofing configuration sympathetic to the prominence of the building.

- 7) That an interpretation plan be formulated for Hardwick House, which highlights its history and heritage values, to the satisfaction of Council's Heritage Officer and that the recommendations of that interpretation plan be implemented within 12 months of practical completion of the currently proposed works.

Reason for condition: To tell the story of the changes in use (etc.) of Hardwick House as an evolving heritage site which has had diverse uses during its life and to maximise public engagement with that heritage.

Heritage Tasmania

- 8) Compliance with any conditions or requirements of the Tasmanian Heritage Council in the attached 'Notice of Heritage Decision' No. 5931 dated 1 August 2019.

Parking and Access

- 9) The siting of vehicular accesses and car parking spaces must generally accord with the endorsed plans.
- 10) At least seventeen (17) parking spaces must be provided on the land at all times for the use of the visitors in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
- 11) The areas set-aside for parking, access and vehicle manoeuvring:
- Must provide for a vehicle to enter and leave the site in a forward direction.
 - Have an all-weather gravel pavement constructed and surfaced to the satisfaction of Council's Manager Development & Environmental Services.
 - Incorporate suitable drainage as necessary to avoid runoff onto the road.
- 12) All areas set-aside for parking and access must be completed before the use commences and must continue to be maintained to the satisfaction of the Council's Development Assessment Committee.

Access to State Road

- 13) The access driveway must be sealed from the edge of the road pavement of Colebrook Road to the entrance gates. The access should be designed and constructed in accordance with advice and requirements from the Transport Division of the Department of State Growth.
- 14) All work on or affecting the State Road, including drainage, must be carried out in accordance with a permit provided by the Transport Division of the Department of State Growth. No works on the State Road shall commence until the Minister's consent has been obtained and a permit issued in accordance with the Roads and Jetties Act 1935.

Advice: For further information, please visit <http://www.transport.tas.gov.au/road/permits>

Services

- 15) 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

- 16) Drainage from the proposed development must drain to a legal discharge point to the satisfaction of Councils Manager Development & Environmental Services.

Protection of Water Quality

- 17) 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.
- 18) Wastewater from the development must discharge to an on-site waste disposal system in accordance with a Plumbing Permit issued by the Permit Authority.

Construction Amenity

- 19) 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.
- 20) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
 - a. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - b. The transportation of materials, goods and commodities to and from the land.
 - c. Obstruction of any public footway or highway.
 - d. Appearance of any building, works or materials.
 - e. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.
- 21) 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.
- 22) 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

Moved by Deputy Mayor E Batt, seconded by Cllr R McDougall

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 2019/42) for Change of Use to Residential Use – Communal residence and Community meeting and entertainment (Monastery), Construction of new accommodation and outbuildings, relocation of church and renovation of a Heritage Place at Hardwick House 2495 Colebrook Road, Colebrook, owned by Saint Regina Ltd 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 is to be used for the purposes detailed within the approved documents only, that is as a monastery (Residential – communal residence & Community meeting and entertainment). It must not be used for any other purpose without the prior written consent of Council.
- 4) Approval is granted for a maximum occupancy of eighteen (18) people on the site, until or unless otherwise approved by Council.

External finishes

- 5) 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 shall form part of this permit when approved.

Heritage

- 6) That the proposed front fence, from the northern boundary to the access gates, be redesigned to be of timber construction, to a maximum height of 1500mm and more 'Victorian' or 'agricultural' in nature. Designs to achieve those objectives are to be submitted to the satisfaction of Council's Heritage Officer prior to construction.

Reason for condition: To ensure an agricultural and traditional style fence on the prominent road frontage of the Heritage place.

- 7) The proposed re-roofing of Hardwick House must be done in short-sheet corrugated galvanised iron (preferably with a deep profile). Any replacement of guttering is to be in either an ogee or D-mould profile with round downpipes. Any new flashings are to be stepped into mortar joints (i.e. not chased into masonry).

Reason for condition: To promote a more traditional roofing configuration sympathetic to the prominence of the building.

- 8) That an interpretation plan be formulated for Hardwick House, which highlights its history and heritage values, to the satisfaction of Council's Heritage Officer and that the recommendations of that interpretation plan be implemented within 12 months of practical completion of the currently proposed works.

Reason for condition: To tell the story of the changes in use (etc.) of Hardwick House as an evolving heritage site which has had diverse uses during its life and to maximise public engagement with that heritage.

Heritage Tasmania

- 9) Compliance with any conditions or requirements of the Tasmanian Heritage Council in the attached 'Notice of Heritage Decision' No. 5931 dated 1 August 2019.

Parking and Access

- 10) The siting of vehicular accesses and car parking spaces must generally accord with the endorsed plans.
- 11) At least seventeen (17) parking spaces must be provided on the land at all times for the use of the visitors 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 areas set-aside for parking, access and vehicle manoeuvring:
- Must provide for a vehicle to enter and leave the site in a forward direction.
 - Have an all-weather gravel pavement constructed and surfaced to the satisfaction of Council's Manager Development & Environmental Services.
 - Incorporate suitable drainage as necessary to avoid runoff onto the road.
- 13) All areas set-aside for parking and access must be completed before the use commences and must continue to be maintained to the satisfaction of the Council's Development Assessment Committee.

Access to State Road

- 14) The access driveway must be sealed from the edge of the road pavement of Colebrook Road to the entrance gates. The access should be designed and constructed in accordance with advice and requirements from the Transport Division of the Department of State Growth.
- 15) All work on or affecting the State Road, including drainage, must be carried out in accordance with a permit provided by the Transport Division of the Department of State Growth. No works on the State Road shall commence until the Minister's consent has been obtained and a permit issued in accordance with the Roads and Jetties Act 1935.

Advice: For further information, please visit <http://www.transport.tas.gov.au/road/permits>

Services

- 16) 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

- 17) Drainage from the proposed development must drain to a legal discharge point to the satisfaction of Councils Manager Development & Environmental Services.

Protection of Water Quality

- 18) 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.
- 19) Wastewater from the development must discharge to an on-site waste disposal system in accordance with a Plumbing Permit issued by the Permit Authority.

Construction Amenity

20) 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.

21) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:

- a. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
- b. The transportation of materials, goods and commodities to and from the land.
- c. Obstruction of any public footway or highway.
- d. Appearance of any building, works or materials.
- e. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council’s Manager of Development and Environmental Services.

22) 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.

23) 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.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

11.1.2 DEVELOPMENT APPLICATION (DA 2018/61) FOR VISITOR ACCOMMODATION – CHANGE OF USE OF EXISTING BUILDINGS AND CONSTRUCTION OF TWO NEW BUILDINGS AT 199 CRAIGLEA ROAD, CAMPANIA, OWNED BY G & C GOTTSCHALK

File Ref: T 7734269

Author: SENIOR PLANNING OFFICER (JACQUI TYSON)

Date: 22 AUGUST 2019

Enclosure(s):

*Development Application documents
Representation*

PROPOSAL

Application is made by D. White to the Southern Midlands Council for a Permit under the *Land Use Planning and Approvals Act 1993* (“the Act”) to establish a Visitor accommodation operation at 199 Craiglea Road, Campania.

The proposal involves a change of use for an existing dwelling and outbuilding and construction of new buildings, to provide three (3) one bedroom Visitor accommodation cabins and amenities.

The buildings shown in the application documents are described as follows:

- Building 1 (existing dwelling) – 1 bedroom, 1 bathroom/laundry with living space and kitchen;
- Building 2 (existing) – Toilet;
- Building 3 (new) – Bedsit cabin with kitchen;
- Building 4 (new) - Bedsit cabin with kitchen; and
- Building 5 (new) – Bathroom to be shared by the two bedsit cabins.

The development is located in an existing cleared area of the property. All of the buildings will be clad in a mix of ply veneer sheeting painted dark grey and Colorbond mini orb on the walls and Colorbond on the roof.

An existing onsite wastewater system serves Buildings 1 and 2 and a new system will be installed to serve the bathroom in proposed Building 5.

Access to the Visitor accommodation is from Craiglea Road, via a Right of Way. Each of the three accommodation cabins will be provided with a car parking space. The Visitor accommodation will be managed by the owners, who live on an adjacent property with internal access. No other staff will be required. The maximum occupancy will be six people.

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

The land and is zoned Rural Resource and is partly covered by a Waterway Protection Area around a small drainage line, a Biodiversity Protection Area and a low risk Landslide Hazard Area overlay.

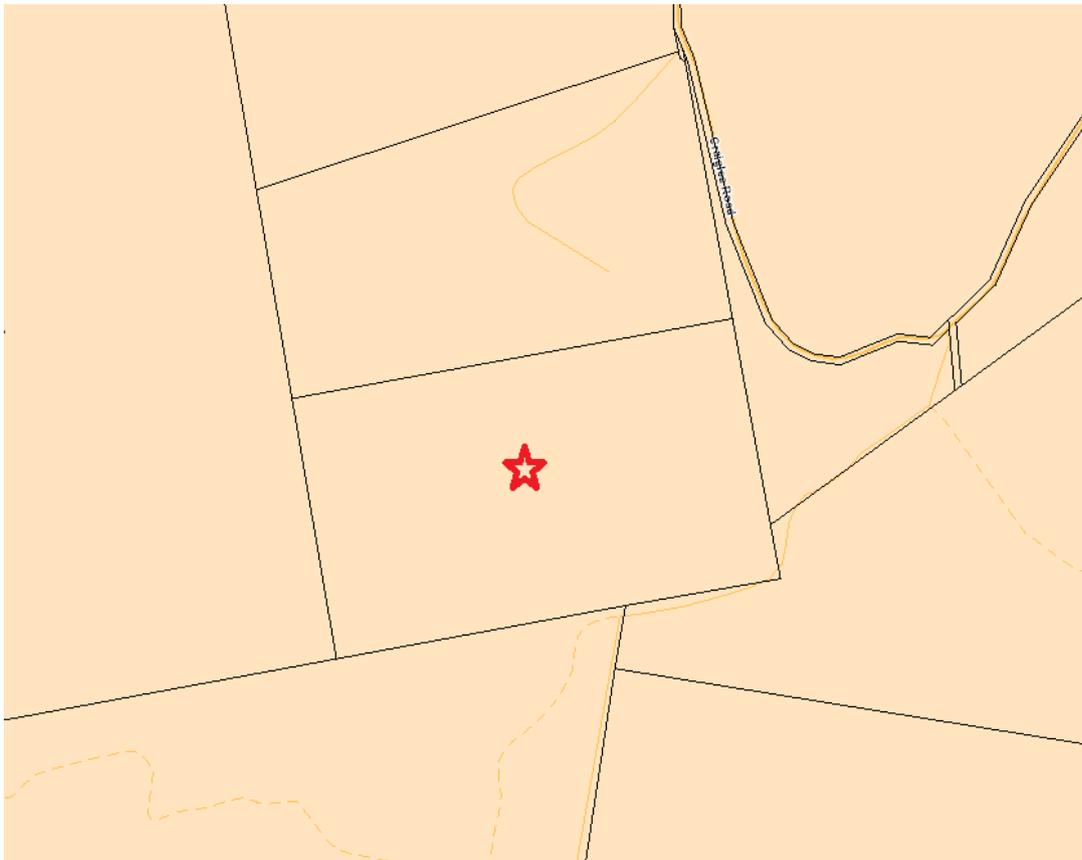
Under the Planning Scheme the proposal is defined as use and development for “Visitor accommodation”. A permit for this type of development is considered at the discretion of Council.

The Council gave notice of the application for public comment for 14 days. During the notification period one (1) representation was received.

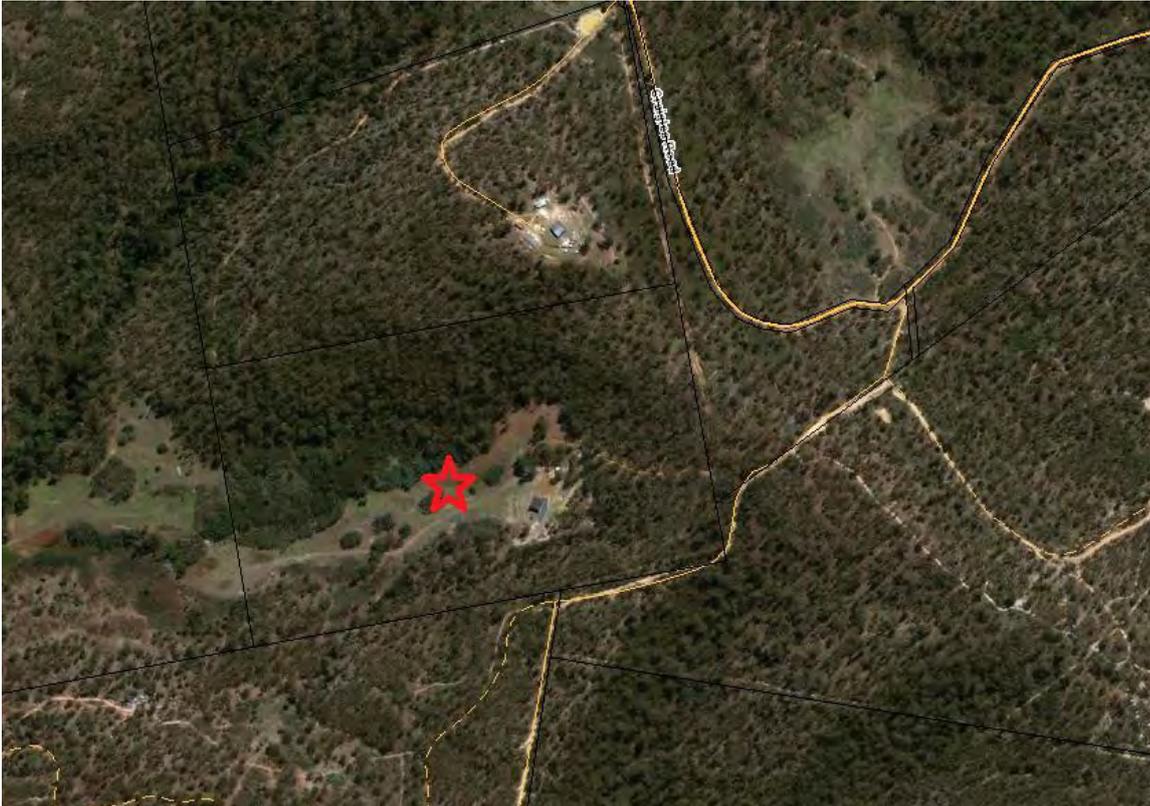
This report will assess the proposal against the relevant provisions of the Act and the Scheme. It is recommended that Council approve the proposal.

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.



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

The property is located at 199 Craiglea Road, Campania. The property has an area of 22.09ha and is described in CT49487/3.

The existing buildings are located in a cleared area, with the remainder of the property covered by native bush. The land generally slopes down from east to west, with a valley forming along the centre part of the title around a drainage line. The drainage line runs west and joins a tributary to the Coal River, which is around 1km west of the site.

There is a gravel access driveway to the property from Craiglea Road via a Right of Way over the adjoining property to the north. There are also internal access tracks joining with the land to the west which is in the same ownership.

The properties surrounding the site are generally characterised as a mix of farmland and native bush, used for farming and/or residential purposes.

THE APPLICATION

The Application has been prepared and submitted by Darryn White on behalf of the owners. The Application includes a series of plans and explanatory notes to accompany the Development Application form and title documents.

USE/DEVELOPMENT DEFINITION

The proposed use and development is defined, under the Planning Scheme, as 'Visitor accommodation':

Visitor accommodation

use of land for providing short or medium term accommodation for persons away from their normal place of residence. Examples include a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment.

Use/Development Status under the Planning Scheme

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

Further, the Use Table in Part 26.2 of the Scheme specifies that an application for use and development relating to ‘Visitor accommodation’ can only be considered if it is for a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, overnight camping area or seasonal workers accommodation. In this case the Application is for three holiday cabins and is considered accordingly.

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 6th July 2019 for fourteen (14) days.

During this period Council received one (1) representation. The issues raised in the representation and response are detailed in the table below.

Representation 1	Council Officer Comment
<p>We wish to raise our concern about road safety with the proposed change of use to visitor accommodation at above mentioned address.</p> <p>The unsealed road past the tip on Brown Mountain Road is winding and narrow in places.</p> <p>Craiglea Road is single lane in places and all residents have had their fair share of close calls with other motorists.</p> <p>It's inevitable that tourists will not be used to the conditions ahead and accidents will happen sooner than later.</p> <p>I personally had incidents where I had to avoid a head on collision by driving into the ditch.</p> <p>Once it happened to be on my motorbike, far from a safe road as it stands.</p> <p>It's easy to talk to neighbours and expect the residents to drive with care.</p>	<p><i>It is acknowledged that Craiglea Road is narrow and unsealed.</i></p> <p><i>However, it is a public road accessible to all users.</i></p> <p><i>Craiglea Road is a no through road accessing a relatively small number of properties.</i></p> <p><i>The Visitor accommodation will be accessed by booked customers only. There will be no signs other than the property number displayed at the site. The owner will be able to communicate with visitors regarding the nature of the road when providing directions to the property. Drivers can generally be expected to drive to the conditions.</i></p> <p><i>Given the low level of existing traffic on the road and the limited additional traffic to be generated by the proposal (3- 6 cars a day) it is considered that the proposal is within the capacity of the road.</i></p>

<p>It's impossible to have the same courtesy and care from tourists, many of different countries.</p> <p>I lived on Bruny Island for a long time and have seen the changes and vastly increased number of accidents. Please take your time and talk to one of the local emergency services.</p> <p>We cannot urge the topic of road safety enough and wish that with a change of use of 199 Craiglea Road a widening of all the narrow parts of road will make it safe for two vehicles to pass.</p> <p>Furthermore a speed limit of no more than 40km/h would be a reasonable request for the road to be used, if opening up for a commercial enterprise and used by rather inexperienced drivers.</p> <p>We sincerely thank you for taking our thoughts and concerns into consideration.</p>	
<p>I would like to raise our concern about bushfires.</p> <p>We feel safe with our neighbours as everyone is very much aware of the risk of fire.</p> <p>The same cannot be expected from tourists and we fear that even a small fire can easily escape and go uphill towards our property.</p> <p>Once more, thank you for taking our thoughts into consideration.</p>	<p><i>The proposed Visitor accommodation will require a Bushfire Hazard Management Plan to be prepared as part of the building approval process. This will include consideration of the design of the buildings, hazard management areas, access and water supply for firefighting.</i></p> <p><i>The proposal does not include any outdoor fire sources, such as a fire pit or wood fuel BBQ and the land owner has confirmed that there is no intention to provide anything of this sort.</i></p> <p><i>Further, any guests would need to comply with usual fire regulations such as total fire bans.</i></p> <p><i>Overall it is not expected that the proposed use will increase the risk of bushfire.</i></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:

Use Standard 26.3.1 Sensitive Use To that ensure sensitive use does not unreasonably convert agricultural land or conflict with or fetter non-sensitive use.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 A sensitive use is for a home based business or an extension or replacement of an existing dwelling or existing ancillary dwelling, or for home-based child care in accordance with a licence under the Child Care Act 2001.	P1 A sensitive use must not unreasonably convert agricultural land or conflict with or fetter non-sensitive use on adjoining land having regard to all of the following: (a) the characteristics of the proposed sensitive use; (b) the characteristics of the existing or likely non-sensitive use on adjoining land; (c) setback to site boundaries and separation distance between the proposed sensitive use and existing or likely non-sensitive use on adjoining land; (d) any characteristics of the site and adjoining land that would buffer the proposed sensitive use from the adverse impacts on residential amenity from existing or likely non-sensitive use.	<p><i>The proposal is for Visitor accommodation and is therefore assessed against the Performance criteria.</i></p> <p><i>The farm land on the property and adjoining land is predominantly used for livestock grazing. The Applicant identifies that staying in a rural setting overlooking a working farm is an attraction for visitors. The accommodation is sited at the edge of the cleared pasture and is well set back from boundaries.</i></p> <p><i>It is considered that the proposed Visitor accommodation does not represent any unreasonable conversion of agricultural land and is unlikely to conflict with or fetter the use of land for agriculture.</i></p>

Use Standard 26.3.2 Visitor accommodation To ensure visitor accommodation is of a scale that accords with the rural character and use of the area.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Visitor accommodation must comply with all of the following:</p> <p>(a) is accommodated in existing buildings;</p> <p>(b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;</p> <p>(c) has a floor area of no more than 250m².</p>	<p>P1</p> <p>Visitor accommodation must satisfy all of the following:</p> <p>(a) not adversely impact residential amenity and privacy of adjoining properties;</p> <p>(b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;</p> <p>(c) be of an intensity that respects the character of use of the area;</p> <p>(d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way;</p> <p>(e) be located on the property's poorer quality agricultural land or within the farm homestead buildings precinct;</p> <p>(f) not fetter the rural resource use of the property or adjoining land.</p>	<p><i>The proposed Visitor accommodation includes use of existing buildings and new buildings, so assessment against the Performance Criteria is necessary.</i></p> <p><i>(a) The Visitor accommodation buildings are sited over 300m from the nearest dwelling, with bush between them providing visual privacy.</i></p> <p><i>The access driveway for the Visitor accommodation does pass over a Right of Way on the same neighbouring property. The Right of Way diverges from the access driveway used by the neighbouring dwelling just after the crossover from Craiglea Road and then follows the title boundary south to the subject land. A locked gate limits use of the Right of Way. The Right of Way/driveway for the Visitor accommodation is located over 100m from the neighbouring dwelling and about 50m from the cleared yard around that dwelling, again with vegetation to assist with screening.</i></p> <p><i>The expected number of vehicles per day at peak occupancy would be 6 (3 leaving and 3 arriving), with a lower number expected most of the time. The increased traffic to the Visitor accommodation will create some impact to the amenity of the neighbouring property, however the distance and vegetation cover will provide a reasonable level of separation and the amount of traffic is low, so that the impact is not unreasonable.</i></p> <p><i>(b) Suitable parking and internal access is provided for the proposal.</i></p> <p><i>(c) The proposal is for 3 holiday cabins with a maximum occupancy of 6 people. This is considered to be a reasonable intensity that respects the site and surrounds.</i></p>

		<p>(d) <i>The access crossover from Craiglea Road is well formed and safe. Craiglea Road is a narrow, gravel road maintained by Council. The low level of traffic expected to be generated by the proposal can be accommodated by the local road network.</i></p> <p><i>The Right of Way access is described in (a) above. The Applicant states that a locked gate to the Right of Way will be maintained to prevent unauthorised access and that access for visitors would be by appointment/booking only. It is considered reasonable to include a condition requiring the access ROW to be managed to avoid nuisance to the neighbouring property.</i></p> <p>(e) <i>The Visitor accommodation will be clustered at the edge of the cleared area. The site is not high quality agricultural land.</i></p> <p>(f) <i>As discussed above, the proposal is not expected to fetter the agricultural use of the property or surrounding land.</i></p>
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<p>Development Standard 26.4.1 Building Height To ensure that building height contributes positively to the rural landscape and does not result in unreasonable impact on residential amenity of land.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Building height must be no more than:</p> <p>9 m if for a residential use.</p> <p>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)</p>	<p><i>The maximum height of the proposed new building is approximately 5m, easily complying with the requirements of A1.</i></p>

	if for a non-residential use, the height is necessary for that use.	
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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
A1 Building setback from frontage must be no less than: 20 m.	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: (a) the topography of the site; (b) the size and shape of the site; (c) the prevailing setbacks of existing buildings on nearby lots; (d) the location of existing buildings on the site; (e) the proposed colours and external materials of the building; (f) the visual impact of the building when viewed from an adjoining road; (g) retention of vegetation.	<i>The property does not have direct frontage to a road. In any case, the buildings are sited more than 200m from Craiglea Road, complying with A1.</i>
A2 Building setback from side and rear boundaries must be no less than: 40 m.	P2 Building setback from side and rear boundaries must maintain the character of the surrounding rural landscape, having regard to all of the following: (a) the topography of the site; (b) the size and shape of the site;	<i>All of the buildings are sited over 100m from the side and rear boundaries, easily complying with A2.</i>

	<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>	
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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</p>	<p><i>The proposal includes new buildings and therefore is assessed against the Performance Criteria.</i></p> <p><i>(a) The buildings are not on a skyline or ridgeline in compliance with A1.</i></p> <p><i>(b) There are no Desired Future Character Statements.</i></p> <p><i>(c) No further clearing of native vegetation is expected to be required as bushfire management areas have already been created around the existing buildings. If any additional clearing is required it would be minimal and for further bushfire protection purposes.</i></p>

	<p>Statements provided for the area;</p> <p>(c) be located in and area requiring the clearing of native vegetation only if:</p> <p>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;</p> <p>(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;</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 dark colours in compliance 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>The proposal does not require significant earthworks, complying with A3.</i></p>

Parking and Access Code

This Code applies to all use and development.

Table E6.1 requires one car parking space to be provided for each holiday cabin. The proposal plans include a parking space for each of the cabins complying with this requirement.

In regard to the design and construction of the access and car parking, the proposal plans provide sufficient detail to demonstrate compliance with the relevant standards of the Code.

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

The land is located within a Biodiversity Protection Area as identified on the Scheme maps.

The development is located in an existing cleared area. It is expected that if any additional clearing is required for bushfire protection measures it will be minimal. Vegetation removal for the purpose of protection from bushfire in accordance with a bushfire management plan is exempt under Clause E10.4.1 of the Code. A bushfire management plan will be required for the development at the building approval stage.

Landslide Hazard Code

Parts of the land are located within a Landslide Hazard Area overlay 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.

Waterway and Coastal Protection Code

Part of the land is located within a Waterway Protection Area overlay around the drainage line. As there are no buildings or works occurring within the overlay areas further assessment against the standards of this Code is not required.

CONCLUSION

The report has assessed a Development Application for proposed Visitor accommodation at 199 Craiglea Road, Campania.

One (1) representation was made to Council raising concerns regarding access and amenity, 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 2019/61) for Visitor accommodation – Change of Use of Existing Buildings and Construction of Two New Buildings at 199 Craiglea Road, Campania, owned by G & C Gottschalk 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, whichever 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; *Visitor accommodation*. It must not to be used for any other purpose without the prior written consent of Council.

Natural values

- 4) Clearance of native vegetation on the property must limited to that specified in an approved Bushfire Hazard Management Plan only, unless otherwise approved by Council.

External finishes

- 5) 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.

Access and parking

- 6) At least three (2) parking spaces must be provided on the land at all times for the use of the visitors in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
- 7) 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.
- 8) Use of the access Right of Way by guests must be managed to avoid causing a nuisance to the property owner, to the satisfaction of Councils Manager Development & Environmental Services.

Services

- 9) 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

- 10) Drainage from the proposed development must drain to a legal discharge point to the satisfaction of Councils Manager Development & Environmental Services.

Protection of Water Quality

- 11) 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

- 12) 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.

- 13) 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.
- 14) 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.
- 15) 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

Moved by Deputy Mayor E Batt, seconded by Clr A Bisdee OAM

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 2019/61) for Visitor accommodation – Change of Use of Existing Buildings and Construction of Two New Buildings at 199 Craiglea Road, Campania, owned by G & C Gottschalk and that a permit be issued with the following conditions:

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- 8) Use of the access Right of Way by guests must be managed to avoid causing a nuisance to the property owner, to the satisfaction of Councils Manager Development & Environmental Services.

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- 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.
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- 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.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

ENCLOSURE
 Agenda Item 11.1.2

SMC - KEMPTON
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 19/06/2019

Development & Environmental Services
 Email: mail@southernmidlands.las.gov.au
 Phone: (03) 62545050
 Postal Address: PO Box 21 Outlands Tas 7120

**SOUTHERN
 MIDLANDS
 COUNCIL**



7734269

APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT
Commercial, Industrial, Forestry and other Non- Residential development
 Use this form to apply for planning approval in accordance with section 57 and 58 of the Land Use Planning and Approvals Act 1993

Applicant / Owner Details:

Owner / s Name

Postal Address

Phone No:
Fax No:

Email address

Applicant Name
 (if not owner)

Postal Address

Phone No:
Fax No:

Email address:

Description of proposed use and/or development:

Address of new use and development:

Certificate of Title No Volume No Lot No.

Description of Use
Development on site

current use of land and building

Refer Definitions in Clause 8.2 of the Southern Midlands Planning Scheme 2015
 Attach additional information if required.
 E.g. Are there any existing buildings on this title?
 If yes, what is the main building used as?

Is the property Heritage Listed Please tick / answer: Yes No

Signage Please tick / answer: Yes No

Business Details	Existing hours of operation				Proposed hours of new operation				
	Hours	am	to	pm	Hours	am	to	pm	
	Weekdays				Weekdays				
	Sat				Sat				
	Sun				Sun				
Number of existing employees	N/A				Number of proposed new employees:				
Traffic Movements	Number of commercial vehicles servicing the site at present				Approximate number of commercial vehicles servicing the site in the future				
	Number of Car Parking Spaces				How many new car spaces are proposed				
		How many car spaces are currently provided		3+		How many new car spaces are proposed		3+	

Is the development to be staged: Yes No

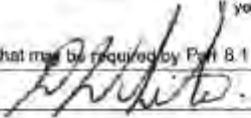
Is the development to be staged. If yes:

Described proposed stages	Described period of proposed stages
---------------------------	-------------------------------------

Proposed Material Types:

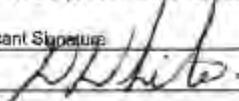
What are the proposed external wall colours	DARK TONE GREY / BROWN	What is the proposed roof colour	DARK TONE GREY / BROWN
What is the proposed external wall materials	CLADDING & MASONRY.	What is the proposed roof materials	CORRUGATED IRON.
What is the proposed new floor area m ²	240 m ² COMB	What is the estimated value of all the new work proposed	\$250 000

Please attach any additional information that may be required by Part 8.1 Application Requirements of the Planning Scheme

Signed Declaration 

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

- The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Southern Midlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
- I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the Land Use Planning Approvals Act 1993 (or the land owner has signed this form in the box below in "Land Owner(s) signature");

Applicant Signature 	Applicant Name (print) DARRYN WHITE	Date 19-6-19
Land Owner(s) Signature	Land Owners Name (please print)	Date
Land Owner(s) Signature	Land Owners Name (please print)	Date

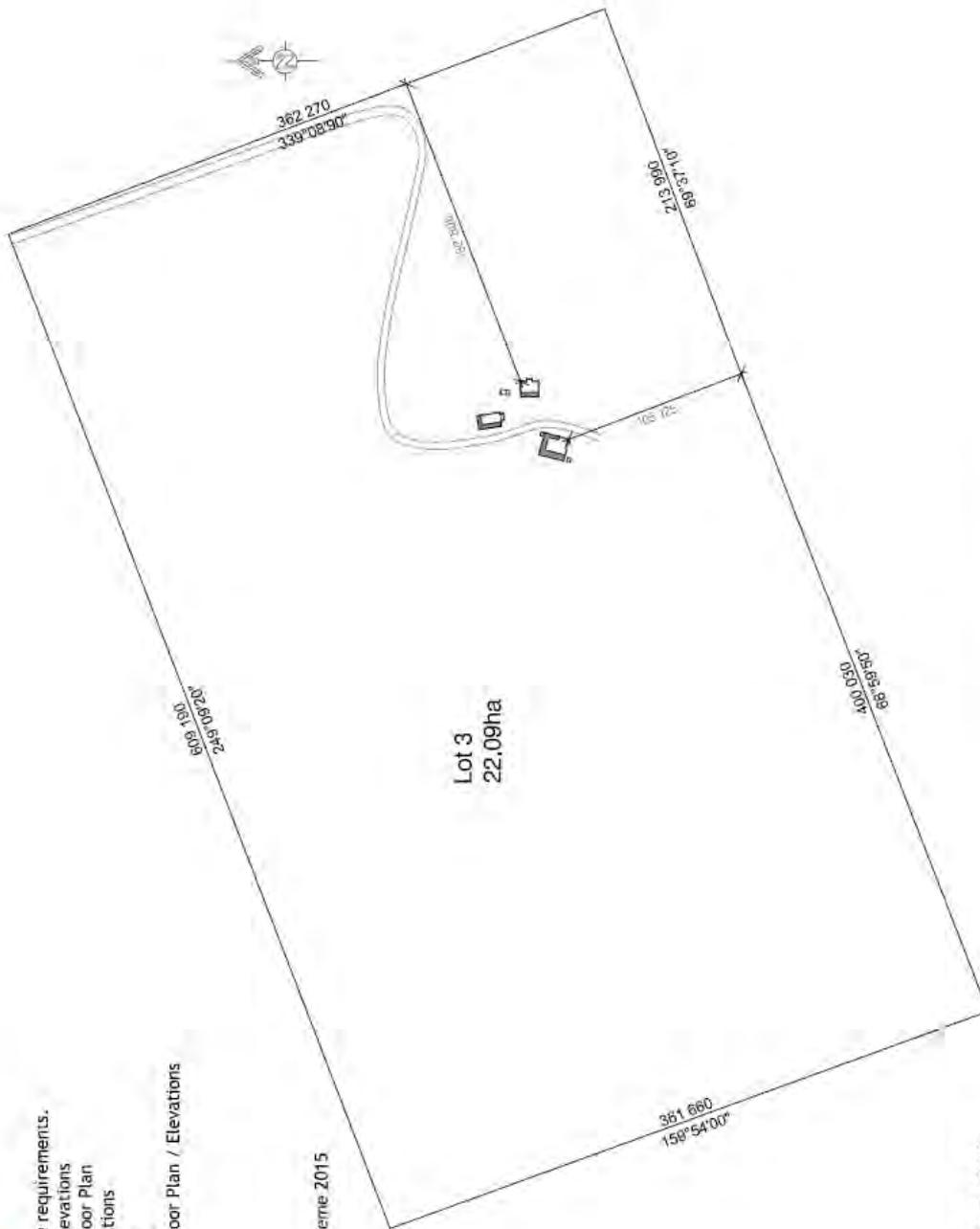
Address all correspondence to:
 The General Manager, PO Box 21, Oatlands, Tasmania 7120
 Or by Email Address: mail@southernmidlands.tas.gov.au 'in single PDF file format'
 Phone (03) 62545050

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Index	
01 -	Project Information
02 -	Site Plan
03 -	Site Plan
04 -	Development description and Planning Scheme requirements.
05 -	Building 1 - as constructed - change of use - Elevations
06 -	Building 1 - as constructed - change of use - Floor Plan
07 -	Building 2 - as constructed - Floor Plan / Elevations
08 -	Building 3 - proposed - Floor Plan / Elevations
09 -	Building 4 - proposed - Floor Plan / Elevations
10 -	Building 5 - as constructed - change of use - Floor Plan / Elevations

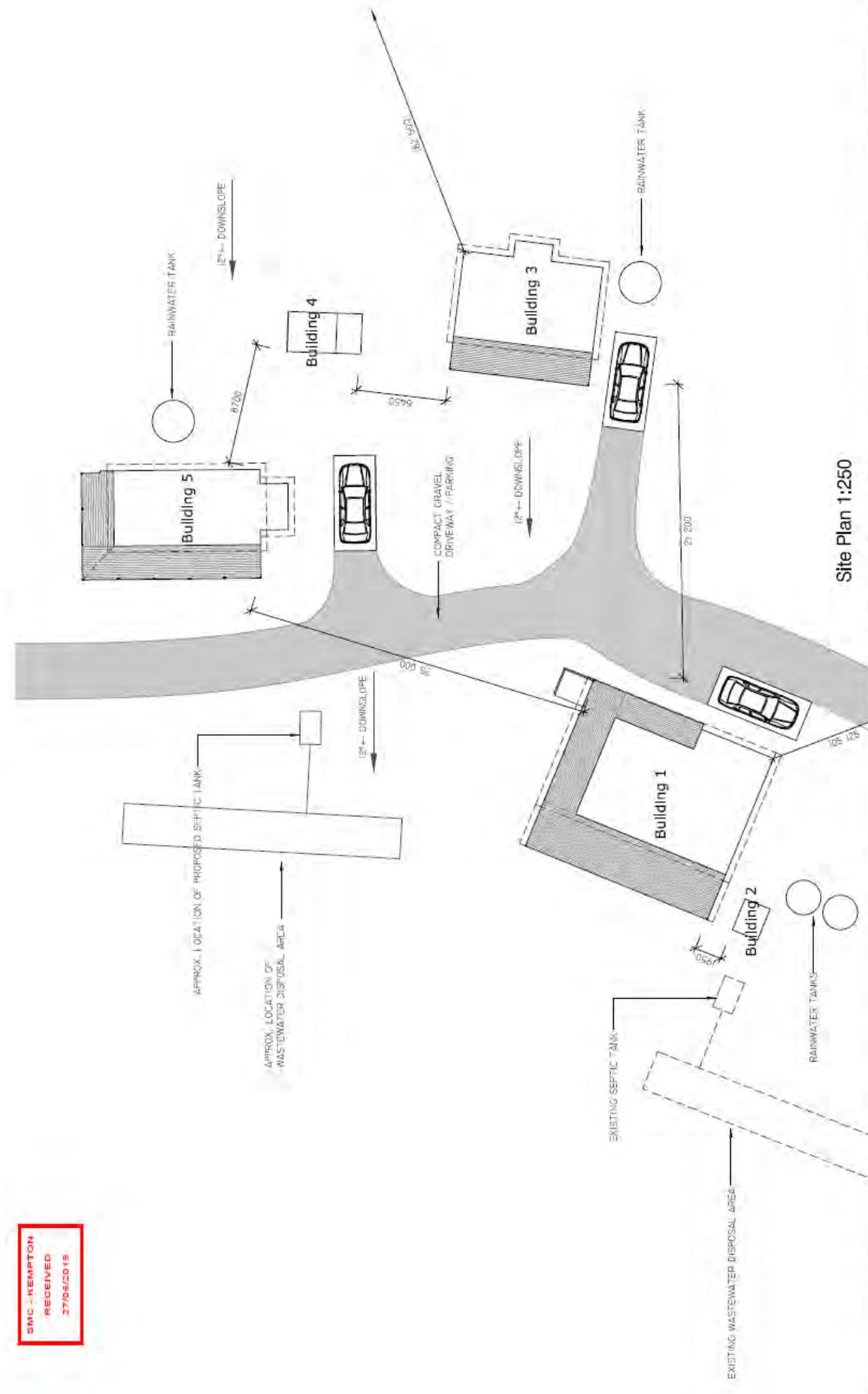
Project Information
 Land Title Reference: Volume 49487 Folio 3
 Lot area: 22.09Ha

Planning Scheme - Southern Midlands Interim Planning Scheme 2015
Zone - 26.0 Rural Resource
Overlays - Biodiversity Protection Area
 Landslide Hazard Area
 Waterway and Coastal Hazard Area



Site Plan 1:2500

26th June 2019	A3	G & C Gottschalk <small>100 Caroline Road, Cammerah</small>	Visitor Accommodation	01 08 © 2019 This drawing is the property of www.davidswhite.com.au www.davidswhite.com.au www.davidswhite.com.au
Davyn White - Building Design and Consulting P O Box 381 Ronny Park, Tasmania 7016 P: 0409 859 358 E: davyn@dw.com.au W: www.davynwhite.com.au ACCREDITATION No. CDR334W				

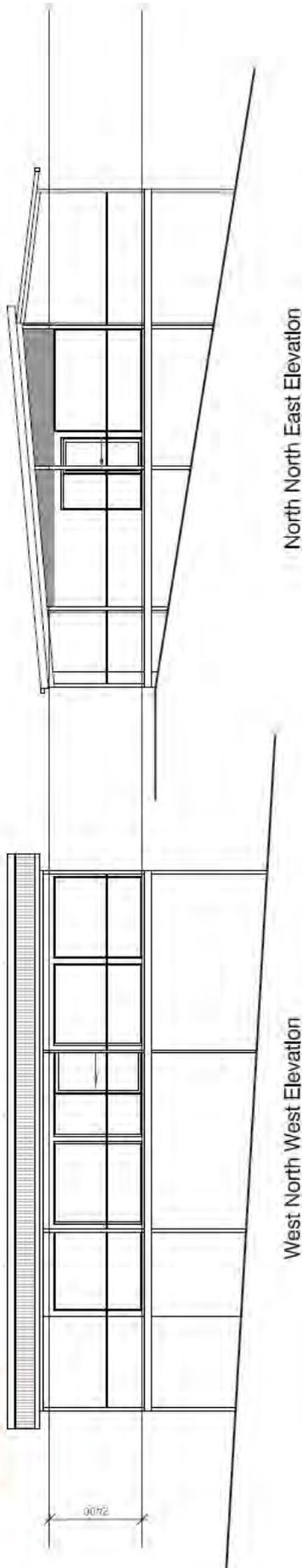


Site Plan 1:250

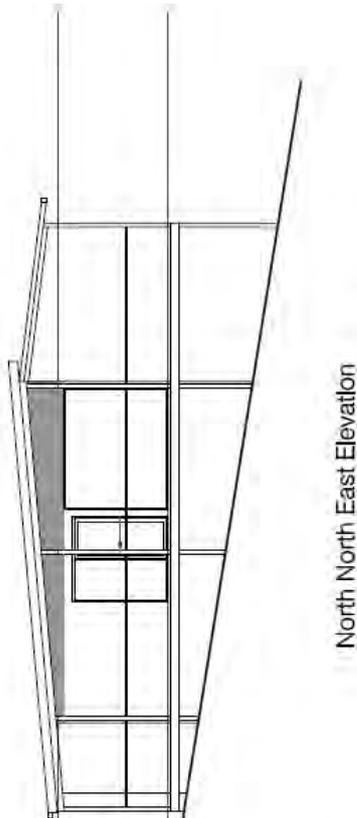
BMC - KEMPTON
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26th June 2019	A3	G & C Gottschalk	Visitor Accommodation	Page 02 of 08 6102 © 2019 <small>This drawing is the property of Darby, Inc. It is to be used only for the project and site specified. It is not to be used for any other project without the prior written consent of Darby, Inc. All rights reserved. No liability is assumed for any errors or omissions.</small>
Darby White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 355 E: dwhite@dm.com.au W: www.everythingbuilding.com.au ACCREDITATION NO. CC427W				

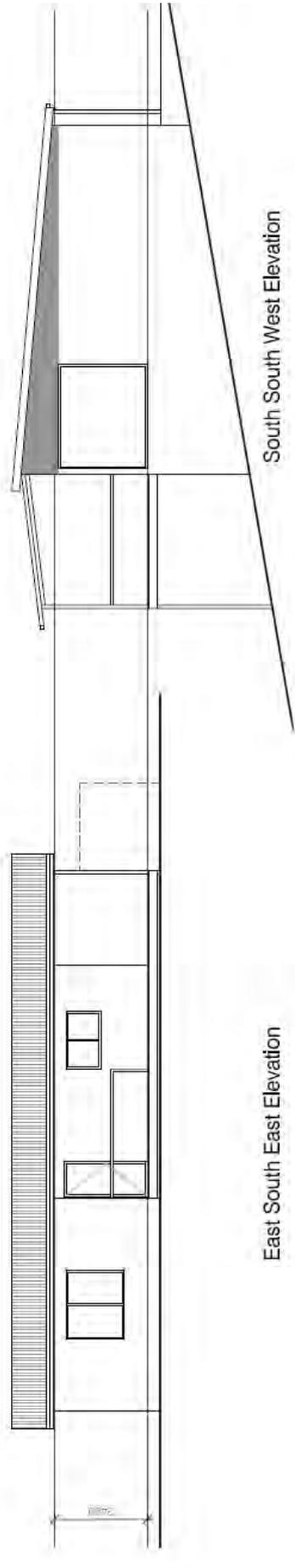
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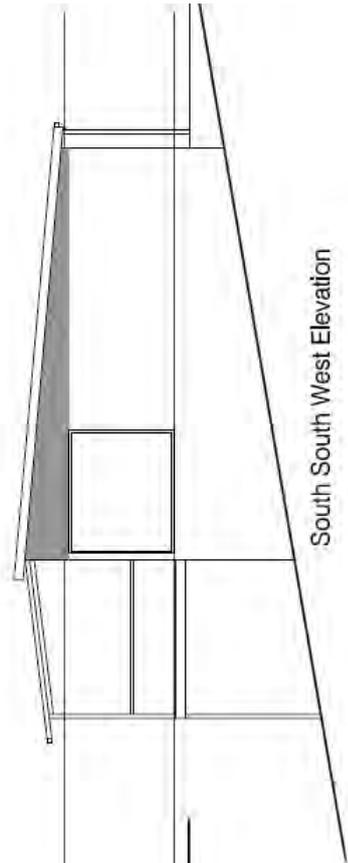
West North West Elevation



North North East Elevation



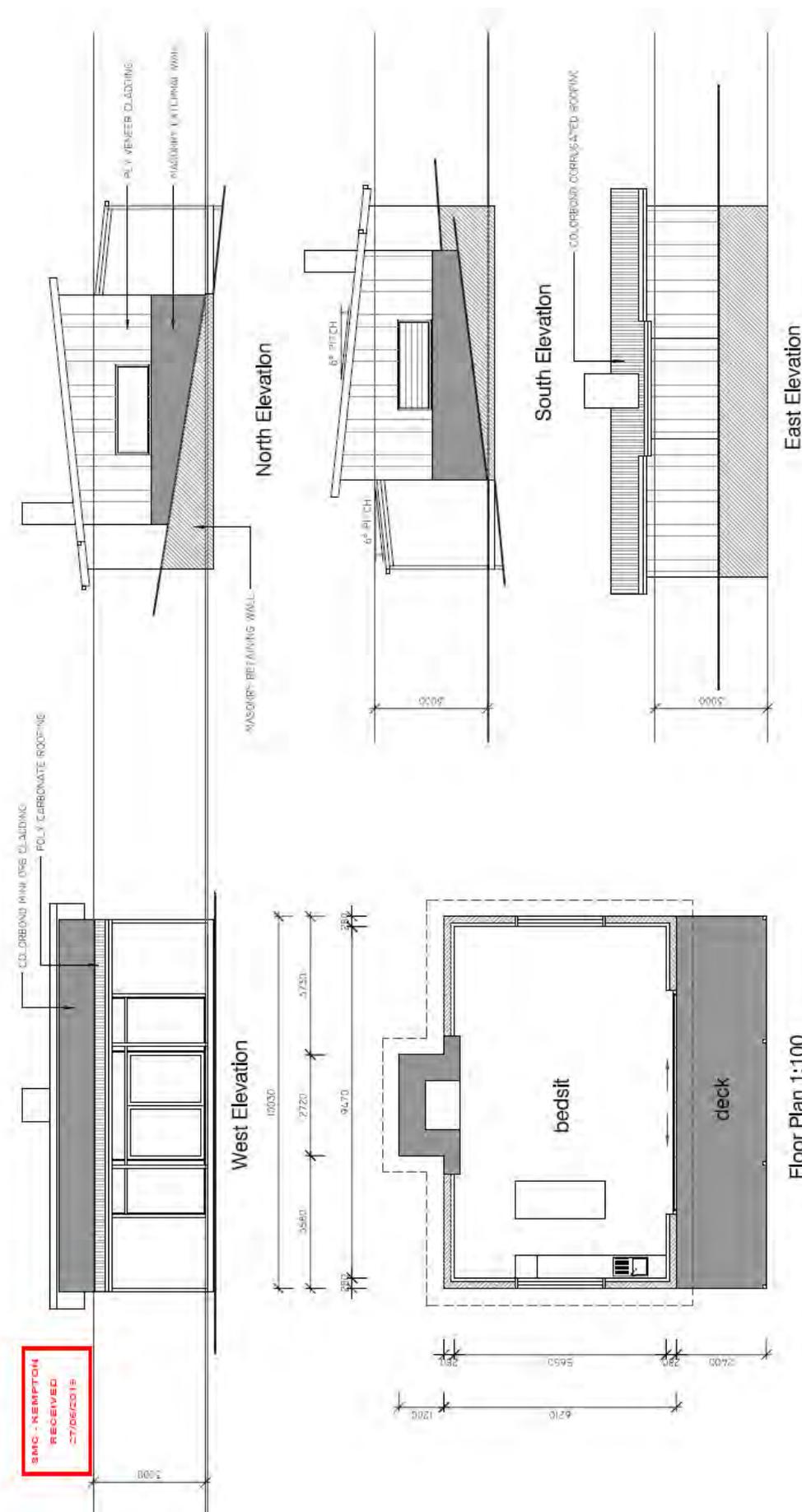
East South East Elevation



South South West Elevation

BUILDING 1 - as constructed - change of use

26th June 2019	A3	G & C Gottschalk	Visitor Accommodation	Barry White - Building Design and Consulting P: 01609 3011 Roony Park Tasmania 7015 F: 0409 579 356 E: dwhite@bdc.com.au W: www.everythingbuilding.com.au	6102 04 08
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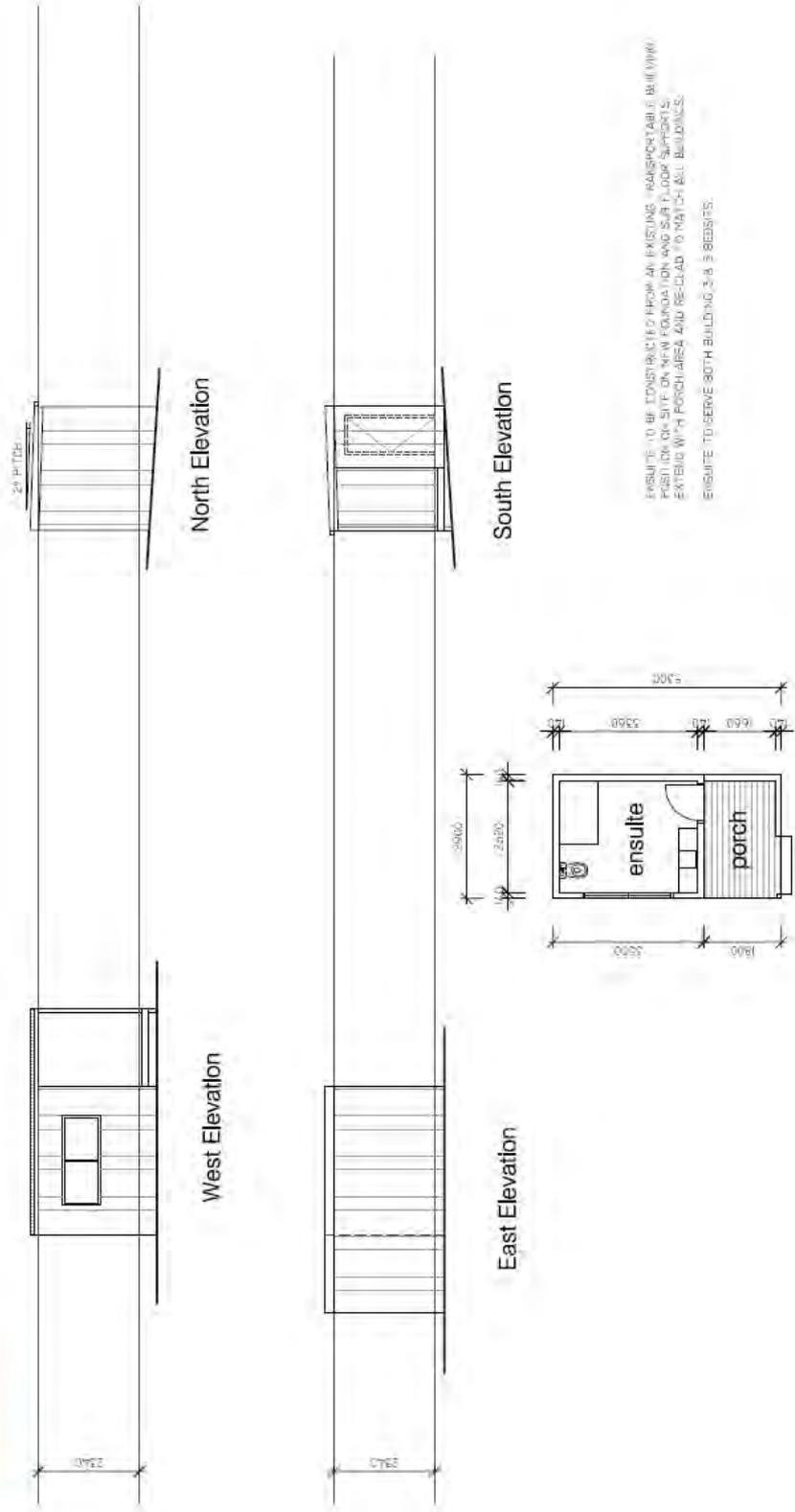


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BUILDING 3 - proposed

26th June 2019	A3	G & C Gottschalk	Visitor Accommodation	
Barryn White - Building Design and Consulting. P: 0 800 591 1000 / 0800 591 1000 P: 0409 859 358 E: dwhite@bwhite.com.au W: www.bwhitebuilding.com.au Accrington No. 121633W				

SMS - NEMPTON
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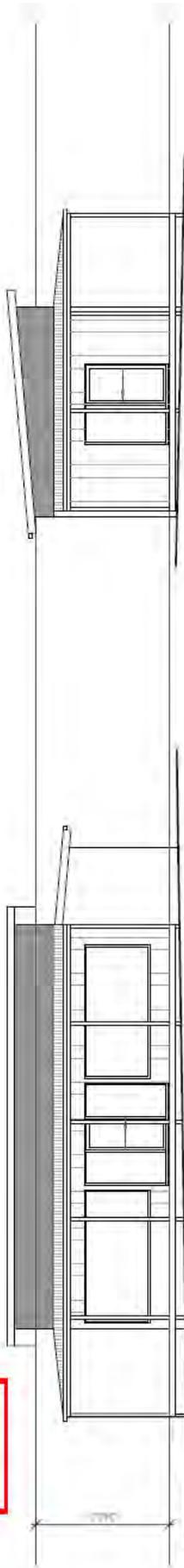


Floor Plan 1:100
 GROSS FLOOR AREA = 10,290
 GROSS PORCH AREA = 512

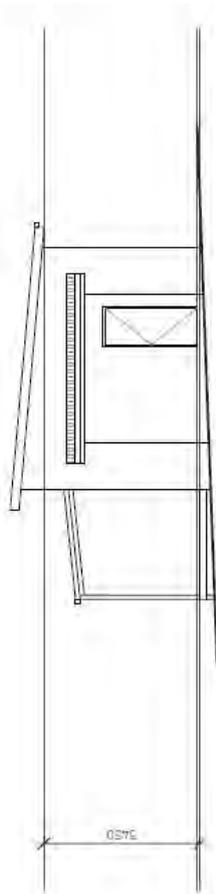
BUILDING 4 - proposed

26th June 2019	A3	G & C Gottschalk	Visitor Accommodation	Barryn White - Building Design and Consulting P: 0 Box 388 Rosny Park Tasmania 7018 P: 0409 657 358 E: dwhite@bdcmail.com W: www.everythingtastemore.com.au M: 52009786 Acrlfr@bdc.com.au	07 08 © 2019
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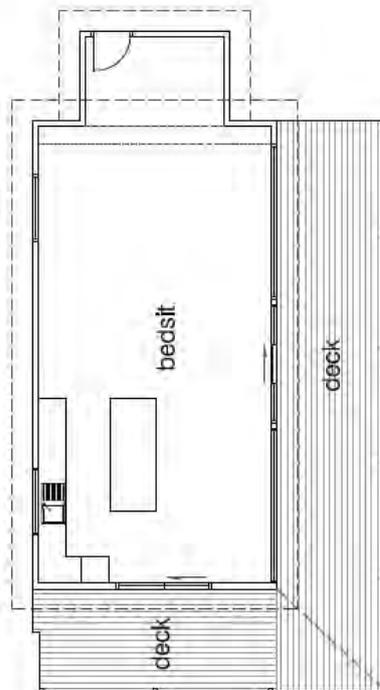
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West Elevation

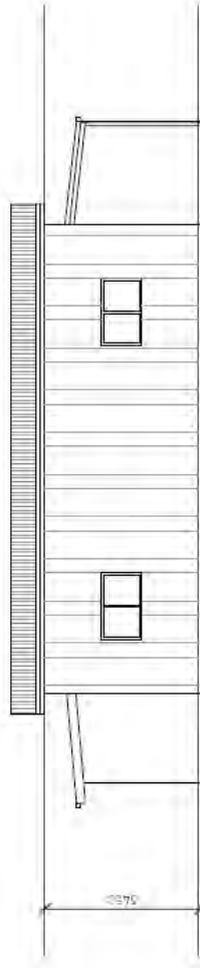


South Elevation



Floor Plan 1:100
 GROSS FLOOR AREA = 63.79m²
 GROSS DECK AREA = 43.3m²

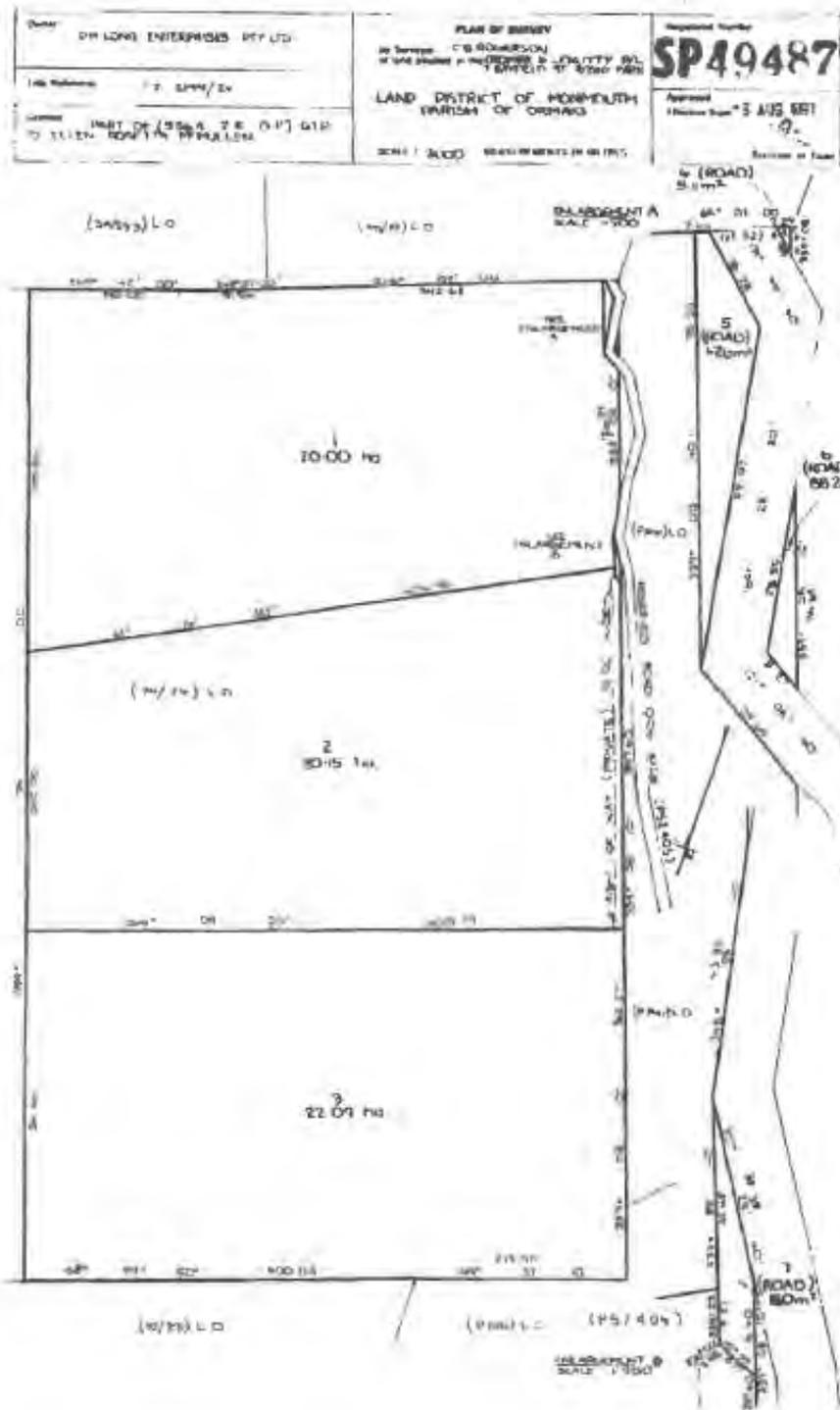
EXISTING OUTBUILDING TO BE DEMOLISHED INTO BEDSIT.



East Elevation

BUILDING 5 - as constructed

26th June 2019	A3	G & C Gottschalk	Visitor Accommodation	Darryn White - Building Design and Consulting P.O. Box 381, Rosny Park, Tasmania 7108 P: 0409 459 335 E: dwhite@dmca.com.au W: www.dwhite.com.au ACCREDITATION NO. 021534	© 2019 08/08
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SCHEDULE OF EASEMENTS

PLAN NO.

SP49487

Note:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and managers of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 2 is

SUBJECT TO a right of carriageway over the Right of Way (private) 10.00 metres wide passing through that lot as appurtenant to Lot 3 hereon.

Lot 3 is

TOGETHER WITH a right of carriageway over the Right of Way (Private) 10.00 metres wide passing through Lot 2 hereon.

~~FENCING COVENANT~~ ^{PROVISION} In respect of each lot shown on the plan the Vendor (D.M. Long Enterprises Pty. Ltd.) shall not be required to fence.

THE COMMON SEAL of D M LONG ENTERPRISES PTY LTD was hereunto affixed in the presence of:

[Handwritten signature]

To: SMC Mail

Subject: Development Application of 199 Craiglea Road, Campania

Dear Jacqui Tyson,

Thank you for your letter informing us about the DA at 199 Craiglea Road, Campania.

We wish to raise our concern about road safety with the proposed change of use to visitor accommodation at above mentioned address.

The unsealed road past the tip on Brown Mountain Road is winding and narrow in places. Craiglea Road is single lane in places and all residents have had their fair share of close calls with other motorists.

It's inevitable that tourists will not be used to the conditions ahead and accidents will happen sooner than later.

I personally had incidents where I had to avoid a head on collision by driving into the ditch. Once it happened to be on my motorbike, far from a safe road as it stands.

It's easy to talk to neighbours and expect the residents to drive with care.

It's impossible to have the same courtesy and care from tourists, many of different countries.

I lived on Bruny Island for a long time and have seen the changes and vastly increased number of accidents. Please take your time and talk to one of the local emergency services.

We cannot urge the topic of road safety enough and wish that with a change of use of 199 Craiglea Road a widening of all the narrow parts of road will make it safe for two vehicles to pass. Furthermore a speed limit of no more than 40km/h would be a reasonable request for the road to be used, if opening up for a commercial enterprise and used by rather inexperienced drivers.

We sincerely thank you for taking our thoughts and concerns into consideration.

Kind regards,

In addition to my previous email I like to raise our concern about bushfires.

We feel safe with our neighbours as everyone is very much aware of the risk of fire.

The same cannot be expected from tourists and we fear that even a small fire can easily escape and go uphill towards our property.

Once more, thank you for taking our thoughts into consideration.

11.2 SUBDIVISIONS

11.2.1 DEVELOPMENT APPLICATION (SA 2016/14) FOR SUBDIVISION (52 LOTS AND PUBLIC OPEN SPACE) AT 12 CLIMIE STREET (FORMER CAMPANIA SCHOOL FARM) OWNED BY MAYFAIR GROUP HOLDINGS

File Ref: SA 2016/14

Author: MANAGER DEVELOPMENT AND ENVIRONMENT SERVICES (DAVID CUNDALL)

Date: 21 AUGUST 2019

Attachment(s):

Development Application documents
TasWater SPAN

PROPOSAL

The applicant Emmanuel Dellas (Planning and Engineering) on behalf of Mayfair Group Holdings, have applied to the Southern Midlands Council for a Permit under the *Land Use Planning and Approvals Act 1993* (“the Act”) to subdivide the land 12 Climie Street, Campania also known as the “Former School Farm”.

The application seeks to subdivide the 8.374ha site into the following arrangement:

- 50 residential lots averaging 620m² each (lots 3 – 52)
- One (1) 4,588m² public open space lot and area for treatment of stormwater
- One (1) 3.44ha lot (Lot 1) – for future development
- One (1) 3,879m² lot (Lot 2) – for future development
- Road lot to serve the residential lots
- Footway to serve access between the road lot, the public open space and Reeve Street

The subdivision will require a new road and entrance onto Climie Street in the same location as the existing access to the school farm. The road serving the subdivision will be a single road terminating in a cul-de-sac with two (2) other small cul-de-sacs stemming from the main subdivision road. The public open space is located in the vicinity of the dam currently located on the land which will be modified, landscaped and used for treatment of stormwater generated from the development and collecting the natural overland flows that are currently captured on site. The larger lots (lot 1 and lot 2) are designated for future development. This could potentially serve as further smaller lots, a larger scale development or commercial development.

The design of the subdivision is a modern design employing “Water Sensitive Urban Design” principles that will treat and retain stormwater onsite with an overflow to the Native Hut Rivulet. The layout of the site has also given regard to the *Campania Structure Plan 2015* in as much as ensuring land is available for future commercial development and there is access between the proposed road and Reeve Street. This should aim to create a network of footways and connectivity to Alexander Circle.

The development necessary for the land is therefore construction of the road, footpaths, stormwater retention and public open space, the accesses to each lot and the stormwater, sewer, water, power and communications services that will need to be installed.

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

The land and is zoned Village and is currently used for grazing. There are some sheds, a dam, orchard, large row of pine trees (Climie Street) and fencing on the land. All of the structures and pine trees are proposed to be removed from the site to make way for the works. The dam will modified to treat stormwater and made safe for a public open space area.

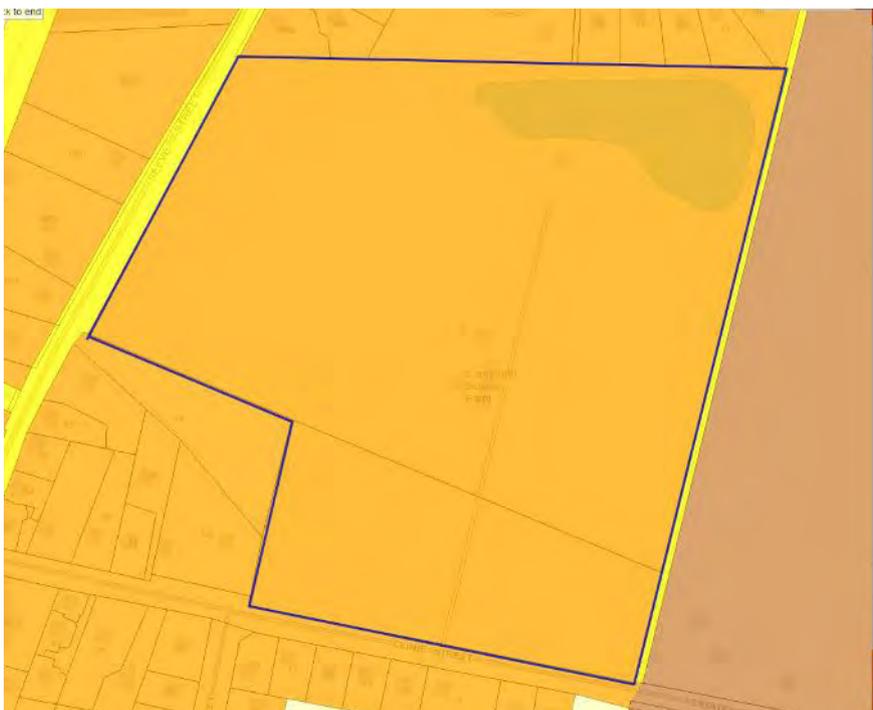
Under the Planning Scheme subdivision is defined as development. The proposal is to be assessed against the development standards of the zone and the development standards of the applicable Codes. These matters are described and assessed in this report. This is a discretionary application under the Planning Scheme.

The Council gave notice of the application for public comment for 14 days. During the notification period there was a high level of interest in the application from the community, however no representations were received.

This report will assess the proposal against the relevant provisions of the Act and the Scheme. It is recommended that Council grant a permit for the subdivision subject to conditions. Most of the conditions relate to the engineering requirements, which have been drafted with significant input from Council’s contracted Engineering Officer.

THE SITE

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



Map 1_ The subject land and surrounding properties are in the Village Zone (orange). Land to the east is in the Significant Agriculture Zone (brown). There are no overlays which apply to the land. The blue outline is the extent of the land which is comprised of two titles.



Map 2 _ Aerial image of the subject land and surrounding area. The dam, the sheds and the pine hedge along Climie Street are clearly visible in the aerial image.

THE APPLICATION

The Applicant has submitted the attached Plans and reports to accompany the Development Application form.

The subdivision has been in the planning phase since 2016. This commenced around the time the land was purchased by Mayfair Holdings from the Education Department. The layout and design of the subdivision has, since lodgement with the Council, been modified by the Applicant to achieve better planning outcomes. During this time the management of the application has passed from the original Applicant, Emmanuel Dellas, to GHD. The final design was placed on notification in July 2019.

The proposal has been referred to Taswater and conditions have been provided to be attached to the planning permit if the proposal is approved by Council. These conditions include a financial contribution to the upgrade of the Campania Sewage Treatment Plant. The proposal has been referred to the Department of State Growth for comment in regard to traffic generation. The TIA submitted with the application includes some recommendations for improving safety at the intersection of Climie Street and Reeve Street.

Council's contracted Engineering Officer has had considerable input into the assessment of this subdivision owing to the servicing standards necessary in any large subdivision. Council's planners have also had multiple meetings with the Applicant's project team to encourage and work toward a quality final design.

USE/DEVELOPMENT DEFINITION

The proposed use and development is defined, under the Planning Scheme, as development for Subdivision, which is Discretionary in accordance with Clause 9.7.2 of the *Southern Midlands Interim Planning Scheme 2015*.

Use/Development Status under the Planning Scheme

As a discretionary development, the application was advertised in accordance with Section 57 of the Act.

Council has the discretion to grant a permit for this proposal with or without conditions, or refuse to grant a permit.

PUBLIC NOTIFICATION AND REPRESENTATIONS

The application was advertised for 14 days from the 20th July 2019. No representations were received.

ASSESSMENT - THE SOUTHERN MIDLANDS INTERIM PLANNING SCHEME

Village Zone

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

Development Standards - Subdivision		
16.5.1 Lot Design		
To provide for new lots that:		
(a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements; (b) contain building areas which are suitable for development, consistent with the Zone Purpose, located to avoid hazards and values; (c) are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces; (d) are not internal lots, except if the only reasonable way to provide for efficient use of land; (e) are provided in a manner that provides for the efficient and ordered provision of infrastructure.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 The size of each lot must be no less than as specified below, except if for public open space, a riparian or littoral reserve or utilities: (a) no less than 600 m ² and no more than 1,000 m ² (except balance lot) if in Bagdad, Campania, Kempton; (b) no less than 800 m ² and no more than 1,500 m ² (except balance lot) if in Colebrook;	P1 The size of each lot must satisfy all of the following: (a) variance above the maximum lot size only to the extent necessary due to demonstrated site constraints; (b) be consistent with the Zone Purpose and any applicable Local Area Objectives or Desired Future Character Statements.	There are a total of 53 lots including the public open space lot. The 50 residential lots all comply with the Acceptable Solution. The public open space, and Lots 1 and 2 both exceed the maximum lot size specified in the Acceptable Solution. Therefore the proposal must be assessed against the Performance Criteria. The size of the public open space lot is necessary to allow for a quality open space area to meet the needs of the community and the ability to retain and treat stormwater on site.

<p>(c) no less than 5,000 m² if located in Parattah, Tunbridge or Tunnack.</p>		<p><i>The lot size cannot be below the 1000m² as that would not allow sufficient area for the stormwater retention system or even meet the 5% of the land area that should be dedicated as public open space per Council Policy and legislation.</i></p> <p><i>The Lots 1 and 2 are otherwise compliant with the strategic objectives of the Campania Structure Plan to allow for land that may be used for a commercial enterprise or to allow for further residential development. Lot 1 is essentially a balance lot.</i></p> <p><i>The proposal is compliant with the Performance Criteria.</i></p>
<p>A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities:</p> <p>(a) clear of the frontage, side and rear boundary setbacks;</p> <p>(b) not subject to any codes in this planning scheme;</p> <p>(c) clear of title restrictions such as easements and restrictive covenants;</p> <p>(d) has an average slope of no more than 1 in 5;</p> <p>(e) has the long axis of the developable area facing north or within 20 degrees west or 30 degrees east of north;</p> <p>(f) is a minimum of 10 m x 15 m in size.</p>	<p>P2 The design of each lot must contain a building area able to satisfy all of the following:</p> <p>(a) be reasonably capable of accommodating residential use and development;</p> <p>(b) meets any applicable standards in codes in this planning scheme;</p> <p>(c) enables future development to achieve maximum solar access, given the slope and aspect of the land;</p> <p>(d) minimises the need for earth works, retaining walls, and fill and excavation associated with future development;</p> <p>(e) provides for sufficient useable area on the lot for both of the following;</p> <p>(i) on-site parking and manoeuvring;</p> <p>(ii) adequate private open space.</p>	<p><i>All proposed lots are sized and shaped to allow for a 10 x 15m building area and are clear of any overlays, title restrictions.</i></p> <p><i>However lots 3 – 24 and lots 45, 46, 47, 49 and 50 do not comply with A2 (e) for the orientation of the building area (rectangle) to be orientated with the long axis facing north or within 20 degrees west or 30 degrees east of north. Therefore the lots must be assessed against the performance criteria.</i></p> <p><i>These are assessed in order of the P2 sub criteria:</i></p> <p><i>(a) All lots can accommodate a 10x15m building area which per the A2 is considered the minimum needed to accommodate a dwelling in the village zone.</i></p> <p><i>(b) The size and shape of the lots otherwise allow for parking areas and access.</i></p> <p><i>(c) The land slopes gently toward the Native Hut Rivulet providing all lots with a north facing slope area.</i></p> <p><i>(d) Minimal earthworks are needed to facilitate development or necessary to construct future dwellings and associate works. This owes to the gentle slope and undulations of the land.</i></p>

		<p>(e) <i>The residential lot sizes all comply with the A1 and therefore considered a suitable size for a residential use. The two (2) larger lots clearly satisfy this criteria with ample room for parking and private open space. The recommended Permit will also re-enforce the A2 requirement for a 10x15m building area through a condition.</i></p>
<p>A3 The frontage for each lot must be no less than 15 m, except if for public open space, a riparian or littoral reserve or utilities or if an internal lot.</p>	<p>P3 The frontage of each lot must satisfy all of the following:</p> <p>(a) provides opportunity for practical and safe vehicular and pedestrian access;</p> <p>(b) provides opportunity for passive surveillance between residential development on the lot and the public road,</p> <p>(c) is no less than 6m.</p>	<p><i>Lots 18, 19, 20, 21, 44, 45, 46, 47 and 49 have a frontage less than 15m and therefore the proposal must be assessed against P3 as follows:</i></p> <p>(a) <i>The lots in question are all located in the two (2) smaller cul-de-sac heads. All of these frontages are of sufficient width to contain both a vehicle access of at least 3m wide and a pedestrian access of 1m.</i></p> <p>(b) <i>Lot 48 is the only internal lot. However owing to the fall of the land toward the Native Hut Rivulet and an approximately 6m wide access throat there is plenty of visibility toward the road for any occupants of a future dwelling. All other lots have sufficient frontages to allow for surveillance of the immediate road.</i></p> <p>(c) <i>No frontage is less than 6m</i></p>
<p>A4 No lot is an internal lot.</p>	<p>P4 An internal lot must satisfy all of the following:</p> <p>(a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;</p> <p>(b) it is not reasonably possible to provide a new road to create a standard frontage lot;</p>	<p><i>Lot 48 is the only internal lot. The Applicant has made every endeavour to provide a lot layout that avoids internal lots. The Applicant has provide Council Officers with 3 redesign plans during the planning phase. It would not be reasonable to increase the road lot area for the sake of avoiding a single internal lot.</i></p> <p><i>Lot 48 therefore contributes to the efficient utilisation of residential land and infrastructure through avoiding further road works.</i></p> <p><i>The access is strip is greater than 6m and allows for surveillance of the road through the shape and slope of</i></p>

	<p>(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</p> <p>(d) the lot will contribute to the more efficient utilisation of residential land and infrastructure;</p> <p>(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</p> <p>(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</p> <p>(g) passing bays are provided at appropriate distances to service the likely future use of the lot;</p> <p>(h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;</p> <p>(i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.</p> <p>(j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.</p>	<p><i>the lot and allows for both vehicle and pedestrian access to the road from a future dwelling.</i></p> <p><i>The lot is compliant with the Performance Criteria.</i></p>
<p>A5 Setback from a new boundary for an existing building must comply with the relevant Acceptable Solution for setback.</p>	<p>P5 Setback from a new boundary for an existing building must satisfy the relevant Performance Criteria for setback.</p>	<p><i>All existing structures will be removed from the site.</i></p>

Development Standards - Subdivision		
16.5.2 Roads		
To ensure that the arrangement of new roads within a subdivision provides for all of the following:		
<ul style="list-style-type: none"> (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; (c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land. 		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 The subdivision includes no new road.	<p>P1 The arrangement and construction of roads within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority; (b) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised; (c) the future subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian lanes, where appropriate, to common boundaries; (d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy; (e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum; (f) 	<p><i>The subdivision includes a new road and must be assessed against the performance criteria P1 as follows:</i></p> <ul style="list-style-type: none"> <i>(a) The road layout is acceptable under the Campania Structure Plan allows for a potential future road through to Reeve Street between lots 30 and 31.</i> <i>(b) Lot 1 can be considered to some extent as a “balance lot”. The lot has a frontage to both Reeve Street and to the proposed new road.</i> <i>(c) The road lot between lots 30 and 31 allows for further access and subdivision potential to Lot 1. The adjoining land east of the site is zone Significant Agriculture. There are no plans to date nor any plans within the Campania Structure Plan to rezone the adjoining land.</i> <i>(d) Though the Cul-De-Sac arrangement is in effect a “no through road” the provision of a potential road through Lot 1 and the footway through to Alexander Circle and Reeve Street mitigate any access and connectivity issues.</i> <i>(e) See above.</i> <i>(f) See above. Also the footway between the proposed subdivision and the Lot 2 and Reeve Street will likely reduce travel times between residents in Alexander Circle and the proposed subdivision toward Reeve Street and any future commercial development.</i> <i>(g) See comments (d) – (f)</i> <i>(h) Walking is promoted through footway connectivity and ease of access to the proposed public open space lot.</i>

	<p>connectivity with the neighbourhood road network is maximised;</p> <p>(g) the travel distance between key destinations such as shops and services is minimised;</p> <p>(h) walking, cycling and the efficient movement of public transport is facilitated;</p> <p>(i) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A;</p> <p>(j) any adjacent existing grid pattern of streets is extended, where there are no significant topographical constraints.</p>	<p>(i) <i>This is not an arterial or collector road and therefore the provision cycling lanes is not necessary</i></p> <p>(j) <i>The potential to create a grid like patter is allowed for through the potential road extension between lots 30 and 31.</i></p>
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Development Standards - Subdivision
16.5.3 Ways and Public Open Space
 To ensure that the arrangement of ways and public open space provides for all of the following:

(a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;

(b) the adequate accommodation of pedestrian and cycling traffic.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 No Acceptable Solution.</p>	<p>P1 The arrangement of ways and public open space within a subdivision must satisfy all of the following:</p> <p>(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</p> <p>(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to</p>	<p><i>There is no Acceptable Solution for development that includes any proposed ways and public open space and therefore the development must be satisfy the Performance Criteria P1 as follows:</i></p> <p>(a) <i>footways provide connection to Reeve Street from the new road and will also provide a form of access from the new road/subdivision to any future commercial development. The footway connects also with the existing land dedicated as a footway into Alexander Circle and to the future proposed Public Open Space Area.</i></p>

	<p>the common boundary, as appropriate;</p> <p>(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</p> <p>(d) convenient access to local shops, community facilities, public open space and public transport routes is provided;</p> <p>(e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;</p> <p>(f) provides for a legible movement network;</p> <p>(g) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority;</p> <p>(h) Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p> <p>(i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having</p>	<p>(b) <i>The small road node that is locate between lots 30 and 31 will allow for any future road extension and further development of this land. The land is not therefore compromised.</i></p> <p>(c) <i>These connections have been provided.</i></p> <p>(d) <i>This has been provided through a logical subdivision layout and through the proposed footway along the northern boundary.</i></p> <p>(e) <i>The proposed footway will need to be of sufficient width to allow for footpath, landscaping treatment and for stormwater overland flows in the vicinity of the existing open drain. The landscaping plan to be provided to Council will need to demonstrate a high amenity to discourage anti-social behaviour and to create a sense of pleasantness and ease of maintenance for Council.</i></p> <p>(f) <i>This has been achieved.</i></p> <p>(g) <i>The footway and potential road extension is consistent with the Campania Structure Plan</i></p> <p>(h) <i>The Public Open Space area equates to 6% of the total area. Council's Public Open Space policy together with the requirements of Local Government Building and Miscellaneous Provisions Act 1993 the developer needs to provide at least 5% of the total area. The Public Open Space serves to also be the water retention area. This aims to create a high amenity through high quality landscaping treatment and walkways. The design proposed by the Applicant is considered an achievable and high quality design.</i></p> <p>(i) <i>This has been discussed in (e). Lighting should be considered by Council at a later date for the footway.</i></p>
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	<p>regard to the following:</p> <ul style="list-style-type: none"> i. the width of the way; ii. the length of the way; iii. landscaping within the way iv. lighting; v. provision of opportunities for 'loitering'; vi. the shape of the way (avoiding bends, corners or other opportunities for concealment). 	<p><i>But detailed design is not warranted at this stage.</i></p>
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Development Standards - Subdivision		
16.5.4 Services		
To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Each lot must be connected to a reticulated potable water supply in Bagdad, Campania, Kempton, Colebrook and Tunbridge.	P1 No Performance Criteria.	<i>The proposal complies with the Acceptable Solution</i>
A2 Each lot must be connected to a reticulated sewerage system in Bagdad, Campania, Kempton and Colebrook.	P2 Where a reticulated sewerage system is not available, each lot must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.	<i>The proposal complies with the Acceptable Solution.</i>
A3 Each lot must be connected to a stormwater system able to service the building area by gravity.	P3 If connection to a stormwater system is unavailable, each lot must be provided with an on-site stormwater management system adequate for the future use and development of the land.	<i>The proposal complies with the Acceptable Solution.</i>

E1.0 Bushfire Prone Area Code

The purpose of this Code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

The Code applies to the development per E1.2 owing to the land being within 100m of bushfire prone vegetation.

A Bushfire Hazard Assessment Report *Bushfire Hazard Assessment Report, Campania School Farm 9th July 2019* was provided with the Development Application.

The assessment against the development standards of the code is provided in the following tables.

Development Standards - Subdivision		
E1.6.1 Subdivision: Provision of hazard management areas		
Subdivision provides for hazard management areas that:		
<ul style="list-style-type: none"> (a) facilitate an integrated approach between subdivision and subsequent building on a lot; (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and (c) provide protection for lots at any stage of a staged subdivision. 		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</p> <p>(b) The proposed plan of subdivision:</p> <ul style="list-style-type: none"> (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management 	<p>P1</p> <p>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:</p> <ul style="list-style-type: none"> (a) the dimensions of hazard management areas; (b) a bushfire risk assessment of each lot at any stage of staged subdivision; (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (d) the topography, including site slope; 	<p><i>A Bushfire Hazard Assessment Report is provided with a Certificate under Section 51 (2) (d) of the Act that requires the Planning Authority <u>must accept</u> any certificate issued by an accredited person that certifies there the plans provided are acceptable to manage/mitigate risk or that the development will result in an insufficient risk from the hazard.</i></p> <p><i>The Certificate/Report states there is an insufficient risk as a result of the development and is therefore compliant with A1 (a).</i></p> <p><i>The Certificate/Report demonstrates a Hazard Management Areas can be provided and are to be implemented through the staging of the subdivision. The proposal therefore complies with A1 (b) and sub criteria.</i></p> <p><i>There is no need to extend hazard management areas into the adjoining land and therefore A1 (c) is not applicable.</i></p>

<p>areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas; and</p> <p>(iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas; and</p> <p>(c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of</p>	<p>(e) any other potential forms of fuel and ignition sources;</p> <p>(f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;</p> <p>(g) an instrument that will facilitate management of fuels located on land external to the subdivision; and</p> <p>(h) any advice from the TFS.</p>	<p><i>It is noted also that the land once developed will be subject to Council's fire hazard abatement program.</i></p>
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<p>the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>		
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Development Standards - Subdivision
E1.6.2 Subdivision: Public and fire fighting access
 Access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, firefighters and emergency service personnel;
- (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;
- (c) are designed and constructed to allow for fire appliances to be manoeuvred;
- (d) provide access to water supplies for fire appliances; and
- (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</p> <p>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that:</p> <ul style="list-style-type: none"> (i) demonstrates proposed roads will comply with Table E1, proposed private 	<p>P1</p> <p>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:</p> <ul style="list-style-type: none"> (a) appropriate design measures, including: <ul style="list-style-type: none"> (i) two way traffic; (ii) all weather surfaces; (iii) height and width of any vegetation clearances; (iv) load capacity; (v) provision of passing bays; 	<p><i>The Report/Certificate states that the access will comply with the standards for road access. A condition has been included on the recommended permit to ensure the width of the cul-de-sacs is increased to meet these requirements.</i></p>

<p>accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and</p> <p>(ii) is certified by the TFS or an accredited person.</p>	<p>(vi) traffic control devices;</p> <p>(vii) geometry, alignment and slope of roads, tracks and trails;</p> <p>(viii) use of through roads to provide for connectivity;</p> <p>(ix) limits on the length of cul-de-sacs and dead-end roads;</p> <p>(x) provision of turning areas;</p> <p>(xi) provision for parking areas;</p> <p>(xii) perimeter access; and</p> <p>(xiii) fire trails;</p> <p>(b) the provision of access to:</p> <p>(i) bushfire-prone vegetation to permit the undertaking of hazard management works; and</p> <p>(ii) fire fighting water supplies; and</p> <p>(c) any advice from the TFS.</p>	
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<p>Development Standards - Subdivision E1.6.3 Subdivision: Provision of water supply for fire fighting purposes Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.</p>		
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>	<p>OFFICER COMMENT</p>
<p>A1 In areas serviced with reticulated water by the water corporation:</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from</p>	<p>P1 No Performance Criterion.</p>	<p><i>The reticulated water supply complies with the Table E4 as certified in the report/certificate.</i></p>

<p>bushfire to warrant the provision of a water supply for fire fighting purposes;</p> <p>(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire</p>		
<p>A2 In areas that are not serviced by reticulated water by the water corporation:</p> <p>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;</p> <p>(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or</p> <p>(c) A bushfire hazard management plan</p>	<p>P2 No Performance Criterion.</p>	

<p>certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>		
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E5.0 Road and Railway Assets Code

The purpose of this provision is to:

- (a) protect the safety and efficiency of the road and railway networks; and
- (b) reduce conflicts between sensitive uses and major roads and the rail network.

The proposal includes a new road with access onto Climie Street and the new vehicle crossings for the lots. This will result in an intensification of the local road network in additional traffic movements. The details of which are captured in the Traffic Impact Assessment provided by the Applicant.

The applicable standards of the Code are addressed in the following tables:

<p>Development Standards E5.6.2 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>		
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>	<p>OFFICER COMMENT</p>
<p>A1 No new access or junction to roads in an area subject to a speed limit of more than 60km/h.</p>	<p>P1 For roads in an area subject to a speed limit of more than 60km/h, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (a) the nature and frequency of the traffic generated by the use; (b) the nature of the road; (c) the speed limit and traffic flow of the road; (d) any alternative access; (e) the need for the access or junction; (f) any traffic impact assessment; and (g) any written advice received from the road authority. 	<p><i>The new junction with Climie Street and accesses to Lot 1 and Lot 2 onto Reeve Street all comply with the Acceptable Solution. The speed limit on Reeve Street is 60km/h and the speed limit on Climie Street is 50km/h.</i></p>

<p>A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.</p>	<p>P2 For roads in an area subject to a speed limit of 60km/h or less, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (a) the nature and frequency of the traffic generated by the use; (b) the nature of the road; (c) the speed limit and traffic flow of the road; (d) any alternative access to a road; (e) the need for the access or junction; (f) any traffic impact assessment; and (g) any written advice received from the road authority. 	<p><i>There are no more than one access per property proposed. The development Complies with the Acceptable Solution.</i></p>
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<p>Development Standards E5.6.4 Sight distance at accesses, junctions and level crossings</p>		
<p>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> <ul style="list-style-type: none"> a. an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and b. rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia. 	<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> <ul style="list-style-type: none"> (a) the nature and frequency of the traffic generated by the use; (b) the frequency of use of the road or rail network; (c) any alternative access; (d) the need for the access, junction or level crossing; (e) any traffic impact assessment; (f) any measures to improve or maintain sight distance; and 	<p><i>The Sight distances at the new junction with Climie Street and at the access to Reeve Street are found to comply the Acceptable Solutions for Sight Distance. This is detailed on page 21 of the TIA.</i></p>

	(g) any written advice received from the road or rail authority.	
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E6.0 Parking and Access Code

The Parking and Access Code applies to all use and development.

The location and design of the access will comply with the Acceptable Solutions through conditioning for a detailed design plan to be submitted to Council prior to construction works and to be approved by Council’s Engineer. There were no concerns otherwise raised by Council’s engineer in the application based on the lot layout and likely location of property access points.

Any car parking areas associated with the public open space area will be subject to further Council Approvals.

Stormwater Management Code

The Stormwater Code applies to all development requiring the management of stormwater.

Stormwater from the development will be treated and disposed through a mixture of piped outlets to the Native Hut Rivulet and to onsite water retention ponds in the vicinity of the existing dam.

The stormwater management design is an integral and unique element of the proposal owing to the existing dam on the property that receives the natural overland flows and some discharge from the Campania township. In principle, the use of onsite water retention ponds for stormwater capture and treatment is viable for this development. Any permit issued will need to be conditioned to require a detailed design and staging plan and include locations of existing services. Calculations of the catchment area will also be required to ensure the water retention area and overflow can accommodate flood events and an Annual Recurrence Interval of 100 years.

The development complies with all Acceptable Solutions. This is detailed in the table below:

Development Standards		
E7.7.1 Stormwater Drainage and Disposal		
To ensure that stormwater quality and quantity is managed appropriately.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.	P2 Stormwater from new impervious surfaces must be managed by any of the following: (a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles	<i>The Application demonstrates that all lots created, including the road lot can be drained to a public stormwater system.</i> <i>The recommended permit is further conditioned to ensure compliance and to ensure modern best practices are implemented through Water Sensitive Urban Design Principles.</i>

	<p>(b) collected for re-use on the site;</p> <p>(c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.</p>	
<p>A2 A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply:</p> <p>(a) the size of new impervious area is more than 600 m²;</p> <p>(b) new car parking is provided for more than 6 cars;</p> <p>(c) a subdivision is for more than 5 lots.</p>	<p>P2 A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.</p>	<p><i>The proposed stormwater system incorporates Water Sensitive Urban Design as the core method of water treatment.</i></p>
<p>A3 A minor stormwater drainage system must be designed to comply with all of the following:</p> <p>(a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed;</p> <p>(b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.</p>	<p>P3 No Performance Criteria.</p>	<p><i>The proposal is for a major stormwater drainage system.</i></p>
<p>A4 A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.</p>	<p>P4 No Performance Criteria.</p>	<p><i>Council's Development Engineer has assessed the proposal and has provided conditioning to ensure compliance with the Acceptable Solution.</i></p>

Further Engineering Comment and Assessment

Council's contracted Development Engineer has assessed the proposal and has provided the following comments which are included in this report together with the recommended conditions. The comments are provided in the following table:

<p>Roadworks and access</p>	<p>The land has frontage to Climie Street and Reeve Street.</p> <p>The subdivision proposal has a new road off Climie Street with a number of proposed residential lots also having direct access off Climie Street. The large balance lot is the only lot that will have frontage to Reeve Street. Access to the Balance (lot 1) can be gained from the new subdivision road. Access for lot 2 off Reeve would be best provided at the time of further development for that lot.</p> <p>A Bushfire Hazard Assessment Report prepared by Giffard Bushfire Risk Assessment was submitted with the application. The bushfire report includes requirements for road design/construction including carriageway widths and 12m radius turning heads. The subdivision, including roadworks will need to be carried out in accordance with this report. This will require an amendment to the lot layout to accommodate the larger cul de sacs.</p> <p>A Traffic Impact Assessment (TIA), dated April 2018, prepared by Milan Predanovic was submitted with the original application. This TIA was based on a different layout and included a retirement village and commercial area. No amended TIA or addendum was submitted to support the amended application which excluded the retirement village and commercial precinct. The residential lots however remain a similar layout with the access off Climie St further to the east.</p> <p>The TIA stated:</p> <p><i>“A kerb and gutter plus a footpath will be constructed along the Climie Street frontage to the development site. The new kerb and gutter along the development site frontage should be located so that the width between kerb lines is no more than 8.9m, with suitable transitions, but a width of around 7.5m between kerb lines would be more than adequate in this situation.”</i></p> <p>This recommendation is not supported and the new kerb in Climie St should be positioned to generally match the existing kerb alignment to the west.</p> <p>The TIA determined that the sight distance at the proposed subdivision road with Climie St would be adequate. The repositioning of the access in the latest proposal should not affect this conclusion.</p> <p>The TIA states that <i>“Footpaths will be provided along both sides of the subdivisional roads and along the Climie Street frontage.”</i></p> <p>The TIA concludes <i>“that the proposed development can be supported on traffic grounds.”</i></p>
<p>Stormwater</p>	<p>The land drains generally to the north east. A large dam formerly used by the School Farm is located in the north east corner.</p> <p>The proposal has lots and roads drained via a conventional piped SW system to a WSUD treatment area located in the north eastern corner of the property at the site of the existing dam.</p>

	<p>An infrastructure Assessment was prepared for the original proposal. As with the TIA the proposal has evolved however the Infrastructure Assessment was not updated.</p> <p>The report stated:</p> <p><i>“There is no public open space or natural drainage paths for a stormwater treatment system. The most feasible arrangement if WSUD is required is for biofilters to be installed at intervals down the road. Road runoff would pass through the filter prior to discharge to the stormwater system. Property drainage which is largely roof runoff does not need treatment. “</i></p> <p>Amended plans were however submitted showing proposed services layouts along with 2 concept plans combining an area of open space and WSUD features. The WSUD concept incorporates the use of vegetated /bioretention swales, sediment ponds and wetland to provide SW treatment.</p> <p>The SW outfall from the site is to be extended north along a Taswater access to Native Hut Rivulet.</p>
Sewer and Water	<p>The land is within the sewer and water serviced areas. The application was referred to TasWater who have imposed conditions.</p>
Power, Telco, etc	<p>Power reticulation within the subdivision should be underground. NBN service is available in the area.</p>
Codes	<p>The subdivision is subject to the following codes: Road and Railway Assets Code Parking and Access Stormwater</p> <p>There are no overlays over the subject land other than an Attenuation Area to the north which only affects the SW line which heads north of the proposed subdivision. It does not impact on any of the proposed lots.</p>

Table of Engineering Comments

CONCLUSION

The report has assessed a Development Application for a subdivision at the former School Farm Campania.

No representations were received.

The proposal is found to be compliant with the Scheme and is regarded to be a high quality development employing modern day best practices for Water Sensitive Urban Design. The development is also consistent with the Campania Structure Plan and future outlay and development and progress of the township.

The proposal has been found to comply with all the relevant standards of the Village 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 (SA 2016/14) for Subdivision (52 Lots and Public Open Space) at 12 Climie Street (Former Campania School Farm) owned by Mayfair Group Holdings

CONDITIONS

General

1. The subdivision layout 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. Prior to the development commencing an amended proposal plan is to be submitted including:
 - a) Cul de sacs to accommodate a turning head with a 12 metre outer radius in accordance with the requirements of the Bushfire Hazard Assessment Report.
 - b) Minimum road reservation width between lots 30 and 31 of 18 metres.
3. Prior to (or in conjunction with) the submission of the draft Engineering Plans for final design approval the developer is to submit a final staging plan for the subdivision. The staging plan is to include detail and timing of:
 - a) Staging of lot construction;
 - b) Infrastructure works;
 - c) Works and landscaping treatment required for the Public Open Space Area;
 - d) Storm water retention system (including associating plantings); and
 - e) Works necessary for the Lot 102 footway including footpath, drainage and landscaping.

Easements

4. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Municipal Engineer. The cost of locating and creating the easements shall be at the subdivider's full cost.

Endorsements

5. The final plan of survey must be noted that Council cannot or will not provide a means of drainage to all lots shown on the plan of survey.

Transfer of reserves

6. All roads or footways must be shown as “Road” or “Footway” on the Final Plan of Survey and transferred to the Council by Memorandum of Transfer submitted with the Final Plan of Survey.
7. The public open space must be shown as “Public Open Space on the Final Plan of Survey and transferred to the Council by Memorandum of Transfer submitted with the Final Plan of Survey.

Covenants

8. Covenants or other similar restrictive controls that conflict with any provisions or seek to prohibit any use provided within the planning scheme must not be included or otherwise imposed on the titles to the lots created by this permit, either by transfer, inclusion of such covenants in a Schedule of Easements or registration of any instrument creating such covenants with the Recorder of Titles, unless such covenants or controls are expressly authorised by the terms of this permit or the consent in writing of the Council’s Manager Environment and Development Services.

Final plan

9. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
10. A fee of \$250.00, or as otherwise determined in accordance with Council’s adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.
11. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Southern Midlands Council. The security must be in accordance with section 86(3) of the *Local Government (Building & Miscellaneous Provisions) Council 1993*. The amount of the security shall be determined by the Council’s Municipal Engineer in accordance with Council Policy following approval of any engineering design drawings.
12. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider’s responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
13. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

Landscaping

14. The road reserves and public open space must be landscaped by trees or plants in accordance with a landscape plan prepared by a landscape architect, or other person approved by Council, and submitted for endorsement with the engineering design drawings. The landscape plan must include at least the following:
 - a) the areas to be landscaped;

- b) the form of landscaping;
 - c) footpaths to provide connectivity from the northern cul de sac/open space area north to Alexander Circle and northwest to Reeve Street.
 - d) A minimum of one (1) tree for each allotment with a frontage to the roadway is to be planted in an approved location in accordance with Standard Drawing TSD-R36;
 - e) A footpath to provide connectivity from the open space area northwest to Reeve Street;
 - f) Details of fencing design for the footways and public open space;
 - g) the species of plants and details of the growth speed and expected height at maturity; and
 - h) estimates of the cost of the works.
15. Landscaping works for each stage are to be completed by the developer prior to sealing of the final plan for that stage, or as otherwise approved by Council's Manager Environment and Development Services.
16. Street tree planting must be installed by the end of the initial defects liability period of each stage. A further 2 year defects liability period applies.

Weed management

17. Prior to the carrying out of any works approved or required by this approval, the subdivider must provide a weed management plan detailing measures to be adopted to control any weeds on the site and limit the spread of weeds listed in the *Weed Management Act 1999* through imported soil or land disturbance by appropriate water management and machinery and vehicular hygiene to the satisfaction of Council's Municipal Engineer and of the Regional Weed Management Officer, Department of Primary Industries Water and Environment.

Engineering

18. The subdivision must be carried out in accordance with the Tasmanian Subdivision Guidelines October 2013 (attached), or as otherwise agreed by Council's General Manager.
19. Engineering design drawings to the satisfaction of the Council's General Manager must be submitted to and approved by Council before development of the land commences.
20. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's Municipal Engineer, and must show -
- a) all existing and proposed services required by this permit;
 - b) all existing and proposed roadwork required by this permit;
 - c) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
 - d) measures to be taken to limit or control erosion and sedimentation;
 - e) any other work required by this permit.
21. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.
22. The developer shall appoint a qualified and experienced Supervising Engineer (or company registered to provide civil engineering consultancy services) who will be required to certify completion of subdivision construction works. The appointed

Supervising Engineer shall be the primary contact person on matters concerning the subdivision.

Services

23. Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's General Manager or responsible authority.
24. The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.
25. Property services to internal lots must be extended to the lot proper to the satisfaction of Council's General Manager.

Drainage

26. The developer is to provide a stormwater drainage system designed to comply with all of the following:
 - a) be able to accommodate a storm with an ARI of 20 years when the land serviced by the system is fully developed;
 - b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.
27. The developer is to provide a piped stormwater property connection to each lot capable of servicing the entirety of each lot by gravity in accordance with Council standards and to the satisfaction of Council's General Manager.
28. The developer is to provide a major stormwater drainage system designed to accommodate a storm with an ARI of 100 years.
29. Water Sensitive Urban Design Principles must be incorporated into the development. These Principles will be in accordance with, and meet the treatment targets specified within, the Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania and to the satisfaction of the Council's General Manager.
30. The Water Sensitive Urban Design elements are to be incorporated into the open space area at the north eastern corner of the site and generally in accordance with the concept plans:
 - a) CAMPANIA OPEN SPACE AND WSUD CONCEPT: OPTION 1 32-19027 SK01 JUL19
 - b) CAMPANIA OPEN SPACE AND WSUD CONCEPT: OPTION 2 32-19027 SK02 JUL19and to the satisfaction of Council's General Manager.
31. The developer must submit a stormwater management plan to Council for approval with the engineering design plans. The stormwater management plan must be prepared and certified by a suitably qualified person, and include calculations, design, construction and maintenance details of stormwater treatment, detention, and conveyance. The plan must clearly demonstrate that the requirements of this permit are met and that adjacent properties will not be adversely impacted by the stormwater system.

Tas Water

32. The development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice, TWDA 2016/01689-STM, dated 31/07/2019.

Telecommunications and electrical reticulation

33. Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.
34. New electrical and fixed line telecommunications services must be installed underground to the requirements of the responsible authority unless approved otherwise by Council's General Manager.
35. Prior to the work being carried out a drawing of the electrical reticulation and street lighting, and telecommunications reticulation in accordance with the appropriate authority's requirements and relevant Australian Standards must be submitted to and endorsed by the Council's General Manager.
36. Prior to sealing the final plan of survey the developer must submit to Council:
 - a) A "Provisioning of Telecommunications Infrastructure – Confirmation of final payment" or "Certificate of Practical Completion of Developer's Activities" from NBN Co. or Telstra.
 - b) A Letter of Release or equivalent from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed.

Roads and Access

37. Roadworks and drainage must be constructed in accordance with the standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager.
38. Roadworks must, unless approved otherwise by Council's General Manager, include -
 - a) Proposed Subdivision Road - main cul de sac running north south off Climie Street;
 - i. Minimum road reserve of 18.00 metres;
 - ii. Fully sealed, paved and drained carriageway with a minimum carriageway width of 8.9m;
 - iii. Concrete kerb and channel;
 - iv. Concrete footpath on both sides;
 - v. Piped stormwater drains;
 - b) Proposed Subdivision Road - connector to Lot 1
 - i. Minimum road reserve of 18.00 metres;
 - ii. Fully sealed, paved and drained carriageway with a minimum carriageway width of 8.9m;
 - iii. Concrete kerb and channel;
 - iv. Concrete footpath on both sides;
 - v. Piped stormwater drains;
 - c) Proposed Subdivision Road – Minor cul de sacs
 - i. Minimum road reserve of 15.00 metres;

- ii. Fully sealed, paved and drained carriageway with a minimum carriageway width of 6.9m;
 - iii. Concrete kerb and channel;
 - iv. Concrete footpath (on at least one side);
 - v. Piped stormwater drains;
- d) Proposed Subdivision Road (2 cul de sacs running East west)
- e) Climie Street (across the entire frontage of the subdivision)
- i. Road reservation widening to match the reservation boundary to the west;
 - ii. Fully sealed, paved and drained carriageway widening (to match the alignment of existing kerb to the west);
 - iii. Concrete kerb and channel;
 - iv. Concrete footpath;
 - v. Piped stormwater drains
39. All carriageway surface courses must be constructed with a hot mix asphalt in accordance with standard drawings and specifications prepared by the IPWE Aust. (Tasmania Division) and the requirements of Council's General Manager.
40. Kerb ramps must be provided to accommodate the needs of people with disabilities in accordance with standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager.

Vehicular Access

41. A reinforced concrete vehicle access must be provided from the road carriageway to each lot in accordance with Council's Standard Drawings and to the satisfaction of Council's General Manager.
42. The vehicular accesses to internal lots must be constructed for the full length of the access strip to the lot proper.

Water quality

43. A soil and water management plan (here referred to as a '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 General Manager before development of the land commences.
44. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's General Manager until the land is effectively rehabilitated and stabilised after completion of the development.
45. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed soil and water management plan for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's General Manager.
46. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's General Manager.

Construction

47. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before commencing construction works on-site or within a council roadway.
48. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's General Manager.
49. Subdivision works must be carried out under the direct supervision of an approved practising professional civil engineer engaged by the subdivider and approved by the Council's General Manager.

'As constructed' drawings

50. Prior to the works being placed on the maintenance and defects liability period an "as constructed" drawing of all engineering works provided as part of this approval must be provided to Council to the satisfaction of the Council's General Manager. These drawings and data sheets must be prepared by a qualified and experienced civil engineer or other person approved by the General Manager in accordance with Council's *Guidelines for As Constructed Data*.

Maintenance and Defects Liability Period

51. The subdivision must be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.
52. Prior to placing the subdivision onto the twelve (12) month maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification and the approved plans.
53. Water Sensitive Urban Design elements provided as part of the subdivision are to be placed and an extended maintenance and defects liability period to be determined at the detailed design stage, but not less than twenty four (24) months.

Construction amenity

54. The development must only be carried out between the following hours unless otherwise approved by the Council's Manager Environment and Development Services:

- Monday to Friday 7:00 AM to 6:00 PM
- Saturday 8:00 AM to 6:00 PM
- Sunday and State-wide public holidays 10:00 AM to 6:00 PM

55. All subdivision works associated with the development of the land must be carried out in such a manner so as not to unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of -
 - (a) Emission from activities or equipment related to the use or development, including noise and vibration, which can be detected by a person at the boundary with another property.
 - (b) Transport of materials, goods or commodities to or from the land.
 - (c) Appearance of any building, works or materials.
56. 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 Municipal Engineer.

57. 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.

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 approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval unless the development for which the approval was given has been substantially commenced or extension of time has been granted. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development may be treated as a new application.
- C. The owner is advised that an engineering plan assessment and inspection fee of 1% of the value of the approved engineering works, or a minimum of \$335.00, must be paid to Council in accordance with Council's fee schedule.
- D. All approved engineering design drawings will form part of this permit on and from the date of approval.

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr A Bisdee OAM

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 (SA 2016/14) for Subdivision (52 Lots and Public Open Space) at 12 Climie Street (Former Campania School Farm) owned by Mayfair Group Holdings

CONDITIONS

General

- 1. The subdivision layout 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. Prior to the development commencing an amended proposal plan is to be submitted including:**
 - a) Cul de sacs to accommodate a turning head with a 12 metre outer radius in accordance with the requirements of the Bushfire Hazard Assessment Report.**
 - b) Minimum road reservation width between lots 30 and 31 of 18 metres.**
- 3. Prior to (or in conjunction with) the submission of the draft Engineering Plans for final design approval the developer is to submit a final staging plan for the subdivision. The staging plan is to include detail and timing of:**
 - a) Staging of lot construction;**
 - b) Infrastructure works;**
 - c) Works and landscaping treatment required for the Public Open Space Area;**
 - d) Storm water retention system (including associating plantings); and**
 - e) Works necessary for the Lot 102 footway including footpath, drainage and landscaping.**

Easements

- 4. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Municipal Engineer. The cost of locating and creating the easements shall be at the subdivider's full cost.**

Endorsements

- 5. The final plan of survey must be noted that Council cannot or will not provide a means of drainage to all lots shown on the plan of survey.**

Transfer of reserves

- 6. All roads or footways must be shown as "Road" or "Footway" on the Final Plan of Survey and transferred to the Council by Memorandum of Transfer submitted with the Final Plan of Survey.**
- 7. The public open space must be shown as "Public Open Space on the Final Plan of Survey and transferred to the Council by Memorandum of Transfer submitted with the Final Plan of Survey.**

Covenants

- 8. Covenants or other similar restrictive controls that conflict with any provisions or seek to prohibit any use provided within the planning scheme must not be included or otherwise imposed on the titles to the lots created by this permit, either by transfer, inclusion of such covenants in a Schedule of Easements or registration of any instrument creating such covenants with the Recorder of Titles, unless such covenants or controls are expressly authorised by the terms of this permit or the consent in writing of the Council's Manager Environment and Development Services.**

Final plan

9. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
10. A fee of \$250.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.
11. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Southern Midlands Council. The security must be in accordance with section 86(3) of the *Local Government (Building & Miscellaneous Provisions) Council 1993*. The amount of the security shall be determined by the Council's Municipal Engineer in accordance with Council Policy following approval of any engineering design drawings.
12. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
13. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

Landscaping

14. The road reserves and public open space must be landscaped by trees or plants in accordance with a landscape plan prepared by a landscape architect, or other person approved by Council, and submitted for endorsement with the engineering design drawings. The landscape plan must include at least the following:
 - a) the areas to be landscaped;
 - b) the form of landscaping;
 - c) footpaths to provide connectivity from the northern cul de sac/open space area north to Alexander Circle and northwest to Reeve Street.
 - d) A minimum of one (1) tree for each allotment with a frontage to the roadway is to be planted in an approved location in accordance with Standard Drawing TSD-R36;
 - e) A footpath to provide connectivity from the open space area northwest to Reeve Street;
 - f) Details of fencing design for the footways and public open space;
 - g) the species of plants and details of the growth speed and expected height at maturity; and
 - h) estimates of the cost of the works.
15. Landscaping works for each stage are to be completed by the developer prior to sealing of the final plan for that stage, or as otherwise approved by Council's Manager Environment and Development Services.
16. Street tree planting must be installed by the end of the initial defects liability period of each stage. A further 2 year defects liability period applies.

Weed management

17. Prior to the carrying out of any works approved or required by this approval, the subdivider must provide a weed management plan detailing measures to be adopted to control any weeds on the site and limit the spread of weeds listed in the *Weed Management Act 1999* through imported soil or land disturbance by appropriate water management and machinery and vehicular hygiene to the

satisfaction of Council's Municipal Engineer and of the Regional Weed Management Officer, Department of Primary Industries Water and Environment.

Engineering

18. The subdivision must be carried out in accordance with the Tasmanian Subdivision Guidelines October 2013 (attached), or as otherwise agreed by Council's General Manager.
19. Engineering design drawings to the satisfaction of the Council's General Manager must be submitted to and approved by Council before development of the land commences.
20. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's Municipal Engineer, and must show -
 - a) all existing and proposed services required by this permit;
 - b) all existing and proposed roadwork required by this permit;
 - c) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
 - d) measures to be taken to limit or control erosion and sedimentation;
 - e) any other work required by this permit.
21. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.
22. The developer shall appoint a qualified and experienced Supervising Engineer (or company registered to provide civil engineering consultancy services) who will be required to certify completion of subdivision construction works. The appointed Supervising Engineer shall be the primary contact person on matters concerning the subdivision.

Services

23. Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's General Manager or responsible authority.
24. The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.
25. Property services to internal lots must be extended to the lot proper to the satisfaction of Council's General Manager.

Drainage

26. The developer is to provide a stormwater drainage system designed to comply with all of the following:
 - a) be able to accommodate a storm with an ARI of 20 years when the land serviced by the system is fully developed;
 - b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.
27. The developer is to provide a piped stormwater property connection to each lot capable of servicing the entirety of each lot by gravity in accordance with Council standards and to the satisfaction of Council's General Manager.
28. The developer is to provide a major stormwater drainage system designed to accommodate a storm with an ARI of 100 years.
29. Water Sensitive Urban Design Principles must be incorporated into the development. These Principles will be in accordance with, and meet the treatment targets specified within, the Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania and to the satisfaction of the Council's General Manager.

30. The Water Sensitive Urban Design elements are to be incorporated into the open space area at the north eastern corner of the site and generally in accordance with the concept plans:

- a) CAMPANIA OPEN SPACE AND WSUD CONCEPT: OPTION 1 32-19027
SK01 JUL19**
- b) CAMPANIA OPEN SPACE AND WSUD CONCEPT: OPTION 2 32-19027
SK02 JUL19**

and to the satisfaction of Council's General Manager.

31. The developer must submit a stormwater management plan to Council for approval with the engineering design plans. The stormwater management plan must be prepared and certified by a suitably qualified person, and include calculations, design, construction and maintenance details of stormwater treatment, detention, and conveyance. The plan must clearly demonstrate that the requirements of this permit are met and that adjacent properties will not be adversely impacted by the stormwater system.

Tas Water

32. The development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice, TWDA 2016/01689-STM, dated 31/07/2019.

Telecommunications and electrical reticulation

33. Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.

34. New electrical and fixed line telecommunications services must be installed underground to the requirements of the responsible authority unless approved otherwise by Council's General Manager.

35. Prior to the work being carried out a drawing of the electrical reticulation and street lighting, and telecommunications reticulation in accordance with the appropriate authority's requirements and relevant Australian Standards must be submitted to and endorsed by the Council's General Manager.

36. Prior to sealing the final plan of survey the developer must submit to Council:

- a) A "Provisioning of Telecommunications Infrastructure – Confirmation of final payment" or "Certificate of Practical Completion of Developer's Activities" from NBN Co. or Telstra.**
- b) A Letter of Release or equivalent from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed.**

Roads and Access

37. Roadworks and drainage must be constructed in accordance with the standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager.

38. Roadworks must, unless approved otherwise by Council's General Manager, include -

- a) Proposed Subdivision Road - main cul de sac running north south off Climie Street;**
 - i. Minimum road reserve of 18.00 metres;**
 - ii. Fully sealed, paved and drained carriageway with a minimum carriageway width of 8.9m;**
 - iii. Concrete kerb and channel;**
 - iv. Concrete footpath on both sides;**
 - v. Piped stormwater drains;**

- b) **Proposed Subdivision Road - connector to Lot 1**
 - i. **Minimum road reserve of 18.00 metres;**
 - ii. **Fully sealed, paved and drained carriageway with a minimum carriageway width of 8.9m;**
 - iii. **Concrete kerb and channel;**
 - iv. **Concrete footpath on both sides;**
 - v. **Piped stormwater drains;**
- c) **Proposed Subdivision Road – Minor cul de sacs**
 - i. **Minimum road reserve of 15.00 metres;**
 - ii. **Fully sealed, paved and drained carriageway with a minimum carriageway width of 6.9m;**
 - iii. **Concrete kerb and channel;**
 - iv. **Concrete footpath (on at least one side);**
 - v. **Piped stormwater drains;**
- d) **Climie Street (across the entire frontage of the subdivision)**
 - i. **Road reservation widening to match the reservation boundary to the west;**
 - ii. **Fully sealed, paved and drained carriageway widening (to match the alignment of existing kerb to the west);**
 - iii. **Concrete kerb and channel;**
 - iv. **Concrete footpath;**
 - v. **Piped stormwater drains**

39. All carriageway surface courses must be constructed with a hot mix asphalt in accordance with standard drawings and specifications prepared by the IPWE Aust. (Tasmania Division) and the requirements of Council's General Manager.

40. Kerb ramps must be provided to accommodate the needs of people with disabilities in accordance with standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager.

Vehicular Access

41. A reinforced concrete vehicle access must be provided from the road carriageway to each lot in accordance with Council's Standard Drawings and to the satisfaction of Council's General Manager.

42. The vehicular accesses to internal lots must be constructed for the full length of the access strip to the lot proper.

Water quality

43. A soil and water management plan (here referred to as a '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 General Manager before development of the land commences.

44. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's General Manager until the land is effectively rehabilitated and stabilised after completion of the development.

45. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed soil and water management plan for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's General Manager.

46. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's General Manager.

Construction

47. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before commencing construction works on-site or within a council roadway.
48. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's General Manager.
49. Subdivision works must be carried out under the direct supervision of an approved practising professional civil engineer engaged by the subdivider and approved by the Council's General Manager.

'As constructed' drawings

50. Prior to the works being placed on the maintenance and defects liability period an "as constructed" drawing of all engineering works provided as part of this approval must be provided to Council to the satisfaction of the Council's General Manager. These drawings and data sheets must be prepared by a qualified and experienced civil engineer or other person approved by the General Manager in accordance with Council's *Guidelines for As Constructed Data*.

Maintenance and Defects Liability Period

51. The subdivision must be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.
52. Prior to placing the subdivision onto the twelve (12) month maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification and the approved plans.
53. Water Sensitive Urban Design elements provided as part of the subdivision are to be placed and an extended maintenance and defects liability period to be determined at the detailed design stage, but not less than twenty four (24) months.

Construction amenity

54. The development must only be carried out between the following hours unless otherwise approved by the Council's Manager Environment and Development Services:

- | | |
|---|---------------------|
| • Monday to Friday | 7:00 AM to 6:00 PM |
| • Saturday | 8:00 AM to 6:00 PM |
| • Sunday and State-wide public holidays | 10:00 AM to 6:00 PM |

55. All subdivision works associated with the development of the land must be carried out in such a manner so as not to unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of -

- (a) Emission from activities or equipment related to the use or development, including noise and vibration, which can be detected by a person at the boundary with another property.
- (b) Transport of materials, goods or commodities to or from the land.
- (c) Appearance of any building, works or materials.

56. 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 Municipal Engineer.
57. 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.

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 approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval unless the development for which the approval was given has been substantially commenced or extension of time has been granted. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development may be treated as a new application.
- C. The owner is advised that an engineering plan assessment and inspection fee of 1% of the value of the approved engineering works, or a minimum of \$335.00, must be paid to Council in accordance with Council's fee schedule.
- D. All approved engineering design drawings will form part of this permit on and from the date of approval.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

11.3 MUNICIPAL SEAL (Planning Authority)

Nil.

11.4 PLANNING (OTHER)

Nil.

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

Clr A Bantick left the meeting at 12.19 p.m.

Clr A Bantick returned to the meeting at 12.21 p.m.

Mrs J Tyson (Senior Planning Officer) left the meeting at 12.23 p.m.

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 E M MCSHANE AND LOVELY BANKS PTY LTD – REALIGNMENT OF ELLESMERE ROAD, JERICHO

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 1 AUGUST 2019

Enclosure(s):

Location Map

ISSUE

Council to consider a request to realign Ellesmere Road, Jericho through the property owned by E M McShane and Lovely Banks Pty Ltd (CT 102157/1) to facilitate improved farming operations.

BACKGROUND

In reference to the attached Location Map, Ellesmere Road, which is a 'No-Through' road, deviates off Old Mill Road (approximately 50 metres from the commencement of that road). It runs off at an angle to Old Mill Road and provides access to the property owned by M K Taylor & Sons Pty Ltd.

The full extent of this Council maintained unsealed road runs through the property owned by E M McShane and Lovely Banks Pty Ltd. A copy of the Title showing the road reservation is included as an attachment. Council is responsible for maintaining a total distance of 1.67 kilometres.

DETAIL

The proposal involves realigning / re-positioning Ellesmere Road to facilitate improved farming operations (i.e. irrigation).

Current Situation:

Ellesmere Road commences approximately 50 metres from the start of Old Mill Road and heads in a southerly direction towards the Taylor property. The road ends at the boundary of the Taylor property and therefore all proposed changes are within the property owned by E M McShane and Lovely Banks Pty Ltd.

Proposal:

The proposal involves users of Ellesmere Road travelling Old Mill Road for a further distance of approximately 820 metres and then veer to the right and travel a newly constructed section of 'Ellesmere Road' that would reconnect to the existing Ellesmere Road approximately 100 metres prior to the boundary with the Taylor property. The newly constructed section would be approx. 940 metres in length, meaning that the same distance is being travelled to gain access to the Taylor property.

The existing length of Ellesmere Road, commencing from Old Mill Road through to the point where the new road connects would then be redundant and will be taken-up. The surveyed reservation would also be removed from the Title and replaced with the new reservation based on the realigned section of road.

The proposal to realign the road has been fully negotiated with the Taylor family, as the main affected property owner, and a formal consent agreement has been entered into between the parties. Evidence of this has been provided by the proponents.

It is confirmed that the proponents will be responsible for constructing the realigned section of Ellesmere Road, the standard of which will be consistent with the current standard classification as an Unsealed Road – category U3 category. The road would be inspected and certified by the Manager – Infrastructure & Works prior to final sign-off. It will include the standard 18 metre wide reservation.

Human Resources & Financial Implications –.Refer detail above. All costs of survey and amendments to Title will be at the proponent's expense.

Community Consultation & Public Relations Implications –.Ellesmere Road is a 'no-through' road that provides access to the property owned by M K Taylor and Sons Pty Ltd. Formal consent has been provided by the owner(s).

In terms of any broader implications, Old Mill Road and Ellesmere Road are both Council maintained roads that are fully accessible by the general public and this will not change.

Policy Implications –.N/A

Priority - Implementation Time Frame – Immediate.

RECOMMENDATION

THAT:

- a) Council consent to the proposal to 'realign' Ellesmere Road noting that formal agreement has been given by the main affected land owner(s) M K Taylor & Sons Pty Ltd;
- b) Council's consent be subject to the following conditions:
 - i) the re-positioned section of Ellesmere Road being constructed to a standard consistent with the current standard and classification of Ellesmere Road (.e. Unsealed – Category U3); and
 - ii) All survey costs and amendments to the Title are to be borne by the proponent E M McShane and Lovely Banks Pty Ltd.

DECISION

Moved by Clr A Bisdee OAM, seconded by Deputy Mayor E Batt

THAT

- a) Council consent to the proposal to 'realign' Ellesmere Road noting that formal agreement has been given by the main affected land owner(s) M K Taylor & Sons Pty Ltd;
- b) Council's consent be subject to the following conditions:
 - i) the re-positioned section of Ellesmere Road being constructed to a standard consistent with the current standard and classification of Ellesmere Road (.e. Unsealed – Category U3); and
 - ii) All survey costs and amendments to the Title are to be borne by the proponent E M McShane and Lovely Banks Pty Ltd.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

ENCLOSURE
 Agenda Item 12.1.1



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



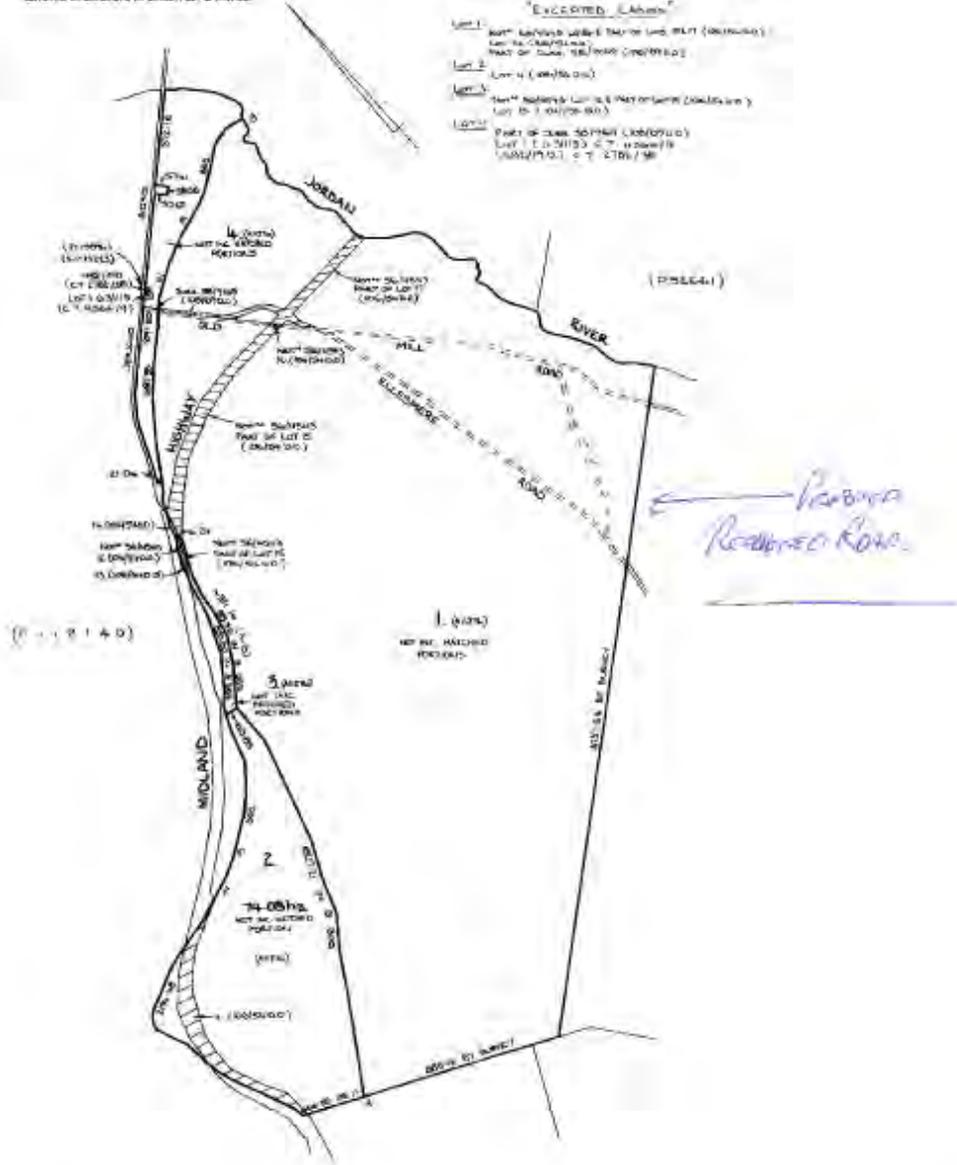
APPROVED <i>Michael Collins</i> DEPUTY RECORDER OF TITLES	CONVERSION PLAN CONVERSION FROM 20/7/2017	REGISTERED NUMBER P.102157
TITLE NUMBER P.102157	GRANTOR PART OF SUBDIVISION TO CHANGE FROM 20/7/2017 PART OF SUBDIVISION TO JOHN MULLIGAN & JOHN GLEN, SOLE	LOANED 21/10/2017

SKETCH BY WAY OF ILLUSTRATION ONLY

NUMBER	LIST FORM	LIST SURVEY PLAN NO.
10040/25	20/10/14	
ALL EXISTING SURVEY MONUMENTS TO BE SHOWN ON THIS PLAN		

CITY/TOWN-GR
 LAND DISTRICT OF MORNUNTH
 PARISH OF SPRINGBELL & SOMERSET
 LENGTHS ARE IN METRES, NOT TO SCALE
 LENGTHS INDICATED BY DIMENSIONS & DIMENSIONS

- "EXCEPTED LABOUR"**
- Lot 1: Part of Subdiv 10040/25 (20/10/14) (20/10/14) Part of Subdiv 10040/25 (20/10/14)
 - Lot 2: Lot 4 (20/10/14)
 - Lot 3: Part of Subdiv 10040/25 (20/10/14) Part of Subdiv 10040/25 (20/10/14) Lot 2 (20/10/14)
 - Lot 4: Part of Subdiv 10040/25 (20/10/14) Lot 1 (20/10/14) & Part of Subdiv 10040/25 (20/10/14) Lot 2 (20/10/14)



12.2 Bridges

Strategic Plan Reference 1.2.1

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

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.

12.5.1 73 HIGH STREET, OATLANDS (ROCHE HALL PROPERTY) – LEASE TO RURAL ALIVE & WELL INC (PART PREMISES)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 23 AUGUST 2019

ISSUE

Council to consider and approve an extension of Lease, including the proposed revised rental arrangements for Rural Alive & Well Inc.

BACKGROUND

The Southern Midlands Council entered into a Lease Agreement with Rural Alive & Well Inc. in September 2014. The Lease was for a period of five (5) years and concludes on the 31st August 2019.

The Lease related to the front section of the building, being the foyer and two rooms; plus shared use of the meeting room off the hallway. Council retained shared use of the meeting room and the first room as you enter off Stutzer Street. The latter is occupied by Council's NRM officers and generally used two days per week.

The following is a summary of the current lease terms:

- Monthly rental of \$585 (GST excl.) per month payable in advance on the 1st day of each month. This equates to \$135 (GST excl.) per week. The monthly rent was revised in September 2016 and is currently \$595.56 (GST excl.) per month;
- RAW Inc. pays 50% of all Aurora Charges for the premises;
- Responsible for cleaning; rubbish removal and costs associated with minor maintenance of the lease part of the building
- Council responsible for keeping the interior in good and tenantable repair.
- Council responsible for insurance of the building; land tax and all annual rates and charges.

In determining the monthly rental amount, Council engaged a Property Valuer in mid-2014 to determine the market rent. Based on sole occupancy of 150 m² and shared occupancy of 110 m², the market rental per week was assessed at \$250.00 (GST excl.) per week. The actual charge of \$135.00 per week, which was a discount of \$115 per week, was provided as a means of supporting the organisation and also recognised that the Central Highlands Council (at that time) was making a direct cash contribution of \$10,000 per annum. The discount amount of \$115 per week equated to an 'in-kind' contribution of \$5,980 per annum.

The decision by Council to discount the rent was based on demonstrating support for the organisation being based in the Southern Midlands Council area, and providing a level of funding similar to neighbouring Council(s).

DETAIL

In reviewing the terms of the Lease, there is certainly a need to revisit the percentage cost recovery of the Aurora Charges to more accurately reflect the overall use of the building and the percentage of time that it is occupied by each of the organisations.

In terms of rent:

- If CPI (based on the Hobart All Groups Index) is applied to the discounted rent amount since 2014, the revised rental amount would be \$637 per month or \$147 per week – equates to \$7,644 per annum.
- If CPI is applied to the market value rent determined in 2014 (i.e. excluding discount), the revised rental amount would be \$1,179.66 per month or \$272.23 per week – equates to \$14,156 per annum.

Relative to this decision regarding the amount of rent payable is the need to recognise that the building could be classed as 'high maintenance' due to its age and condition; the Central Highlands Council ceased providing any direct financial contribution four years ago; and to the best of my knowledge, no other Councils are providing financial subsidies where services are provided by RAW.

Human Resources & Financial Implications – Refer detail above. The following is a summary of costs incurred by Council for the 2018/19 financial year:

Cost Item	Amount
General Repairs and Maintenance	\$2,671.16
SMC Rates and Charges	\$1,633.75
TasWater – Fixed Charges	\$1,001.12
TasWater – Consumption	\$678.40
Land Tax	\$1,172.64
Depreciation	\$11,842.42
Aurora – Total Cost \$7,464.54 (50% Council)	\$3,732.87
Insurance	\$576.28
Total	\$23,308.64

Note: Current rental per annum is achieving approximately 36% cost recovery if Aurora costs are excluded and recognised as a cost to the NRM program.

Discussion

If Council continued to provide a 20% discount based on the adjusted market rent (in recognition of the services that the organisation provides and it being based in the Southern Midlands Council area), then the revised rent would be \$944 per month – equates to \$11,328.

If the percentage cost recovery for the Aurora charges was increased to 70%, based on the 2018/19 charges, this would mean additional income of \$1,492.

The above changes would increase the percentage of cost recovery to approximately 58% (excluding Aurora costs) and be more consistent with the overall percentage occupation of the building.

Community Consultation & Public Relations Implications – Positive.

Policy Implications – N/A

Priority - Implementation Time Frame – The renewed Lease is to commence from 1st September 2019.

RECOMMENDATION

THAT:

- a) Council agree to extend the Lease for a further four-year period;
- b) The Lease be renewed based on the following terms and conditions:
 - o Rental amount increased to \$944 per month. This continues to provide a 20% discount based on the adjusted market rent and recognises the valuable service(s) that the organisation provides and secondly, the organisation being based in the Southern Midlands Council area.
 - o Increasing the percentage cost recovery (or recharge) for Aurora to 70% of the actual charges; and
 - o All other provisions contained within the existing Lease remain unchanged.

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr R McDougall

THAT

- a) Council agree to extend the Lease for a further four-year period;
- b) The Lease be renewed based on the following terms and conditions:
 - Rental amount increased to \$750 per month. This continues to provide a 36.4% discount based on the adjusted market rent and recognises the valuable service(s) that the organisation provides and secondly, the organisation being based in the Southern Midlands Council area.
 - Increasing the percentage cost recovery (or recharge) for Aurora to 70% of the actual charges; and
 - All other provisions contained within the existing Lease remain unchanged.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

Mrs J Milne (Weeds Officer) was in attendance at the meeting and was introduced to elected members. There was general discussion in relation to weed management activities.

Mrs J Milne (Weeds Officer) left the meeting at 12.34 p.m.

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: 22 AUGUST 2019

ISSUE

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

DETAIL

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

- All staff participated intensively in the final organisation/staging of the Heritage & Bullock Festival. From attending the ongoing logistics & media meetings to coordinating exhibitors, building use, performance, wallpaper display food/ beverage operators & social media.
- Applications are currently being assessed for the Heritage Collections, Exhibitions and Data Officer. Interviews are expected to be conducted early-mid September 2019.
- Meetings with Hunter Island Press, Rebekah Francis & Steve Lovegrove regarding Artist in Residence bookings. Rebekah late September, Steve early October & Hunter Island Press from October to March next year. Steve will combine his residency with the school holidays so he can offer a cyanotype photography workshop to kids over the holidays.
- Developing a whole day workshop for Hunter Island Press themed around Oatlands heritage.
- The deadline for expressions of interest for the use of the Oatlands Commissariat oven has been extended until August 31st 2019.
- Attending the Communities for Children Steering Committee to promote & report on the History & Heritage School Holiday program (and associated reviews of the program).
- Investigating the possibility of broadening the History & Heritage School Holiday Program to become a History & Heritage Youth Program that can be offered during term time to schools as fee for service program.
- Investigating the possibility of broadening the History & Heritage School Holiday Program to become a History & Heritage Youth Program that can be offered during term time to schools as a fee for service program.
- Working with the University of Tasmania and Tasmanian Historical Research Association on transcribing and researching the diary of a 40th Regiment soldier stationed at Oatlands during 1829.

RECOMMENDATION

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

DECISION

Moved by Clr D Fish, seconded by Clr K Dudgeon

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

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

Mr B Williams left the meeting at 12.53 p.m.

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.

Nil.

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.

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)

14.2 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: 20 AUGUST 2019

ISSUE: Southern Midlands Landcare Unit Monthly Report.

DETAIL

- Helen Geard and Maria Weeding have done some maintenance work on the Dulverton Walking Track. This has involved replacement of a few plants, control / removal of weeds around the younger plants, removal of bags and stakes from the older established plants, and a rubbish clean up around the Andover Road to Parattah section of the track.
- Helen Gard analysed the road counter data and provided a traffic report to the Works Department in relation to Buckland Road.
- Maria Weeding, Helen Geard and the Works Department Supervisor took a series of surface levels readings at the Kempton Memorial Hall. This is to confirm what could be possible in terms of drainage and final finish surfaces should the area out the front of the building be changed (as a result of the Streetscape Group and community outcomes).
- Maria Weeding and Helen Geard have spent time looking in detail at the water levels in the front section of Lake Dulverton. The current water flow (winter season take) from the Tas Irrigation line will conclude on 30th September 2019.
- Helen Geard has been busy with Drum Muster and issues around the collection of the chemical containers at Councils tip sites, given that SKM is now in receivership. Veolia, the drum transport company are hoping that a local Tasmanian company will be able to process the drums in the near future and the Council should know more in the next 2 to 3 weeks.
- Maria Weeding has been away on annual leave for one week.
- The Weeds Officer, Jen Milne, has been busy (a report follows).

WEEDS REPORT:

Site visits

- 2 x Boneseed Bagdad. Seedlings removed- previously treated sites.
- Also removed 6 seedlings from roadsides.

- Pampas locations from 2018 revisited in Dysart and Mt Seymour. Two sites pampas still present, letter sent to landowners.

Emerging weed issues

- Weed contractor found a new location of roadside serrated tussock, Eldon Road. Has been removed and appears an isolated plant. Adjoining properties will be inspected.

Funding

- Weed Action Fund grant submitted in conjunction with the Woodbury Farmers Group, focus on cotton thistle management.

Meeting

- Meeting with Broadmarsh farmers to discuss weed workshop.
- Weed workshop to be held at Broadmarsh Hall on Thursday 29th August 2019 at 7pm. Particular focus on Patterson's curse control in the area.

RECOMMENDATION

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

DECISION

Moved by Clr K Dudgeon, seconded by Clr R McDougall

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

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

14.3 Cultural

Strategic Plan Reference 3.3.1

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

Nil.

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).

Nil.

15.7 Public Health

Strategic Plan Reference 4.7.1

Monitor and maintain a safe and healthy public environment.

Nil.

DECISION

Moved by Clr R McDougall, seconded by Clr K Dudgeon

THAT the meeting be adjourned for lunch at 12.55 p.m.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

DECISION

Moved by Clr D Fish, seconded by Clr K Dudgeon

THAT the meeting be reconvened at 1.33 p.m.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

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 FLOUR MILL PARK, CAMPANIA - RENEWAL OF LEASE (EDUCATION DEPARTMENT)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 6 AUGUST 2019

Enclosure(s):

Lease Annexure A - Plan

ISSUE

Council to consider and approve renewal of the Lease between the Education Department and the Southern Midlands Council relating to Flour Mill Park, Campania.

BACKGROUND

The initial Lease between the Education Department and the Southern Midlands Council was for a period of 21 years. It expired in 2008.

The leased area adjoins the two Titles which form part of the Campania Hall Property (PID 7472158) which includes the Hall; Tennis Court and the balance of Flour Mill Park (i.e. along the rear area of the Lease) – refer attached Plan – area outlined in green.

The leased area, part of PID 5892183, covers the area surrounding the Education Department building (i.e. Old Mill building) which is excluded from the Lease. The sealed car park; public toilet building; barbecue pergola and barbecue; picnic tables; outdoor exercise equipment; children's play equipment; Sculpture/.statue and the balance of the park area is included in the Lease.

Whilst there has been past endeavours to renew the Lease, due to various reasons a revised draft has never been prepared for execution.

DETAIL

It is proposed that the Lease be backdated to commence on 1st January 2019 and be for a period of ten (10) years. The amount of rent is \$1.00 per annum (if demanded).

The terms and conditions of the new Lease are basically identical to the existing Lease, with the exception:

- a) that the definition of 'Permitted Use' has been amended to include the monthly Campania Farmers Market; and
- b) 'Annexure B – Improvements' has been updated to include all the infrastructure that is now within the leased area.

All other terms and conditions imposed on the Lessee (i.e. Council) are consistent with the previous Lease.

Human Resources & Financial Implications – No change to current circumstances.

Community Consultation & Public Relations Implications – Positive.

Policy Implications – N/A

Priority - Implementation Time Frame – The renewed Lease is to commence from 1st January 2019.

RECOMMENDATION

THAT:

- a) The information be received; and
- b) Council approve entering into a new Lease of Flour Mill Park, Campania (part of PID 5892183) with the Education Department which is to commence on 1st January 2019 and extend for an initial period of ten (10) years.

DECISION

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

THAT

- a) The information be received; and
- b) Council approve entering into a new Lease of Flour Mill Park, Campania (part of PID 5892183) with the Education Department which is to commence on 1st January 2019 and extend for an initial period of ten (10) years.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

ENCLOSURE
Agenda Item 15.8.1

Annexure A - Plan

 **LEASED AREA**



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.

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Capacity

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.

Nil.

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 LOCAL GOVERNMENT SHARED SERVICES UPDATE (STANDING ITEM – INFORMATION ONLY)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 22 AUGUST 2019

Enclosure(s):

Local Government Shared Services Update – July 2019

Local Government Shared Services – Council Update – July 2019

ISSUE

To inform Council of the Common Services Joint Venture activities for the month of July 2019.

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 to the enclosed 'Local Government Shared Services – Council Update'.

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

Councillors will note that the Southern Midlands Council provided 150 hours of service to other Councils and received 13 hours of services from other Councils during the month.

Details of services provided are included in the enclosures.

Community Consultation & Public Relations Implications – Nil

Policy Implications – N/A

Priority - Implementation Time Frame – Ongoing.

RECOMMENDATION

THAT the information be received.

DECISION

Moved by Clr K Dudgeon, seconded by Clr A Bisdee OAM

THAT the information be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

ENCLOSURE
Agenda Item 17.2.1

Local Government Shared Services - Council Update

Council

Southern Midlands

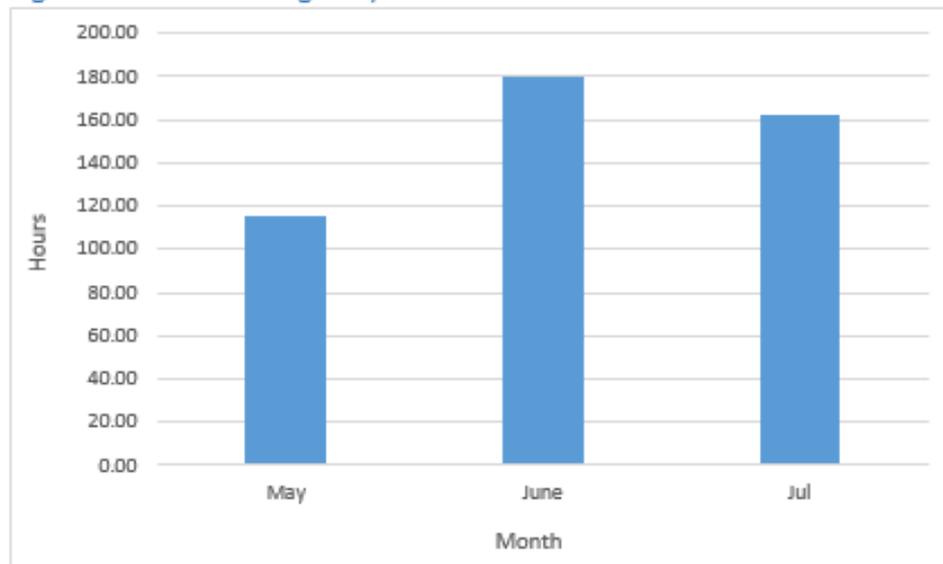
Shared Service Participation in July 2019

163 hours

Summary

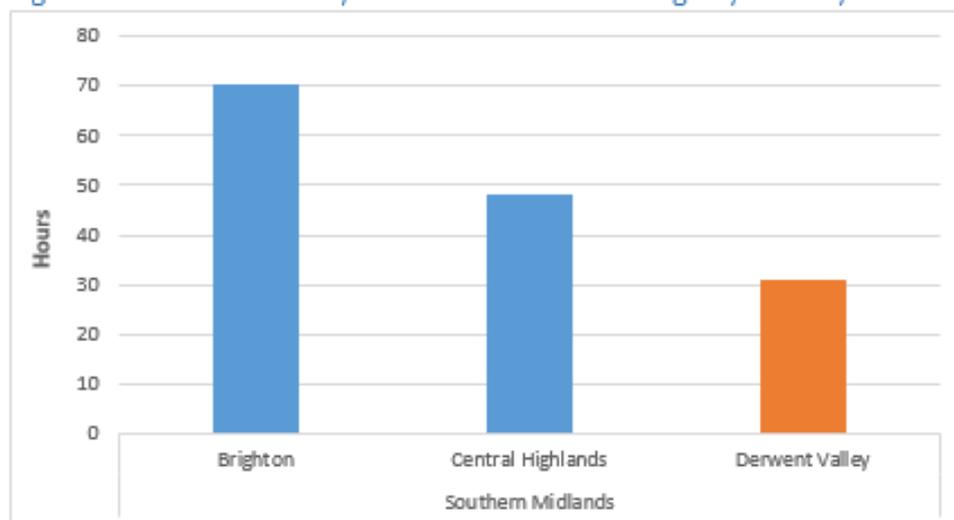
In July 2019, 163 hours of shared services were exchanged by the Southern Midlands Council. From this total, Southern Midlands provided 150 hours to other Councils and received 13 hours of services from other Councils. Total hours of exchange decreased by 10% when compared to June 2019 (180) and were above the three-month average of 153 hours per month.

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



Services Provided by Southern Midlands Council

Fig 2 - Services Provided by Southern Midlands during July 2019 by Council



* Council is not currently a member of LG Shared Services

Fig 3 - Services Provided by Southern Midlands during July 2019 by Service Category

Southern Midlands	150	Summary of Services Provided
Brighton	71	
Permit Authority	71	Permit Authority - Plumbing
Central Highlands	48	
Planning	48	Regulatory and Strategic Planning
Derwent Valley	31	
Asset Management	4	DA Assessment Distillery
Permit Authority	27	Permit Authority - Plumbing

* Council is not currently a member of LG Shared Services

Services Received by Southern Midlands Council

Fig 4 - Services Received by Southern Midlands during July 2019 by Council

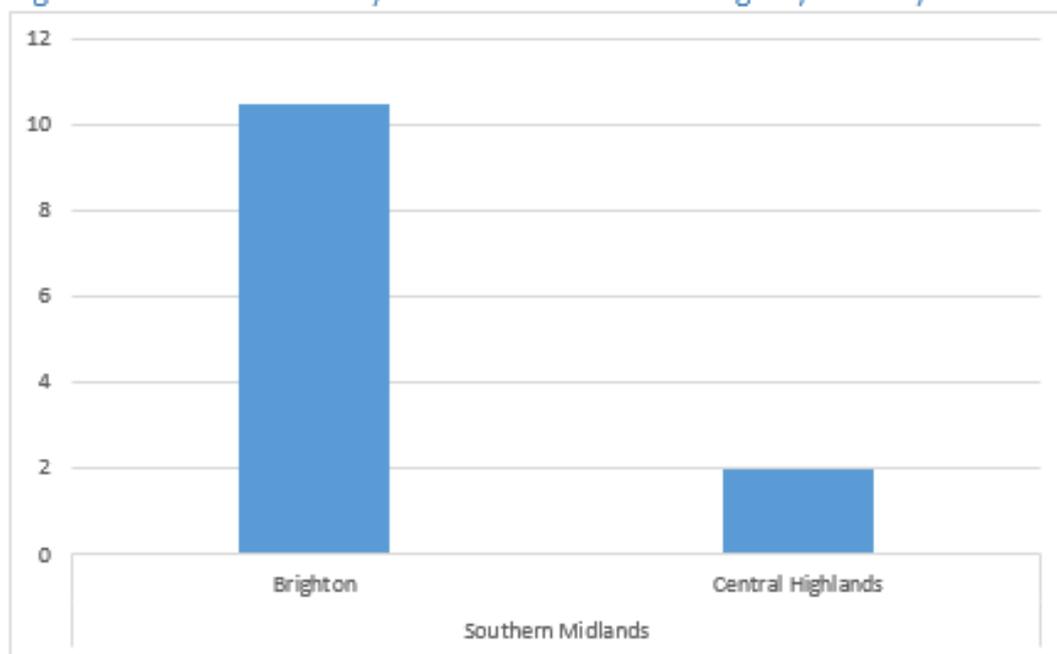


Fig 5 - Services Received by Southern Midlands during July 2019 by Service Category

Southern Midlands	13	Summary of Services Received
Brighton	11	
Development Engineering	11	Development Engineering
Central Highlands	2	
Works Services	2	Online Contractor Inductions

Cost Benefits Achieved by Southern Midlands and Other Councils

163 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 July, it is estimated, Council have achieved a net benefit of approximately \$5,000. This was a result of increasing the utilisation of its current staff to earn additional revenue from providing services to other Councils, and from utilising Shared services from within Local Government as opposed to external consultants (on average LG Shared Services rates can be procured at significant discount to external consultant fees).

It is estimated that Southern Midlands Council's direct involvement in Shared services saved participating Councils (including Southern Midlands Council) approximately \$10,500 for the month of July.

LG Shared Services Update

July 2019

Summary of Recent Shared Services Activity

689 hours of Shared Services were exchanged between Councils in July 2019, which is an increase of 1% when compared to hours exchanged in June 2019 (684 hours) but is below the three-month average of 703 hours per month.

Fig 1 - Shared Service Exchange Hours in Recent Months

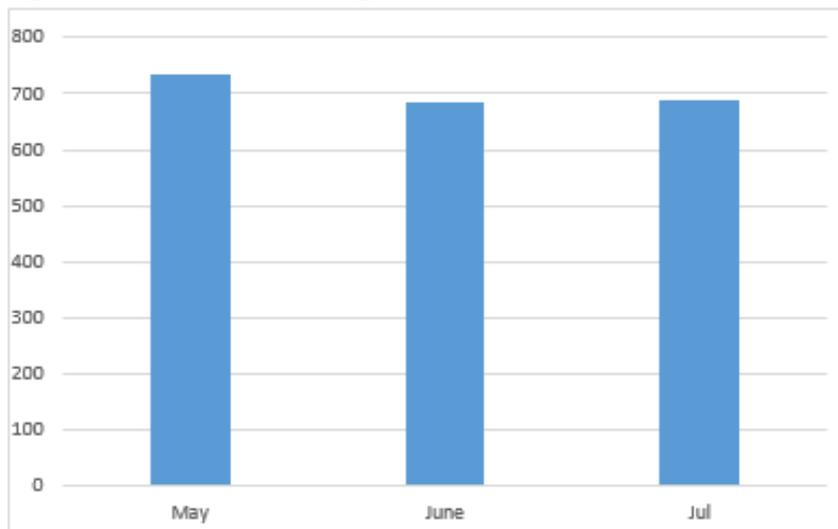
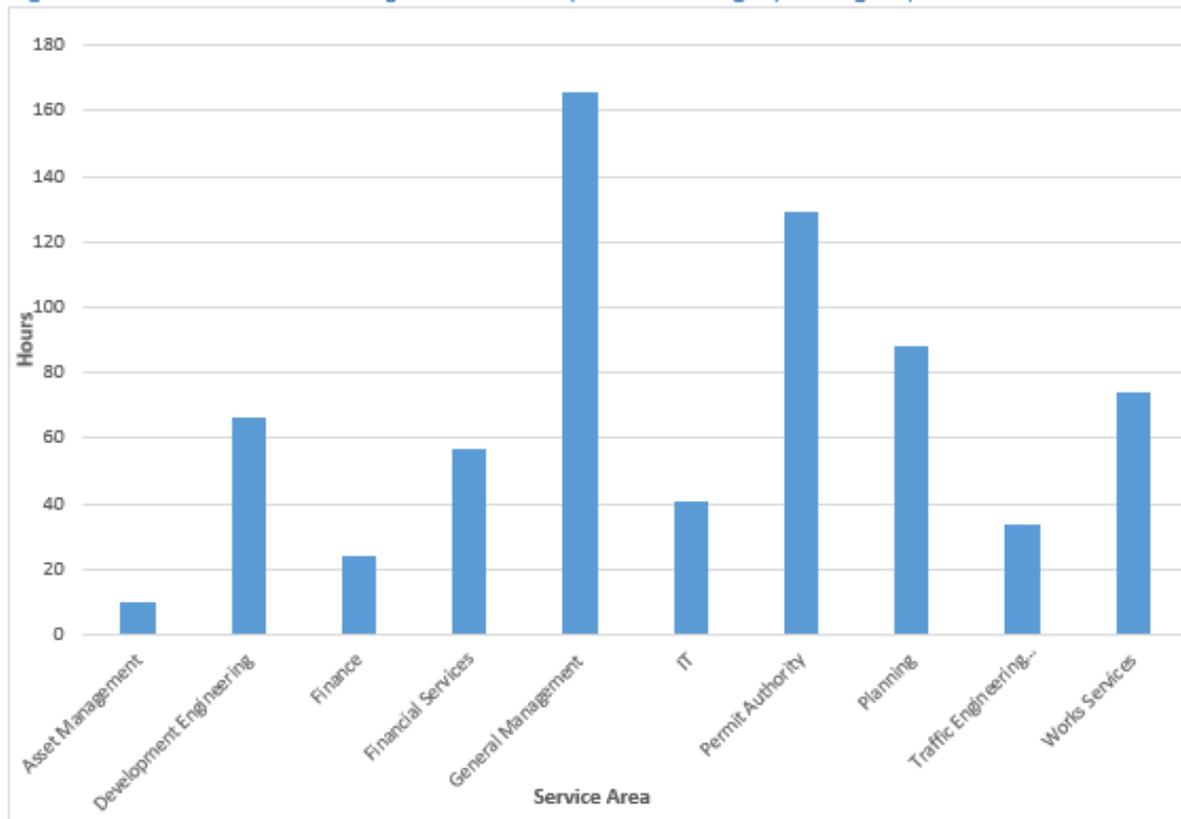


Fig 2 - Details of Current Exchange of Services by Council during July 2019

Provider Council	Client / Organisation							
	Brighton	Central Highlands	Derwent Valley	GSB	Glenorchy	Sorell	Southern Midlands	Tasman
Brighton			8.5	53.5	33.8	2	10.5	326
Central Highlands	2					2	2	2
GSB								
Glenorchy								
Huon Valley								
Litchfield								
West Arnhem Regional								
Sorell				38				59
Southern Midlands	71	48.3	30.8					
Tasman								

* Council/Organisation not currently a member of the Shared Services Joint Venture Agreement

Fig 3 - Details of Current Exchange of Services by Service Category during July 2019



Savings to Local Government

A total of 689 hours of shared services were exchanged between Councils last month. Analysis of Shared Services provision has indicated that both the Provider Council and the Client Council save money through the exchange of Shared Services at an approximate ratio of 50%.

Due to this, it is estimated that the provision of shared services between Councils saved participating Councils and Local Government as a whole \$46,000 for the month of July. 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).

17.2.2 CORPORATE CREDIT CARD POLICY

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 23 AUGUST 2019

Enclosure(s):

Draft Corporate Credit Card Policy

ISSUE

Council to consider the draft 'Corporate Credit Card Policy'.

BACKGROUND

The Local Government Association of Tasmania (LGAT) has prepared a 'Model Credit Card Policy for Local Government in Tasmania'. The model Policy includes feedback and endorsement from the Tasmanian Audit Office (TAO). Feedback was also sought from the Local Government Division and this has been incorporated.

DETAIL

The Model Policy has been amended to reflect the Southern Midlands Council's circumstances and was referred to the Audit Panel for review.

The Audit Panel has recommended to Council that the Corporate Credit Card Policy is in a form suitable for adoption by Council.

Human Resources & Financial Implications – review of existing policies.

Community Consultation & Public Relations Implications – refer detail provided.

Policy Implications – Policy position.

Priority - Implementation Time Frame – Immediate.

RECOMMENDATION

THAT Council:

1. Receive and note the report; and
2. Consider the draft Corporate Credit Card Policy for adoption at the September 2019 Council meeting.

DECISION

Moved by Clr A Bisdee OAM, seconded by Clr R McDougall

THAT Council:

1. Receive and note the report; and
2. Consider the draft Corporate Credit Card Policy for adoption at the September 2019 Council meeting.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

ENCLOSURE
Agenda Item 17.2.3



Council Policy
CORPORATE CREDIT CARD POLICY

Approved by: Council DRAFT
Approved date:
Review date:

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Council Policy
CORPORATE CREDIT CARD POLICY

Approved by:
Approved date:
Review date:

Council DRAFT

1. Policy Statement

1.1 Scope

Corporate credit cards are recognised as an efficient and flexible method of paying for goods and services in the public sector. They offer a convenient and highly traceable payment option, particularly for low value, day-to-day transactions, and can substantially improve purchasing efficiency by reducing administrative costs.

However, any transaction method holds the potential for misuse and the convenience and flexibility of credit cards can be a vulnerability. Therefore, sound policies and protocols for use and control must be established to take advantage of the improved purchasing efficiency while minimising the opportunity and impact of misuse of funds.

The policy is intended to apply to credit cards, as well as any other similar type of corporate or organisational purchasing card. In this policy, the term "credit card" is used to refer to any purchasing card, including credit, debit, EFTPOS and similar bank cards issued by Council and used for purchasing on behalf of Council. The key features of an account to which this policy applies are:

- (1) Purchasing responsibility on the account holder; and
- (2) A bank card for making purchases utilising Council finances; and
- (3) A periodic transaction statement cycle.

1.2 Purpose

The purpose of this policy is to provide guidance on how Council corporate credit cards are to be allocated, used and administered to ensure that they assist in efficient delivery of local government services while minimising the potential for misuse and fraud.

1.3 Purchasing Principles

Cardholders must conform to sound principles of purchasing when using a Council credit card. These principles are detailed in Council's Purchasing Policy.

1.4 Preferred Purchasing Methods

In using a Council credit card, Cardholders must consider the alternative purchasing methods available, such as purchase orders and purchase contracts.

Credit cards are appropriate for purchasing in the following typical situations:

- (1) Smaller purchase amounts, typically below \$1,000;
- (2) Invoices for approved goods or services requiring immediate or out-of-cycle payment, when payment has been authorised;
- (3) Where purchase orders:
 - (a) are impossible or unworkable (such as internet purchases of approved goods or services);
or



Council Policy
CORPORATE CREDIT CARD POLICY

Approved by: Council DRAFT
Approved date:
Review date:

- (b) would take too long, unreasonably impact operational efficiency or result in missed opportunity, for example, if a PO would incur significant and unreasonable additional costs (either to Council or the supplier) relative to the cost of the goods or services being procured;
- (4) Where payment by credit card has been formally authorised, such as emergency situations; or
- (5) For purchases that cannot be made in the office, such as work-related travel expenses generated while traveling, or field work expenses requiring payment in the field.

Purchase orders or purchase contracts are preferred in the following typical situations:

- (1) For invoices not requiring urgent or immediate payment, such as invoices with a future due date;
- (2) Larger purchase amounts, typically of \$1,000 or more; or
- (3) Purchases requiring agreement between parties on terms (of service, engagement or sale).

Cardholders operate with some discretion, but must justify their purchasing decisions, including the purchasing method chosen. Seek guidance or written instruction from your General Manager or financial executives if you are in doubt.

1.5 Related Policies – Essential Reading

Understanding and complying with this policy relies on understanding and complying with several other related Council policies, including:

- Goods and Services Purchasing Policy;
- Donations & Community Support Policy;
- Payment of Councillors Expenses & Provision of Facilities Policy.

All Council purchasing, including with a Council credit card, must be undertaken in compliance with these related policies.

1.6 Policy Review and Update Cycle

This policy is to be reviewed every two years. Credit card allocation and credit limits are to be reviewed at the same time as the policy review, as well as those time specified in section 0.

Document Control

Policy Name	Credit Card Policy
First issued/approved	September 2014
Source of approval/authority	Council
Last reviewed	May 2019
Next review date	2 years
Version number	2.0
Responsible Officer	General Manager
Dept responsible for policy	General Manager's Unit
Related policies	<ul style="list-style-type: none"> • Goods and Services Purchasing Policy • Donations & Community Support Policy • Payment of Councillors Expenses & Provision of Facilities Policy
Publication of policy	Website



Council Policy
CORPORATE CREDIT CARD POLICY

Approved by: Council DRAFT
Approved date:
Review date:

2. Control of Credit Cards – For Authorisers

2.1 Risk Management Strategy

Each active credit card represents a risk of accidental or intentional misuse of public funds and each credit limit amount is the extent of that risk. To minimise risks associated with credit cards, Council must:

- (1) Allocate credit cards according to an organisation-wide strategy, and avoid allocating on an ad hoc or individual basis; and
- (2) Only issue cards to organisational roles where the operational benefits of efficient purchasing outweigh the increase in risk; and
- (3) Maintain control on the total number of credit cards issued and their combined purchasing potential (or credit limit) at any one time; and
- (4) Control the credit available on each card to an appropriate amount required to facilitate efficient purchasing for each role, considering the alternative payment options available; and
- (5) Ensure Cardholders and Authorisers adhere to the procedures and responsibilities set out by the policy by placing the onus of evidence for each purchase upon the Cardholder.

2.2 Authorisers

Authorisers have a key role in the control of credit cards, managing purchasing risk and maintaining compliance with this policy. Authorisers:

- (1) May authorise or decline the issuing of credit cards to a Cardholder;
- (2) May authorise or decline applications for the top-up of funds to monthly credit limits;
- (3) May authorise or decline discretionary transactions, such as entertainment or gifts in accordance with this policy;
- (4) May direct a Cardholder to reimburse Council for transactions deemed not to be in accordance with this policy;
- (5) May or may not be allocated a credit card; and
- (6) If they are allocated a credit card, **may not** authorise their own purchases, top-ups, or issuing their own credit card.

The following roles are Authorisers for the purpose of this policy:

- General Manager
- Deputy General Manager
- Manager, Corporate Services



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2.3 Allocation and Issue of Credit Cards and Credit Limits

Credit cards are allocated and issued according to the rules in the following sections.

2.3.1 Allocating Credit Cards

- (1) SCHEDULE lists the roles that, at the absolute discretion of the Authorisers, may potentially be issued with a credit card and the maximum credit limit for each role.
- (2) The General Manager and Manager, Corporate Services must authorise the allocation table.
- (3) Council credit cards are allocated to people in roles that require them. Credit cards may not be applied for. Contact your supervisor if you believe your role requires a credit card or a different credit limit. Your supervisor may choose whether or not to request a review of Table 1. Credit Card Allocation Table to include your role or change the credit limit available to your role.
- (4) A credit card will not be allocated to Councillors.
- (5) A credit card may be issued to the Mayor if the operational benefits to Council of efficient purchasing sufficiently outweigh the administrative cost of managing an additional card.

2.3.2 Issuing Credit Cards

- (1) The issue of each credit card must be authorised by an Authoriser and recorded.
- (2) An Authoriser cannot authorise the issue of their own credit card.
- (3) A person in a role that is allocated a credit card is not obliged to hold one.

2.3.3 The General Manager's Credit Card

- (1) The General Manager is allocated a card, if they choose to hold one.
- (2) The credit limit for the General Manager is determined by Council approval, including subsequent adjustments.
- (3) All statement reconciliations and credit limit top-ups for the General Manager's credit card are reviewed by the Mayor (who is not an Authoriser) and authorised by the Manager, Corporate Services who is an Authoriser.

2.3.4 Setting Limits and Controls on Credit Cards

- (1) The maximum number of cards that Council will allow to be active at any one time is three. This is based on Council needs and acceptable risk.
- (2) The maximum total credit limit of all cards is to be no more than \$15,000. This is based on needs, acceptable risk and budget requirements.
- (3) Monthly credit limits will be set to the lowest amount required by the Cardholder to conveniently execute their role, considering budget constraints, the role of top-ups, and the alternative payment methods available.
- (4) Limits on individual transactions may be set.



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2.4 Review of Credit Card Allocation and Credit Limits

The allocation of each credit card and their credit limits detailed in **SCHEDULE** is to be set according to operational requirements and authorised by the General Manager and Manager, Corporate Services. Only the General Manager's credit limit requires Council approval; all other roles and limits are set according to Council operational requirements, as determined by the General Manager and Manager, Corporate Services.

Table 1. Credit Card Allocation Table will be periodically reviewed every two years, as a minimum, in conjunction with the policy update cycle. The aim of each review is to ensure that credit card allocation and limits are facilitating efficient purchasing and delivery of Council's services while effectively managing purchasing risk. Unnecessary or insufficiently justified cards should be withdrawn and destroyed. Credit limits should be adjusted to the lowest monthly amount needed to facilitate efficient purchasing, as evidenced by purchasing history and adherence to this policy.

In addition to the periodic review, Table 1. Credit Card Allocation Table is recommended to be reviewed if:

- (1) Requests are received to add or remove roles from the Credit Card Allocation Table, or alter individual credit limits;
- (2) Proposed changes to the Credit Card Allocation Table require changes to the maximum number of credit cards or the maximum total credit limit;
- (3) A Cardholder terminates employment or returns their card;
- (4) A card is lost or stolen or the subject of fraud or identity theft;
- (5) A significant breach of the policy (under section 0) occurs; or
- (6) Significant reorganisation of Council roles is undertaken.

Where the operational benefits to Council of a role holding a credit card no longer outweigh the increase in risk of the extra card, the credit card should be returned and cancelled.

- The last review of credit cards and limits was: May 2019
- The next review of credit cards and limit is: May 2021

2.5 Top-Ups to Monthly Credit – Deciding Applications

A Cardholder may apply for a top-up of funds to the monthly credit. Top-up applications are decided according to the following procedure:

- (1) A top-up requires the following approval:
 - (a) An Authoriser, or any person, cannot authorise top-ups for their own credit card.
 - (b) Top-ups of the General Manager's credit card account are always reviewed by the Mayor (who is not an Authoriser) and authorised by the Manager, Corporate Services who is an Authoriser.
 - (c) Top ups of the Manager, Corporate Services credit card are authorised by the General Manager and another Authoriser.
 - (d) Top ups of all other Cardholders are authorised by the General Manager and one other Authoriser



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- (2) Authorisers review the Cardholder's purchasing and top-up history for adherence to this policy and justification of purchases.
- (3) For any given month, the total top-up amount for an account should generally not exceed 50% of the monthly credit limit.

2.6 Breach of Policy or Misuse

Any breaches of this policy by any Cardholder, Authoriser, staff or elected member, depending on the nature and extent of the breach, may result in:

- (1) Counselling and retraining in the policy and requirements;
- (2) Reimbursement of costs;
- (3) Cancellation of card;
- (4) Disciplinary action in accordance with Councils' Disciplinary Policy; or
- (5) Referral to police or civil proceedings.

If you become aware of policy breaches or misuse, report them immediately to an Authoriser. Policy breaches or misuse should also be reported to Council and credit card allocation should be reviewed.



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3. Statement Reconciliation and Acquittal Process – Cardholders and Authorisers

The purpose of the Statement Reconciliation and Acquittal Process is to ensure that:

- Cardholders justify and prove every purchasing decision to Council; and
- Council is able to justify and validate its endorsement and validation of Cardholders' purchasing decisions to auditors, investigators and the public.

On receipt of the account transaction statement each month, the statement will be reconciled according to the following process:

- (1) The Cardholder must collate all purchase evidence (including tax invoices with purchase purpose or signed purchase statement) with all written approvals for discretionary purchases or top-ups and provide them to a Council financial officer who is delegated to reconcile the account statement.
- (2) A delegated Council financial officer will:
 - (a) Reconcile transactions individually against the supporting documentation and the requirements of this policy; and
 - (b) Question with the Cardholder any transactions:
 - (i) without supporting documentation;
 - (ii) that may be in conflict with this policy;
 - (iii) that appear suspicious, unauthorised, excessive or of unknown purpose.
 - (c) If there are any outstanding transactions that cannot be adequately explained or reconciled with this policy, the officer must report these to the Manager, Corporate Services for further investigation and appropriate action.
- (3) Any breaches of this policy will be dealt with according to risk and severity of the breach in accordance with section 0 2.6 Breach of Policy or **Misuse**.
- (4) If all transactions are supported by adequate documentation and purchases appear to be in accordance with this policy with no suspicious activity:
 - (a) The cardholder will sign the account statement to confirm the purchases; and
 - (b) For the General Manager's credit card, the Mayor will review the statement and sign to confirm purchases are in accordance with this policy; and
 - (c) The Manager, Corporate Services signs the statement to approve for payment.
- (5) Full statement reconciliation, acquittal and approval for payment must be completed before payment is due or within four (4) weeks of receiving the statement.



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4. Use of Credit Cards – For Cardholders

4.1 General Use

4.1.1 Cardholder Responsibility and Liability

As a Cardholder, you are responsible for the safe custody and security of the card and account and liable for any misuse and associated costs. You are responsible for resolving use and transaction disputes and ensuring that use of the card is ethical and strictly in accordance with this policy.

Credit cards are provided strictly for business-related purchasing only. Cardholders must be able to justify and prove their purchasing decisions to Council in a manner that allows Council to be able to justify and validate their endorsement of purchasing decisions to auditors, investigators, and the public. Always follow this policy and seek guidance from an Authoriser if in doubt.

Cardholders must comply with any terms and conditions of use provided by the card issuer and should follow the guidelines and recommendations of the issuing institution.

4.1.2 Non-Cardholder Use

Only the designated Cardholder may use the credit card. You must not let any other person use your credit card or account or record or share your credit card number, including other Council staff or elected members.

Where for an approved purchase in compliance with this policy, you may use your credit card to purchase work-related items on behalf of another Council staff or elected member, provided you are satisfied the expense is appropriate and approved in accordance with this policy. If you choose to do so, the purchase must always be made, documented and justified by the Cardholder in accordance with this policy.

4.1.3 Receipts and Documentation for Every Purchase

You must obtain a valid tax invoice for all credit card purchases and note the purpose of the purchase.

A valid tax invoice must provide sufficient information to demonstrate that the document is intended to be a tax invoice and include the following¹:

- (1) The seller's identity;
- (2) The seller's Australian Business Number (ABN);
- (3) The date the invoice was issued;
- (4) A brief description of the items sold, including the quantity (if applicable) and the price;
- (5) The GST (goods and services tax) amount payable (if any) – this can be shown separately or, if the GST amount is exactly one-eleventh of the total price, as a statement such as 'Total price includes GST'; and
- (6) Purchases over \$1000 must also show the buyer's identity or ABN (in addition to the seller's details).

¹ ATO tax invoice requirements: <https://www.ato.gov.au/Business/GST/Issuing-tax-invoices/>



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You should make every attempt to obtain valid original documents in support of transactions. Council cannot claim the GST credit for purchases over \$75 without a valid tax invoice², so it is always important your purchases have original documentation. Contact vendors for original tax invoices if necessary.

In the absence of a valid tax invoice or original receipt, you must provide sufficient information regarding the transaction to satisfy an Authoriser that the purchase is a valid work-related purchase that complies with this policy. The supporting information should include details of the transaction purpose, date, time, amount, vendor name and ABN, and your signature.

If you make a transaction of over \$100 and fail to retain a valid tax invoice for it, you must complete and sign a statutory declaration³ that includes all the required supporting information to justify the purchase, including the transaction purpose, date, time, amount, vendor name and ABN.

Cardholders are liable for the cost of transactions that cannot be verified to be in compliance with this policy. Repeated purchases without original supporting documentation (valid tax invoice), requiring the Cardholder's explanation, or a statutory declaration are a purchasing risk to Council and may result in a credit card being revoked or disciplinary action in accordance with 0 2.6 **Breach of Policy or Misuse.**

4.1.4 Applying for a Monthly Credit Top-Up (Cardholders)

A Cardholder may apply for a top-up to the monthly credit. An application can be made as a written request to an Authoriser, detailing the following:

- (1) The top-up amount requested (top-ups, if approved, will usually not be greater than 50% of the monthly credit limit);
- (2) The account balance and monthly credit limit;
- (3) Reasons for exceeding the monthly limit; and
- (4) Forthcoming purchases expected and amounts to justify the need for a top-up.

4.1.5 Lost, Stolen or Damaged Cards

If your Council credit card is lost or stolen, you must immediately contact the issuing institution to report the lost or stolen card. Follow the advice of the institution and then advise an Authoriser at the earliest opportunity.

Damaged cards can be reported to Council's financial management team for a replacement card to be arranged.

4.1.6 Return of Cards

Return your Council credit card immediately to your manager if you:

- (1) Are ceasing or terminating employment;
- (2) Moving to a role that is not assigned a credit card;
- (3) Taking extended leave from your role for [6] or more months, or otherwise where you feel retaining your card is an unnecessary risk; or

² See *A New Tax System (Goods and Services Tax) Regulations 1999*:
https://www.legislation.gov.au/Details/F2011C00417/Html/Text#_Toc297551530

³ Statutory declaration forms are available from the Department of Justice: http://www.justice.tas.gov.au/forms/statutory_declarations



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(4) No longer require, or do not wish to hold, a credit card. Credit cards should generally be cancelled and destroyed in these circumstances. If employees are returning from leave of 6 months or less, cards may be held securely by Council, at Council's discretion.

4.2 Permitted Transactions

The following types of transactions are permitted and purchases may generally be made with a Council credit card without written approval from Authorisers.

Transactions for expenses that are demonstrably approved and budgeted for, such as approved projects, approved entertainment or approved travel, may be made without additional approval from Authorisers. You must be able to demonstrate purchases you make are approved and in accordance with this policy, if queried.

4.2.1 Travel Expenses

Travel expenses are expenses incurred in the course of authorised work-related travel. They include accommodation, transport, meals, and expenses incidental to travel. Credit cards are ideally suited to cater for expenses incurred while travelling.

4.3 Discretionary Transactions Requiring Authorisation

The following types of transactions and purchases generally require written approval from one or more Authorisers and are discretionary transactions. Written approvals for discretionary purchases must be provided with all purchase invoices as part of the Statement Reconciliation and Acquittal Process (see Part 0).

4.3.1 Entertainment Expenses

Entertainment means the provision of food drink or recreation – even if business discussions or transactions occur. Entertainment is typically considered a private expense and must not be purchased using a council credit card or funds without clear prior approval to do so.

There are a range of circumstances where entertainment expenses may be considered to be work-related and may be purchased with your Council credit card. These include travel expenses (in accordance with section 0 4.2.1 Travel *Expenses* above), to support approved overtime work, for approved Council events or social functions or within an approved entertainment expenses budget for your role.

Certain roles are delegated the discretion to incur work-related entertainment expenses as part of their roles. These roles and their discretionary expense limits are allocated in SCHEDULE .

4.3.2 Gifts

Gifts are typically considered to be private expenses and must not be purchased with a Council credit card without prior approval. However, there may be limited instances where a gift using Council funds is appropriate, such as in recognition of exceptional service of a community volunteer, or as prizes for Council-sponsored community awards, and so are discretionary transactions.



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4.3.3 Fuel

Wherever available, use a fuel card to purchase fuel for work-related fuel expenses. In the event a fuel card is not available or not accepted by vendors in a location, you may use your Council credit card to purchase fuel for work-related travel, however you must provide sufficient supporting evidence that documents the trip, its length, and purpose.

4.4 Prohibited Use and Transactions

The following types of transactions and purchases are generally prohibited and must not be made on a Council credit card.

4.4.1 Cash Advances / Withdrawals

Council credit cards must not be used for cash advances or withdrawing cash.

4.4.2 Refunds

Any refunds for purchases made on a Council credit card must be refunded back to the credit card account. Refunds must not be accepted in cash.

4.4.3 Purchases of a private or personal nature

Council credit cards must not be used for purchases of a private or personal nature, even if you intend to reimburse Council. Only approved, work-related expenses in accordance with this policy may be incurred.

4.4.4 Fines

Council credit cards must not be used to pay fines of any nature. You must pay any fines that you incur.

4.4.5 Alternative Online Payment Methods and Storing Credit Card Details

Use of Council credit cards on, or linking to, alternative online payment methods and e-commerce payment systems or accounts, such as PayPal, Google Pay, Apple Pay, iTunes, or any system that records and stores credit card details, are prohibited.

Where a payment for necessary goods or services can only be made through such a payment/e-commerce system, and that system requires the storage of credit card details or linking to a credit card account (such as Uber), then the General Manager may delegate certain Cardholders to set up and manage an online account. This policy applies for the online account, as for the credit card itself.

- (1) The online account is restricted for use by the Cardholder;
- (2) The online account is for work-related purchases only, in accordance with this policy;
- (3) The online account is to be set up with the Cardholder's work email address and details and to be managed separately from any personal online payment/e-commerce accounts.

Permissions for online accounts should be centrally controlled and recorded by Council. Council credit cards must never be linked to personal online payment systems or accounts.



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CARDHOLDER DECLARATION

I have read and understood Council's Credit Card Policy. I understand the requirements of me as a Cardholder and agree with comply with them.

In particular, I agree:

- That I understand and will follow the rules and procedures of credit card use outlined in this policy;
- That I will adhere to all related Council policies.
- That my credit card is to be used for Council business only;
- That I must retain receipts and documentation to support all transactions made with my card;
- That I am responsible for the safekeeping and security of my card and account and liable for any misuse;
- That I will not allow any other person to use my Council credit card; and
- That disciplinary action will be taken for any breaches of the policy.

Name: _____

Position: _____

Signed: _____

Date: _____

Authorisation:

A Council credit card is approved to be issued to the Cardholder named above, who is authorised to hold and use a Council credit card in compliance with this policy.

Authorised by

Authorised by

Name: _____

Name: _____

Position: _____

Position: _____

Signed: _____

Signed: _____

Date: _____

Date: _____



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SCHEDULE 1

ALLOCATION OF CREDIT CARDS AND CREDIT LIMITS

This Policy permits the issue of credit cards only to the Council roles and with the limits stated in Table 1 below.

Table 1. Credit Card Allocation Table

Role/Position	Issue	Credit Limit ⁴	Transaction Limit ⁵	Discretionary Expense Limit ⁶
General Manager	1	\$4,000	N/A	N/A
Manager, Corporate Services	2	\$5,000	N/A	N/A
TOTAL	2	\$9,000		

Table 1. Credit Card Allocation Table is authorised by:

Name: _____

Name: _____

Position: **GENERAL MANAGER**

Position: **MANAGER, CORPORATE SERVICES**

Signed: _____

Signed: _____

Date: _____

Date: _____

⁴ Credit Limit means the monthly credit limit and total value of purchases that may be made in a month.

⁵ Transaction Limit means the maximum value for any single transaction.

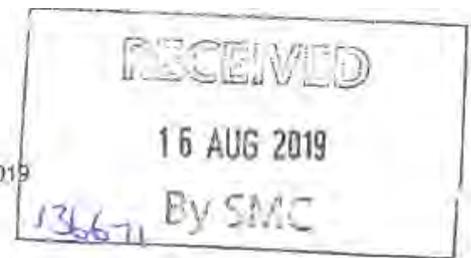
⁶ Discretionary Expense Limit means the maximum value per occasion of work-related entertainment expenses that a role is permitted to be purchased before seeking approval from an Authoriser.

17.2.3 TABLING OF DOCUMENTS

CORRESPONDENCE FROM OATLANDS DISTRICT PROGRESS ASSOCIATION

SCANNED

18th July 2019



Councillor Alex Green
Mayor,
Southern Midlands Council

71 High Street
Oatlands, 7120

Dear Mayor Green

The Oatlands District Progress Association (ODPA). Understands that the Council is presently developing a formal strategy on tourism within the municipality. ODPA welcomes the initiative as its members believe that encouragement of tourism is essential for the future growth of Oatlands.

This letter contains a number of proposals which ODPA suggests could be incorporated into this strategy as a Tourism Action Plan and is asking that you give these proposals due consideration in the formulation process.

The fundamental proposal is that the Southern Midlands Council should form a Special Council Committee to be called the Southern Midlands Tourism/Heritage Tourism Committee

ODPA suggests that the composition of this Committee should be as follows;

1. 2 Councillors
2. 2 Council staff members, inclusive of one from the heritage Programs
3. An ODPA representative
4. A High Street Traders representative
5. 3 or 4 Community Representatives

The function of the Southern Midlands Tourism/Heritage Committee should be to advise the Council and oversee implementation of the following;

- A. A Tourism strategy
- B. The employment of a Southern Midlands Tourism Officer
- C. The establishment of a Visitor centre at the Oatlands Heritage Hub
- D. A Tourism Marketing Strategy

Martin Bloomfield

ODPA Chairperson

RECOMMENDATION

THAT the correspondence from the Oatlands District Progress Association be received, and the content be considered as part of Council's ongoing review process.

Note: Mayor Green has acknowledged the letter and thanked the Progress Association for their input.

DECISION

Moved by Clr R McDougall, seconded by Clr A Bisdee OAM

THAT the correspondence from the Oatlands District Progress Association be received, and the content be considered as part of Council's ongoing review process.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

17.2.4 ELECTED MEMBER STATEMENTS

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

Clr Dudgeon

- Advice of an email from Tasmanian Community Fund regarding a community defibrillation fund available to community groups.
- Advice of a consultation session being held by Department of State Growth regarding a Tasmanian Journeys Project being held in Oatlands on the 3rd September 2019.
- Advice of a successful finals football held at Mt Pleasant Recreation Ground last weekend and wished to personally thank Jack Lyall, Craig Whatley and Stuart Palmer for Council's assistance.

Clr McDougall

- Wished to acknowledge the amazing work at Chauncy Vale Wildlife Sanctuary undertaken by Graham Green and the Management Committee. Advice of an Open Day at Chauncy Vale on the 12th October 2019.

Clr Bisdee

- Request for any update on the Kempton Health Centre.

Deputy Mayor E Batt

- Advice that the ArtLands Exhibition is now open at Dysart House, Kempton.

DECISION

Moved by Clr R McDougall, seconded by Clr K Dudgeon

THAT the information be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

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 (PERIOD ENDING 31 JULY 2019)

Author: FINANCE OFFICER (COURTNEY PENNICOTT)

Date: 22 AUGUST 2019

ISSUE

Provide the Financial Report for the period ending 31st July 2019.

BACKGROUND

The Operating Expenditure Report includes a Year To Date (YTD) Budget Column, with variations (and percentage) based on YTD Budgets – as opposed to total annual Budget.

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

DETAIL

The enclosed Report incorporates the following: -

- Statement of Comprehensive Income – 1 July 2019 to 31 July 2019.
- Operating Expenditure Budget Report – as at 31 July 2019.
- Capital Expenditure Estimates – as at 31 July 2019.
- Cash Flow Statement – 1 July 2019 to 31 July 2019.
- Rates & Charges – as at 13 August 2019.

OPERATING EXPENDITURE ESTIMATES (OPERATING BUDGET)

Overall, operating expenditure to end of July 2019 was \$879,727, which represents 72.67% of YTD Budget.

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

Strategic Theme - Infrastructure

Nil.

Strategic Theme – Growth

Nil.

Strategic Theme – Landscapes

Nil.

Strategic Theme – Lifestyle

Sub-Program – Aged – expenditure to date (\$875 – 116.67%). Expenditure relates to a community walk held last financial year.

Strategic Theme –Community

Nil.

Strategic Theme –Organisation

Nil.

RECOMMENDATION

THAT the Financial Report be received and the information noted.

DECISION

Moved by Clr A Bisdee OAM, seconded by Deputy Mayor E Batt

THAT the Financial Report be received and the information noted.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

STATEMENT OF COMPREHENSIVE INCOME				
FOR THE PERIOD				
1st JULY 2019 to 31st JULY 2019				
	Annual Budget	Year to Date as at 31st JULY	%	Comments
Income				
General rates	\$ 5,724,701	\$ 804	0.0%	Budget includes Interest & Penalties to be imposed to end of June 2020
User Fees (refer Note 1)	\$ 694,036	\$ 68,637	9.9%	
Interest	\$ 180,000	\$ 18,472	10.3%	
Government Subsidies	\$ 19,250	\$ 0	0.0%	Heavy Vehicle Licence Fees & Road Rescue MAIB reimbursements
Contract Income	\$ 0	\$ 0	0.0%	
Other (refer Note 2)	\$ 162,000	\$ 1,244	0.8%	
Sub-Total	\$ 6,779,987	\$ 89,157	1.3%	
Grants - Operating	\$ 3,470,832	\$ 0	0.0%	
Total Income	\$ 10,250,819	\$ 89,157	0.9%	
Expenses				
Employee benefits	\$ (3,905,753)	\$ (253,998)	6.5%	Less Roads - Resheeting Capitalised
Materials and contracts	\$ (3,063,277)	\$ (293,330)	9.6%	Less Roads - Resheeting Capitalised, Includes Land Tax
Depreciation and amortisation	\$ (3,061,160)	\$ (254,076)	8.3%	Percentage Calculation (based on year-to-date)
Finance costs	\$ (27,088)	\$ (4,149)	15.3%	
Contributions	\$ (233,907)	\$ 0	0.0%	Fire Service Levies
Other	\$ (133,944)	\$ (9,827)	7.3%	Incls Rate Discounts
Total expenses	\$ (10,425,129)	\$ (815,381)	7.8%	
Surplus (deficit) from operations	\$ (174,310)	\$ (726,224)	416.6%	
Grants - Capital (refer Note 3)	\$ 4,526,481	\$ 0	0.0%	
Sale Proceeds (Plant & Machinery)	\$ 0	\$ 30,841	0.0%	
Net gain / (loss on disposal of non-current assets)	\$ (108,182)	\$ 0	0.0%	
Surplus / (Deficit)	\$ 4,243,989	-\$ (695,383)	-16.4%	

NOTES				
1. Income - User Fees (Budget \$730,602) includes:				
- All other Programs	\$ 471,579	\$ 42,682	9.1%	Actual Income Received (i.e. excluding Debtors)
- Private Works	\$ 222,457	\$ 25,748	11.6%	
- Callington Mill	\$ -	\$ 208	0.0%	
	\$ 694,036	\$ 68,637		
2. Income - Other (Budget \$162,000) includes:				
- Tas Water Distributions	\$ 152,000	\$ -	0.00%	
- HBS Dividend	\$ 10,000	\$ -	0.0%	
- Other	\$ -	\$ 1,244	0.0%	
	\$ 162,000	\$ 1,244	0.8%	
3. Grant - Capital (Budget \$1,669,375) includes:				
- Aus Gov Election Commit'	\$ 1,930,000	\$ -	0.0%	
- Swimming Pool	\$ 1,900,000	\$ -	0.0%	
- Roads To Recovery Grant	\$ 665,531	\$ -	0.0%	To be received March 2020
- Twin Equestrian Arenas	\$ -	\$ -	0.0%	
- Commissariat NSRF Grant	\$ 30,950	\$ -	0.0%	
	\$ 4,526,481	\$ -	0.0%	
4. Grant - Operating (Budget \$1,669,375) includes:				
Operating Grants				
- FAGS	\$ 3,470,832	\$ -	0.0%	
	\$ 3,470,832	\$ -		

CAPITAL EXPENDITURE PROGRAM 2019-20

AS AT 31 JULY 2019

INFRASTRUCTURE			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
ROAD ASSETS						
Resheeting Program	Various	Roads Resheeting	\$ 500,000	\$ -	\$ 500,000	
Reseal Program		Roads Resealing (as per agreed program)	\$ 280,000	\$ -	\$ 280,000	
	C1020033	Yarlington Road (Smarts Hill - 150 metres)	\$ 15,000	\$ -	\$ 15,000	\$15K Budget c/fwd
Reconstruct & Seal		Green Valley Road, Bagdad (300metres off Swan Street)	\$ 54,000	\$ -	\$ 54,000	
		Shene Road, Mangalore (650metres)	\$ 97,500	\$ -	\$ 97,500	
		Woodsdale Road (1klm Reconstruction)	\$ 165,000	\$ -	\$ 165,000	
Construct & Seal (Unsealed Roads)		Huntington Tier (300 metres new seal)	\$ 63,000	\$ -	\$ 63,000	
		Roberts Road (350m new seal incl. stormwater)	\$ 59,000	\$ -	\$ 59,000	
		Main Intersection/Carpark Campania - Design Concept	\$ 50,000	\$ -	\$ 50,000	
		Eldon Road (800 metres new seal)	\$ 154,000	\$ -	\$ 154,000	
		Banticks Road (1klm new seal from Junction with Blackbrush)	\$ 27,500	\$ -	\$ 27,500	
		Blackbrush Road (1klm new seal from existing to Banticks)	\$ 210,000	\$ -	\$ 210,000	
Minor Seals (New)		Dust Suppressant Seal	\$ 20,000	\$ -	\$ 20,000	
		Junctions - Various Locations (incl. Greggs Road)	\$ 20,000	\$ -	\$ 20,000	
	C1020032	Hasting Street Junction	\$ 15,000	\$ 959	\$ 14,041	\$15K Budget c/fwd WIP 30/6/19 \$959
Unsealed Rds - Road Widening	C1020065	Clifton Vale Road - (Cliff Section)	\$ 20,128	\$ 17,171	\$ 2,956	
Junction / Road Realignment / Other	C1010037	Campania - Reeve St / Clime Street (includes Footpath)	\$ 70,000	\$ 9,504	\$ 60,496	\$70K Budget c/fwd WIP 30/6/19 \$2,617
		Water Lane (Minor Widening/drainage - V drain)	\$ 23,500	\$ -	\$ 23,500	
Drainage Component - \$42,900	C1010079	Reeve St - Hall Street to Rec Ground (K&G)	\$ 94,915	\$ -	\$ 94,915	\$20k Budget c/fwd WIP 30/06/19 \$6,887
		Lovely Banks Road (vicinity of Carnes)	\$ 25,000	\$ -	\$ 25,000	Extend Culverts/ tree removal / realign
		Rhyndaston Road - Guard Rail	\$ 20,000	\$ -	\$ 20,000	
		Stonor Road - Guard Rail	\$ 30,000	\$ -	\$ 30,000	
		Woodsdale Raod (Vicinity of Dean Property)	\$ 15,000	\$ -	\$ 15,000	
	C1010088	Bagdad Primary School - Car Park (contribution)	\$ 25,000	\$ 6,036	\$ 18,964	\$25k Budget c/fwd WIP 30/06/19 \$6,036
			\$ 2,053,543	\$ 33,670	\$ 2,019,872	
BRIDGE ASSETS						
		Hardings Road (White Kangaroo Rivulet)	\$ 180,400	\$ -	\$ 180,400	
		Woodsdale Road (Nutting Garden Rivulet)	\$ 210,390	\$ -	\$ 210,390	
			\$ 390,790	\$ -	\$ 390,790	

DRAINAGE		Bagdad				
		- Lyndon Road	\$ 15,000	\$ -	\$ 15,000	\$15K Budget c/fwd
		- Midland Highway/Swan Street Drainage	\$ 50,000	\$ 3,204	\$ 46,797	
		Campania				
		- Estate Road (School Farm)	\$ 10,000	\$ -	\$ 10,000	
		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				
		- Erskine Street		\$ 4,668	\$ (4,668)	WIP 30/6/19
			\$ 97,500	\$ 7,871	\$ 89,629	
WASTE	C110001	Wheelie Bins and Crates	\$ 8,000	\$ -	\$ 8,000	
		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
			\$ 53,000	\$ -	\$ 53,000	
GROWTH						
HERITAGE	C3010003	Callington Mill (Asset Renewals)	\$ 10,000	\$ 70	\$ 9,930	
		Callington Mill (Mill Tower - Fire Detection System & Exit Lighting)	\$ 6,500	\$ -	\$ 6,500	Budget c/fwd
		Oatlands Court House (Stabilisation & Gaol Cell)	\$ 8,000	\$ -	\$ 8,000	\$8K Budget c/fwd
		Oatlands Gaol - Wingwall Completion	\$ 15,000	\$ -	\$ 15,000	\$15K Budget c/fwd
		Oatlands Gaol - Aluminum Temporary Steps (Entrance)	\$ 3,500	\$ -	\$ 3,500	\$3.5K Budget c/fwd
		Kempton Watch House (Fitout)	\$ 4,000	\$ -	\$ 4,000	\$7.5K Budget c/fwd
		Roche Hall Forecourt (Interps - Planning Condition of Approval	\$ 40,000	\$ 3,845	\$ 36,156	WIP 30/6/19 \$3,845 - Budget c/fwd
	C3010011	Roche Hall - Internal & External Painting (excl. Gutters; Fascias &	\$ 80,000	\$ -	\$ 80,000	\$15K Budget c/fwd
			\$ 167,000	\$ 3,915	\$ 163,086	
NATURAL		Campania Bush Reserve (Walking/Riding Path)	\$ 100,000	\$ -	\$ 100,000	Grant Funded
	C3020007	Chauncy Vale - Sanctuary Bridge	\$ 55,000	\$ -	\$ 55,000	Grant Funded
	C3020008	Mahers Point - Lanscape Plan	\$ 22,404	\$ -	\$ 22,404	Budget c/fwd
		Lake Dulverton Walkway (Section 1)	\$ 135,000	\$ -	\$ 135,000	Grant Funded
		Lake Dulverton Walkway (Section 2)	\$ 85,000	\$ -	\$ 85,000	Grant Funded
			\$ 397,404	\$ -	\$ 397,404	
CULTURAL		Heritage HUB - Internal fitout	\$ 10,000	\$ -	\$ 10,000	
			\$ 10,000	\$ -	\$ 10,000	

REGULATORY	C3040001	Kempton Council Chambers - Restoration Works	\$ 5,000	\$ -	\$ 5,000	
	C9990001	Kempton Council Chambers - Office Furniture & Equipment	\$ 5,000	\$ -	\$ 5,000	
			\$ 10,000	\$ -	\$ 10,000	
CAPITAL EXPENDITURE PROGRAM 2019-20						
AS AT 31 JULY 2019						
LIFESTYLE			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
COMMUNITY HEALTH & WELLBEING						
	C4070035	Oatlands Bus Shelter	\$ 14,000	\$ -	\$ 14,000	
			\$ 14,000	\$ -	\$ 14,000	
LIFESTYLE						
ACCESS						
	C4070035	All Buildings (Priority Approach - Year 4 of 5)	\$ 40,000	\$ -	\$ 40,000	
			\$ 40,000	\$ -	\$ 40,000	
PUBLIC HEALTH						
	C4070035	Kempton Community Health Facility	\$ 225,000	\$ 1,245	\$ 223,755	\$200K Budget c/fwd WIP 30/6/19 \$445
			\$ 225,000	\$ 1,245	\$ 223,755	
RECREATION						
	C4070005	Recreation Committee	\$ 20,000	\$ 3,364	\$ 16,636	Campania Rec Ground Window
		Oatlands Aquatic Centre (New Pool)	\$ 2,400,000	\$ -	\$ 2,400,000	
	C4070034	Oatlands Aquatic Centre (New Pool)		\$ 395,986	\$ (395,986)	WIP 30/6/19 \$395,896
	C4070034	Oatlands Aquatic Centre (New Pool)		\$ 379,803	\$ (379,803)	WIP 30/6/18 \$379,803
		Campania - Public Open Space dev (Subdivision)	\$ 23,000		\$ 23,000	
		Campania - Public Open Space dev (Shelter Alexander Circle)	\$ 10,000		\$ 10,000	
		Campania - Public Open Space dev (Play Equip Alexander Circle)	\$ 16,000		\$ 16,000	
	G4070024	Mangalore Equestrian Arena	\$ 51,784	\$ 9,046	\$ 42,738	Grant of \$36,784 plus additional budget \$15k
		Mangalore Hall (replace Gutters and Roofing)	\$ 18,000		\$ 18,000	
		Oatlands - Callington Park (Playground Election Commitment)	\$ 500,000		\$ 500,000	Incls. Revegetation and Watering System
		Campania - Recreation Ground (Nets)	\$ 45,000		\$ 45,000	\$45K Budget c/fwd
	C4070019	Kempton - Recreation Ground (Granstand Rails & Seating)	\$ 6,000		\$ 6,000	\$6K Budget c/fwd
		Kempton - Recreation Ground (Lighting)	\$ 10,000		\$ 10,000	\$10K Budget c/fwd
		Kempton - Recreation Ground (Roof Structure - Entry to Clubroc	\$ 15,000		\$ 15,000	
		Mount Pleasant - Recreation Ground (Upgrade Toilets)	\$ 38,000		\$ 38,000	\$13K Budget c/fwd
		Runnymede - Recreation Ground (resurfacing & watering system)	\$ 20,000		\$ 20,000	
		Tunbridge Park - Perimeter Fence (Safety)	\$ 30,000		\$ 30,000	\$7.5K Budget c/fwd
			\$ 3,202,784	\$ 788,199	\$ 2,414,585	

COMMUNITY						
ANIMALS		Oatlands - Dog Pound	\$ 20,000	\$ -	\$ 20,000	
			\$ 20,000	\$ -	\$ 20,000	
CAPACITY						
	C5020001	Levendale Community Centre	\$ 8,000	\$ -	\$ 8,000	\$8K Budget c/fwd
		Oatlands Structure Plan	\$ 25,000	\$ -	\$ 25,000	
			\$ 33,000	\$ -	\$ 33,000	
SAFETY						
		Road Accident Rescue Unit	\$ 3,000	\$ -	\$ 3,000	
			\$ 3,000	\$ -	\$ 3,000	
ORGANISATION						
SUSTAINABILITY		Council Chambers - Internal Toilets Upgrade	\$ 60,000	\$ -	\$ 60,000	
		Council Chambers - Damp Issues & Stonemasonry	\$ 15,000	\$ -	\$ 15,000	\$15K Budget c/fwd
		Council Chambers - Works Office (floor coverings)	\$ 5,000	\$ -	\$ 5,000	\$5K Budget c/fwd
	C9990001	Town Hall (General - Incl. Office Equip/Furniture)	\$ 5,540	\$ 450	\$ 5,090	
	C6020003	Computer System (Hardware / Software)	\$ 55,400	\$ 16,132	\$ 39,268	\$15K Budget c/fwd
			\$ 140,940	\$ 16,582	\$ 124,358	
WORKS						
	C6020011	Kempton Depot - Property Purchase	\$ 50,000	\$ 18,820	\$ 31,180	
	C6020011	Kempton Depot - External Painting	\$ 10,000	\$ -	\$ 10,000	\$10K Budget c/fwd
	C6020001	Depot Relocation (Site / Concept Plans/ Amneities/ Redords Stor	\$ 200,000	\$ 14,607	\$ 185,393	
		Minor Plant Purchases	\$ 9,500	\$ -	\$ 9,500	
	C6020008	Radio System	\$ 3,000	\$ -	\$ 3,000	
		Plant Replacement Program				
		Refer separate Schedule (Gross)	\$ 935,000	\$ -	\$ 935,000	
		Light Vehicles (Gross)	\$ 210,000	\$ -	\$ 210,000	
		(Trade Allowance - \$180K)				
			\$ 1,417,500	\$ 33,427	\$ 1,384,073	
		GRAND TOTALS	\$ 9,193,611	\$ 946,745	\$ 8,246,866	

	INFLOWS (OUTFLOWS) (July 2019)	INFLOWS (OUTFLOWS) (Year to Date)
Cash flows from operating activities		
Payments		
Employee costs	- 259,732.34	- 259,732.34
Materials and contracts	- 489,960.05	- 489,960.05
Interest	- 4,148.51	- 4,148.51
Other	- 29,966.89	- 29,966.89
	- 783,807.79	- 783,807.79
Receipts		
Rates	98,749.91	98,749.91
User charges	65,479.66	65,479.66
Interest received	18,471.63	18,471.63
Subsidies		-
Other revenue grants	150.00	150.00
GST Refunds from ATO		-
Other	34,923.65	34,923.65
	217,774.85	217,774.85
Net cash from operating activities	- 566,032.94	- 566,032.94
Cash flows from investing activities		
Payments for property, plant & equipment	- 66,086.49	- 66,086.49
Proceeds from sale of property, plant & equipment	30,840.90	30,840.90
Proceeds from Capital grants	-	-
Proceeds from Investments	-	-
Payment for Investments	-	-
Net cash used in investing activities	- 35,245.59	- 35,245.59
Cash flows from financing activities		
Repayment of borrowings	- 7,060.07	- 7,060.07
Proceeds from borrowings		-
Net cash from (used in) financing activities	- 7,060.07	- 7,060.07
Net increase/(decrease) in cash held	- 608,338.60	- 608,338.60
Cash at beginning of reporting year	12,368,944.95	11,567,278.62
Cash at end of reporting	11,760,606.35	10,958,940.02

SOUTHERN MIDLANDS COUNCIL : OPERATING EXPENDITURE 2019/20

SUMMARY SHEET

PROGRAM	YTD ACTUAL (as at 31 July 19)	YTD BUDGET (as at 31 July 19)	YTD VARIANCE	YTD VARIANCE %	FULL YEAR BUDGET - REVISED INC. GRANTS & OTHER
INFRASTRUCTURE					
Roads	84,887	112,811	27,924	75.25%	3,176,074
Bridges	-	2,125	2,125	0.00%	372,719
Walkways	9,796	15,828	6,032	61.89%	194,893
Lighting	6,773	7,147	374	94.77%	86,520
Irrigation	-	-	-	-	-
Drainage	5,434	5,839	405	93.06%	80,042
Waste	27,101	78,982	49,881	35.21%	825,181
Public Toilets	5,784	9,415	3,631	61.43%	64,173
Communications	-	-	-	-	-
Signage	918	1,135	217	80.91%	7,575
INFRASTRUCTURE TOTAL:	140,693	231,262	90,569	60.84%	4,807,177
GROWTH					
Residential	-	-	-	-	-
Tourism	-	3,815	3,815	0.00%	43,950
Business	26,216	26,417	201	99.24%	1,173,941
Agriculture	-	-	-	-	-
GROWTH TOTAL:	26,216	30,032	3,816	87.29%	1,217,891
LANDSCAPE \$					
Heritage	26,083	29,909	3,826	87.21%	298,548
Natural	12,511	16,219	3,708	77.14%	173,268
Cultural	-	3,389	3,389	0.00%	9,600
Regulatory	41,989	70,549	28,560	59.52%	792,083
Climate Change	-	-	-	-	10,047
LANDSCAPE \$ TOTAL:	80,583	120,046	39,463	67.13%	1,283,542
LIFESTYLE					
Youth	23,102	25,380	2,258	91.10%	257,128
Age'd	875	750	125	116.67%	2,500
Childcare	-	125	125	0.00%	7,500
Volunteers	-	833	833	0.00%	40,000
Access	-	-	-	-	-
Public Health	248	849	601	29.21%	10,093
Recreation	45,274	45,508	234	99.49%	473,710
Animals	9,124	9,178	54	99.41%	105,552
Education	-	-	-	-	-
LIFESTYLE TOTAL:	78,623	82,603	3,980	95.18%	896,481
COMMUNITY					
Retention	-	-	-	-	-
Capacity	1,087	4,202	3,115	25.87%	27,925
Safety	2,116	4,017	1,901	52.66%	58,650
Consultation	774	2,275	1,501	34.02%	23,425
COMMUNITY TOTAL:	3,977	10,494	6,517	37.90%	108,000
ORGANISATION					
Improvement	7,908	9,510	1,602	83.15%	104,984
Sustainability	240,526	299,328	58,802	80.36%	2,256,362
Finance	1,201	14,519	13,318	8.27%	296,680
ORGANISATION TOTAL:	249,635	323,357	73,722	77.20%	2,658,026
TOTAL \$	579,727	797,794	218,067	72.67%	10,971,117

SOUTHERN MIDLANDS COUNCIL				
SUMMARY OF RATES AND CHARGES LEVIED, REMITTED AND COLLECTED				
	This Financial Year 13th August 2019		Last Financial Year 13th August 2018	
Arrears brought forward as at July 1		\$ 429,240.71		\$ 419,894.17
ADD current rates and charges levied		\$ 5,617,179.00		\$ 5,290,228.81
ADD current interest and penalty		\$ 4,977.39		\$ 4,736.19
TOTAL rates and charges demanded	100.00%	\$ 6,051,397.10	100.00%	\$ 5,714,859.17
LESS rates and charges collected	2.15%	\$ 130,210.24	2.65%	\$ 151,285.89
LESS pensioner remissions	3.58%	\$ 216,642.76	3.72%	\$ 212,669.12
LESS other remissions and refunds	0.00%	-\$ 280.62	0.06%	\$ 3,241.30
LESS discounts	0.02%	\$ 1,114.09	0.02%	\$ 1,306.13
TOTAL rates and charges collected and remitted	5.75%	\$ 347,686.47	6.45%	\$ 368,502.44
UNPAID RATES AND CHARGES	94.25%	\$ 5,703,710.63	93.55%	\$ 5,346,356.73

17.3.2 2018/2019 SOUTHERN MIDLANDS COUNCIL – COMPLETE SET OF FINANCIAL STATEMENTS

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 22 AUGUST 2019

Attachment(s):

Southern Midlands Council – Financial Statements - 2018/2019 Financial Year
Heritage Building Solutions Pty Ltd – Year Ended 30 June 2019 (Information Only)
Heritage Education and Skills Centre Ltd – Year Ended 30 June 2019 (Information Only)

ISSUE

Tabling of Financial Statement(s) in accordance with section 84 of the *Local Government Act 1993*.

BACKGROUND

Section 84 of the *Local Government Act 1993* (the Act) requires the General Manager to prepare and forward to the Auditor-General a copy of the council's financial statements for each financial year in accordance with the *Audit Act 2008*.

The following is an extract from the *Local Government Act 1993*:

“84. Financial statements

(1) *The general manager is to prepare and forward to the Auditor-General a copy of the council's financial statements for each financial year in accordance with the Audit Act 2008.*

(2) *Any financial statement for a financial year is to–*

(a)

(b) *specify any interests as notified to the general manager of any councillor in respect of any body or organisation with which the council has major financial dealings; and*

(c) *contain a comparison between the council's actual and estimated revenue and expenditure for that financial year; and*

(d) *contain a statement of any revenue and expenditure of a council committee, a special committee or a controlling authority; and*

(da) *contain a statement of the operating, capital and competitive neutrality costs in respect of each significant business activity undertaken by the council during that financial year together with a statement of the revenue associated with that activity; and*

(db) *contain financial management indicators, and asset management indicators, specified in an order under subsection (2A); and*

(e) *contain any other information the Minister determines.*

(2A) *The Minister, by order, may specify –*

(a) *financial management indicators; and*

(b) *asset management indicators –*

to be included in the financial statements of councils.

(2B) *The Minister is to consult with councils as to the matters to be included in an order under subsection (2A).*

(3) *The general manager is to certify that, in accordance with this Act and any other relevant Act, the financial statements fairly represent –*

(a) *the financial position of the council; and*

(b) *the results of the council's operations; and*

(c) *the cash flow of the council.*

(4) *The general manager is to ensure that the certified financial statements are tabled at a meeting of the council as soon as practicable.*

(5) *In this section –*

competitive neutrality costs *means the costs required to be taken into account under the competitive neutrality principles.”*

The *Audit Act 2008* requires the statements to be lodged with 45 days after the end of each financial year.

DETAIL

Refer enclosed copy of the 2018/19 Financial Report.

In relation to Heritage Building Solutions Pty Ltd and Heritage Education and Skills Centre Ltd), the Board has signed the Financial Statements for the two entities on 13th August 2019 (i.e. They are provided for information purposes, noting that the figures are consolidated into the Southern Midlands Council Statements).

It is confirmed that the Southern Midlands Council's Statement(s) were lodged with the Auditor-General (Tasmanian Audit Office) on Tuesday 13th August 2019 which is within the legislative timeframe of 45 days as required by the *Audit Act 2008*.

The draft Statements, which are still subject to audit, were presented to Council's Audit Panel's meeting held 16th August 2019 – refer Minutes of the Audit Panel meeting.

The following Table was provided to the Panel Meeting detailing some of the more significant variances in the 'Consolidated Statement of Profit or Loss and Other Comprehensive Income':

Line Item	Budget	Actual	Variance	Comments
Recurrent Income				
User Fees	\$730,602	\$983,347	\$252,745	Business - Private Works (up \$139K) Corporate Fees & Charges (up \$40K) Animal Control (up \$24K)
Total – User Fees	\$730,602	\$983,347	\$252,745	
Grants - Recurrent	\$3,356,130	\$3,455,542	\$242,021	FAGS – up \$99,412 (50% of 19/20 Grant received in June 2019). The actual 2018/19 Grant exceeded Budget by \$43,314.
	\$0	\$17,000	\$17,000	Federal Infrastructure Grant – minor projects
	\$0	\$123,800	\$123,800	Final Instalment – Commissariat Grant
	\$0	\$36,784	\$36,784	Sport & Rec Grant - Mangalore
	\$0	\$4,764	\$4,764	Anzac Memorial Grant
	\$0	(\$39,739)	(\$39,739)	HESC Ltd (due to consolidation) – TCF Grant reimbursement
Grants Recurrent - Total	\$3,356,130	\$3,598,151	\$242,021	
Interest	\$177,000	\$220,632	\$43,632	Additional cash assets and focus on management of investments to achieve maximum return.
Contract Income	\$765,000	\$948,421	\$183,421	Additional business activity

Line Item	Budget	Actual	Variance	Comments
Net Capital Income				
Roads to Recovery Grant	\$344,375	\$344,375	\$0	
Swimming Pool Grants (State and Australian Government)	\$1,250,000	\$0	(\$1,250,000)	Project Delay
Kempton Comm. Health Centre	\$75,000	\$0	(\$75,000)	Grant received 30/6/18 (post adoption of 18/19 Budget)
Grant – Black Spot Funding	\$0	\$33,267		Final Instalment – Lovely Banks Rd Junction
Total – Grants Capital	\$1,669,375	\$377,642	(\$1,291,733)	
Recurrent Expenses				
Employee Benefits				
- SMC	\$3,914,764	\$3,512,068	\$402,696	
- HBS Pty Ltd	\$350,000	\$553,167	(\$203,167)	Apprenticeship wages (engaged through AES Group) included in 'Employee Benefits' – Budget allocated as part of Materials and Contracts
Total – Employee Benefits	\$4,264,764	\$4,065,235	\$199,529	
Materials & Contracts				
- SMC	\$2,801,062	\$2,858,755	(\$57,693)	
- HBS Pty Ltd	\$415,000	\$353,730	\$61,270	
Total – Materials & Contracts	\$3,216,062	\$3,212,485	\$3,577	

Line Item	Budget	Actual	Variance	Comments
Other Expenses				
Audit Fees	\$29,750	\$29,459	\$291	
Councillor Allowances	\$111,825	\$110,706	\$1,119	
Councillor – Travel	\$27,585	\$19,450	\$8,135	
Council – Election Costs	\$34,265	\$34,862	(\$597)	
Rate Discounts & Remissions	\$31,500	\$28,525	\$2,975	
Private Works Expenditure	\$148,464	\$241,675	(\$93,211)	Offset by additional income of \$139K
Other Expenses	\$0	\$4,605	(\$4,605)	
Impairment of Assets	\$0	\$323,971	(\$323,971)	Oatlands Church Street Depot – Rehabilitation
Total – Other Expenses	\$383,389	\$793,253	(\$409,864)	

The General Manager will provide any further explanation required and respond to any questions.

Human Resources & Financial Implications – Comment to be provided.

Community Consultation & Public Relations Implications – Not applicable.

Council Web Site Implications - A copy of the audited Statement will be included on the Website as part of the 2018/19 Annual Report when completed.

Policy Implications – N/A.

Priority - Implementation Time Frame – Report completed and submitted to the Auditor General within the statutory timeframe.

RECOMMENDATION

THAT Council receive the following:

1. Southern Midlands Council - Complete set of Financial Statements 2018/19;
2. Heritage Building Solutions Pty Ltd – Financial Statements for Year Ended 30 June 2019;
3. Heritage Education and Skills Centre Ltd - Financial Statements for Year Ended 30 June 2019

DECISION

Moved by Clr D Fish, seconded by Clr A Bisdee OAM

THAT Council receive the following:

1. **Southern Midlands Council - Complete set of Financial Statements 2018/19;**
2. **Heritage Building Solutions Pty Ltd – Financial Statements for Year Ended 30 June 2019;**
3. **Heritage Education and Skills Centre Ltd - Financial Statements for Year Ended 30 June 2019.**

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

18. MUNICIPAL SEAL

Nil.

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

Nil.

12.10 Officer Reports – Infrastructure & Works

12.10.1 MANAGER – INFRASTRUCTURE & WORKS REPORT

Author: MANAGER INFRASTRUCTURE & WORKS (JACK LYALL)

Date: 22 AUGUST 2019

Attachment:

Traffic Report – Buckland Road

Roads Program

The Traffic Counter on Buckland Road was installed for the period 2nd July to 23rd July 2019 (report attached).

Maintenance grading is currently being undertaken in the Colebrook area. The other grader is working in the York Plains area.

Major patches are being dug and repaired on Woodsdale Road.

Town and General Maintenance

Town and general maintenance is continuing in all other areas.

Waste Management Program

Operating arrangements at the Waste Transfer Stations are working well.

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Clr Bisdee – progress re: Oatlands footpath project to be undertaken? *Advised that Church Street is complete; entrance to Uniting Church rectified but a number of other footpath hazards still to be addressed in Oatlands.*

Clr McDougall – can a shield be placed around the silver birch trip hazard (near Wooden Spoon Café). *Shield to be investigated.*

Clr Dudgeon – Woodsdale Road, prior to Campbells Road - requires maintenance (right hand side heading towards Woodsdale) – *to be inspected.*

Clr McDougall – approached by Sue Emery regarding large potholes on Whynyates Street and can they be addressed – *advised that this is not a Council road.*

Deputy Mayor – advice that Lower Marshes Road is in poor condition – *informed that the Grader is currently on Lower Marshes Road this week and the Traffic Counter will be placed on Lower Marshes Road to assess vehicle numbers.*

Mayor Green – Dysart Drive - drains require cleaning.

RECOMMENDATION

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

DECISION

Moved by Cllr K Dudgeon, seconded by Cllr D Fish

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

CARRIED

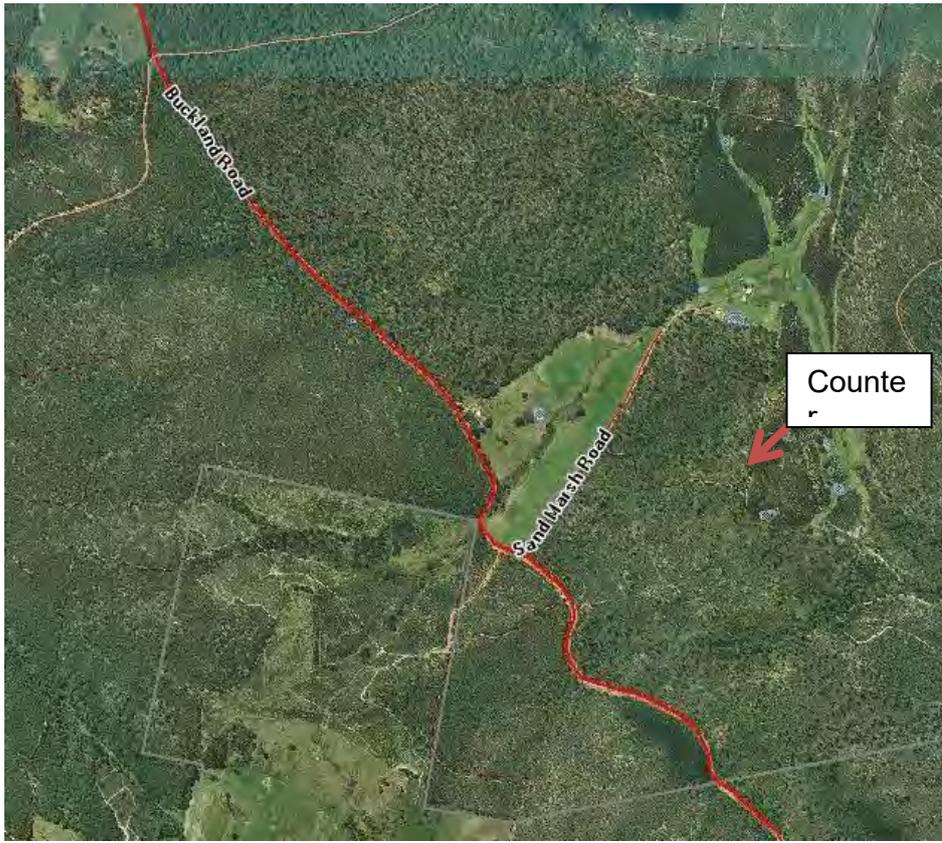
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Cllr A Bantick	√	
Cllr A E Bisdee OAM	√	
Cllr K Dudgeon	√	
Cllr D F Fish	√	
Cllr R McDougall	√	

ENCLOSURE
Agenda Item 12.10.1

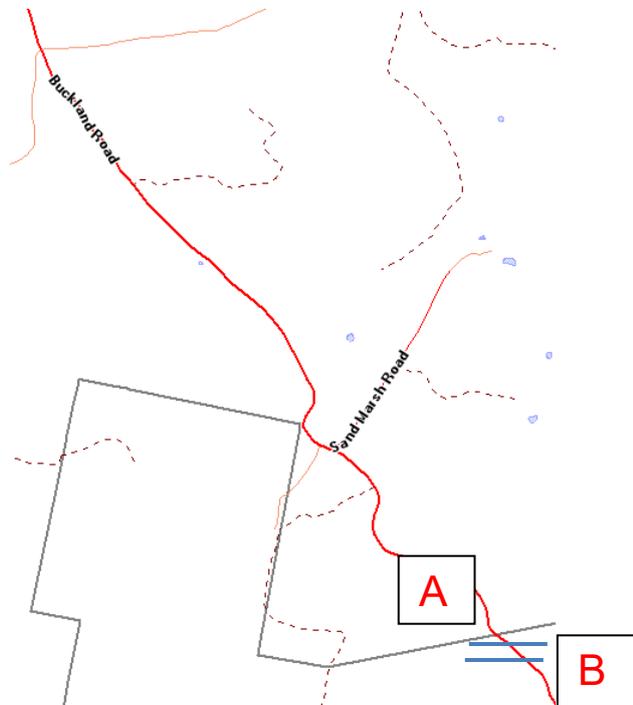
Buckland Road – near Council boundary **Tuesday 2 July – Tuesday 23 July 2019**



Location



Direction



Weekly Vehicle Counts

Site: Buckland Road
Description: Buckland Road - Council Boundary
Filter time: 9.40am Tuesday, 2 July 2019 => 8.45am Tuesday, 23 July 2019
Scheme: Vehicle classification (AustRoads94)
Filter: Class (1-12) Dir (NESW) Speed (10,160)

	Mon 01 Jul	Tue 02 Jul	Wed 03 Jul	Thu 04 Jul	Fri 05 Jul	Sat 06 Jul	Sun 07 Jul	Averages 1 - 5	1 -
7									
Hour									
0000-0100	*	0	0	0	0	0	0	0.0	
0.0									
0100-0200	*	0	0	0	0	0	0	0.0	
0.0									
0200-0300	*	0	0	0	1	0	0	0.3	
0.2									
0300-0400	*	0	2	4	0	0	0	1.5	
1.0									
0400-0500	*	0	0	2	3	0	0	1.3	
0.8									
0500-0600	*	0	1	1	1	1	0	0.8	
0.7									
0600-0700	*	0	7	3	3	3	2	3.3	
3.0									
0700-0800	*	0	8	6	7	2	0	5.3	
3.8									
0800-0900	*	0	7	4	8	7	4	4.8	
5.0									
0900-1000	*	1	6	7	4	9	11	4.5	
6.3									
1000-1100	0	6	6	5	6	13	9	4.6	
6.4									
1100-1200	0	8	10	2	5	6	9	5.0	
5.7									
1200-1300	0	6	9	5	6	1	10	5.2	
5.3									
1300-1400	0	5	9	6	10	11	16	6.0	
8.1									
1400-1500	0	7	4	4	6	12	15	4.2	
6.9									
1500-1600	0	5	8	5	11	9	22	5.8	
8.6									
1600-1700	0	5	13	5	16	10	11	7.8	
8.6									
1700-1800	0	9	4	4	6	6	4	4.6	
4.7									
1800-1900	0	4	3	0	3	1	1	2.0	
1.7									
1900-2000	0	5	2	0	8	4	2	3.0	
3.0									
2000-2100	0	1	1	1	3	5	1	1.2	
1.7									
2100-2200	0	1	0	1	1	0	1	0.6	
0.6									
2200-2300	0	0	0	0	3	0	0	0.6	
0.4									
2300-2400	0	1	0	0	0	0	1	0.2	
0.3									
Totals									
0700-1900	*	56	87	53	88	87	112	59.7	
71.2									
0600-2200	*	63	97	58	103	99	118	67.8	
79.5									

0600-0000	*	64	97	58	106	99	119	68.5
80.2								
0000-0000	*	64	100	65	111	100	119	72.3
82.8								
AM Peak	*	1100	1100	0900	0800	1000	0900	
	*	8	10	7	8	13	11	
PM Peak	2300	1700	1600	1300	1600	1400	1500	
	0	9	13	6	16	12	22	

* - No data.

Weekly Vehicle Counts

Site: Buckland Road
Description: Buckland Road - Council Boundary
Filter time: 9.40am Tuesday, 2 July 2019 => 8.45am Tuesday, 23 July 2019
Scheme: Vehicle classification (AustRoads94)
Filter: Class (1-12) Dir (NESW) Speed (10,160)

	<u>Mon</u>	<u>Tue</u>	<u>Wed</u>	<u>Thu</u>	<u>Fri</u>	<u>Sat</u>	<u>Sun</u>	<u>Averages</u>	
	08 Jul	09 Jul	10 Jul	11 Jul	12 Jul	13 Jul	14 Jul	1 - 5	1 -
7									
Hour									
0000-0100	0	0	0	0	0	0	0	0.0	
0.0									
0100-0200	0	0	0	0	0	0	0	0.0	
0.0									
0200-0300	0	0	0	0	0	0	0	0.0	
0.0									
0300-0400	3	4	1	1	1	0	0	2.0	
1.4									
0400-0500	0	0	0	0	1	1	0	0.2	
0.3									
0500-0600	0	2	1	1	3	0	0	1.4	
1.0									
0600-0700	2	4	6	9	4	1	6	5.0	
4.6									
0700-0800	6	8	7	9	6	1	0	7.2	
5.3									
0800-0900	5	8	6	4	5	4	3	5.6	
5.0									
0900-1000	5	6	10	11	13	5	8	9.0	
8.3									
1000-1100	11	7	9	8	9	5	12	8.8	
8.7									
1100-1200	3	5	7	7	6	14	13	5.6	
7.9									
1200-1300	5	8	9	9	4	17	11	7.0	
9.0									
1300-1400	4	4	5	5	11	9	12	5.8	
7.1									
1400-1500	7	3	9	5	9	2	12	6.6	
6.7									
1500-1600	4	7	5	6	9	16	13	6.2	
8.6									
1600-1700	7	5	9	9	9	13	10	7.8	
8.9									
1700-1800	11	1	9	9	5	8	11	7.0	
7.7									
1800-1900	6	2	2	3	2	6	6	3.0	
3.9									
1900-2000	1	3	3	2	3	6	1	2.4	
2.7									
2000-2100	1	0	0	0	2	0	1	0.6	
0.6									
2100-2200	0	0	0	0	2	2	2	0.4	
0.9									
2200-2300	1	0	0	0	0	1	0	0.2	
0.3									
2300-2400	0	0	0	0	0	0	0	0.0	
0.0									
Totals									
0700-1900	74	64	87	85	88	100	111	79.6	
87.0									
0600-2200	78	71	96	96	99	109	121	88.0	
95.7									

0600-0000	79	71	96	96	99	110	121	|	88.2
96.0									
0000-0000	82	77	98	98	104	111	121	|	91.8
98.7									
AM Peak	1000	0800	0900	0900	0900	1100	1100	|	
	11	8	10	11	13	14	13	|	
PM Peak	1700	1200	1700	1700	1300	1200	1500	|	
	11	8	9	9	11	17	13	|	

* - No data.

Weekly Vehicle Counts

Site: Buckland Road
Description: Buckland Road - Council Boundary
Filter time: 9.40am Tuesday, 2 July 2019 => 8.45am Tuesday, 23 July 2019
Scheme: Vehicle classification (AustRoads94)
Filter: Class (1-12) Dir (NESW) Speed (10,160)

	Mon 15 Jul	Tue 16 Jul	Wed 17 Jul	Thu 18 Jul	Fri 19 Jul	Sat 20 Jul	Sun 21 Jul	Averages 1 - 5	1 -
7									
Hour									
0000-0100	0	0	0	0	1	0	1	0.2	
0.3									
0100-0200	0	0	0	0	0	1	0	0.0	
0.1									
0200-0300	3	0	0	0	1	0	0	0.8	
0.6									
0300-0400	2	2	3	2	1	0	0	2.0	
1.4									
0400-0500	1	0	1	0	2	0	0	0.8	
0.6									
0500-0600	2	2	1	1	3	0	0	1.8	
1.3									
0600-0700	4	6	7	6	6	5	1	5.8	
5.0									
0700-0800	5	5	6	5	9	2	4	6.0	
5.1									
0800-0900	6	8	6	9	5	10	6	6.8	
7.1									
0900-1000	4	8	11	10	9	9	13	8.4	
9.1									
1000-1100	11	17	9	4	9	15	18	10.0	
11.9									
1100-1200	11	5	8	5	8	10	11	7.4	
8.3									
1200-1300	7	6	8	4	4	7	5	5.8	
5.9									
1300-1400	8	10	9	4	7	5	13	7.6	
8.0									
1400-1500	5	7	8	7	5	13	13	6.4	
8.3									
1500-1600	5	8	12	5	6	23	11	7.2	
10.0									
1600-1700	7	6	8	9	4	7	9	6.8	
7.1									
1700-1800	7	8	6	7	9	4	3	7.4	
6.3									
1800-1900	5	4	3	3	0	3	5	3.0	
3.3									
1900-2000	1	2	0	1	1	3	2	1.0	
1.4									
2000-2100	1	2	2	0	1	1	0	1.2	
1.0									
2100-2200	1	0	0	1	2	1	0	0.8	
0.7									
2200-2300	0	1	0	0	1	1	0	0.4	
0.4									
2300-2400	1	0	0	0	2	0	0	0.6	
0.4									
Totals									
0700-1900	81	92	94	72	75	108	111	82.8	
90.4									
0600-2200	88	102	103	80	85	118	114	91.6	
98.6									

0600-0000 99.4	89	103	103	80	88	119	114	|	92.6
0000-0000 103.7	97	107	108	83	96	120	115	|	98.2
AM Peak	1100 11	1000 17	0900 11	0900 10	1000 9	1000 15	1000 18	|	
PM Peak	1300 8	1300 10	1500 12	1600 9	1700 9	1500 23	1400 13	|	

* - No data.

Weekly Vehicle Counts

Site: Buckland Road
Description: Buckland Road - Council Boundary
Filter time: 9.40am Tuesday, 2 July 2019 => 8.45am Tuesday, 23 July 2019
Scheme: Vehicle classification (AustRoads94)
Filter: Class (1-12) Dir (NESW) Speed (10,160)

	Mon 22 Jul	Tue 23 Jul	Wed 24 Jul	Thu 25 Jul	Fri 26 Jul	Sat 27 Jul	Sun 28 Jul	Averages 1 - 5	1 -
7									
Hour									
0000-0100	0	0	0	0	0	0	0	0.0	
0.0									
0100-0200	0	1	0	0	0	0	0	0.2	
0.1									
0200-0300	1	0	0	0	0	0	0	0.2	
0.1									
0300-0400	3	3	0	0	0	0	0	1.2	
0.9									
0400-0500	3	0	0	0	0	0	0	0.6	
0.4									
0500-0600	1	2	0	0	0	0	0	0.6	
0.4									
0600-0700	6	4	0	0	0	0	0	2.0	
1.4									
0700-0800	12	7	0	0	0	0	0	3.8	
2.7									
0800-0900	6	4	0	0	0	0	0	2.0	
1.4									
0900-1000	10	0	0	0	0	0	0	2.0	
1.4									
1000-1100	5	0	0	0	0	0	0	1.0	
0.7									
1100-1200	5	0	0	0	0	0	0	1.0	
0.7									
1200-1300	5	0	0	0	0	0	0	1.0	
0.7									
1300-1400	5	0	0	0	0	0	0	1.0	
0.7									
1400-1500	3	0	0	0	0	0	0	0.6	
0.4									
1500-1600	9	0	0	0	0	0	0	1.8	
1.3									
1600-1700	6	0	0	0	0	0	0	1.2	
0.9									
1700-1800	7	0	0	0	0	0	0	1.4	
1.0									
1800-1900	3	0	0	0	0	0	0	0.6	
0.4									
1900-2000	2	0	0	0	0	0	0	0.4	
0.3									
2000-2100	3	0	0	0	0	0	0	0.6	
0.4									
2100-2200	0	0	0	0	0	0	0	0.0	
0.0									
2200-2300	0	0	0	0	0	0	0	0.0	
0.0									
2300-2400	0	0	0	0	0	0	0	0.0	
0.0									
Totals									
0700-1900	76	11	0	0	0	0	0	17.4	
12.4									
0600-2200	87	15	0	0	0	0	0	20.4	
14.6									

0600-0000	87	15	0	0	0	0	0	20.4
14.6								
0000-0000	95	21	0	0	0	0	0	23.2
16.6								
AM Peak	0700	0700	1100	1100	1100	1100	1100	
	12	7	0	0	0	0	0	
PM Peak	1500	2300	2300	2300	2300	2300	2300	
	9	0	0	0	0	0	0	

* - No data.

Comparisons-

- Total number of vehicles travelling on Buckland Road from 9.40am Tuesday 2 July 2019 => 8.45am Tuesday 23 July was 2092.
- Total average number of vehicles travelling on Buckland Road = 700 per week. (for comparison - average 100 vehicles per day x 7 days).

Vehicles per week-

Eldon Road - 1025

Yarlington Road - 841

Native Corners - 1316 (May 2016)

Black Brush - 1183

Woodsdale (near Tasman H'way) - 1823

Woodsdale (near Stonehenge) - 1050

Woodsdale (near New Country Marsh) - 994

Broadmarsh Road (August 2016) – 3164

York Plains Road - 560

Stanley Street - 770

Huntingdon Tier Road – Green Valley Rd intersection - 1491

Huntingdon Tier Road – Clifton Vale Rd intersection - 1029 (includes waste transfer station traffic - 245)

Rhyndaston Road - 938

Native Corners Road - 1554 (Dec 2017)

Interlaken Road - 1029

Oatlands (northern end) - 4837

Oatlands (southern end) - 6853

Brown Mountain Road - 1141

Tunnack Road - 1498 (1575 adjusted)

Elderslie Road near Broadmarsh – 3318

School Road Bagdad – 994

Buckland Road - 700

Daily Classes by Direction

Site: Buckland Road
Description: Buckland Road - Council Boundary
Filter time: Monday 8 July 2019 => Sunday 21 July 2019
Scheme: Vehicle classification (AustRoads94)
Filter: Class (1-12) Dir (NESW) Speed (10,160)

Monday, 8 July 2019

	1	2	3	4	5	6	7	8	9	10	11	12	Total
Mon	60	9	7	1	0	0	0	0	5	0	0	0	82
(%)	73.2	11.0	8.5	1.2	0.0	0.0	0.0	0.0	6.1	0.0	0.0	0.0	
AB	29	4	4	1	0	0	0	0	1	0	0	0	39
AB%	48.3	44.4	57.1	100.0	0.0	0.0	0.0	0.0	20.0	0.0	0.0	0.0	47.6
BA	31.0	5.0	3.0	0.0	0.0	0.0	0.0	0.0	4.0	0.0	0.0	0.0	43.0
BA%	51.7	55.6	42.9	0.0	0.0	0.0	0.0	0.0	80.0	0.0	0.0	0.0	52.4
Tue	52	14	5	1	4	0	0	0	1	0	0	0	77
(%)	67.5	18.2	6.5	1.3	5.2	0.0	0.0	0.0	1.3	0.0	0.0	0.0	
AB	25	6	2	1	2	0	0	0	0	0	0	0	36
AB%	48.1	42.9	40.0	100.0	50.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	46.8
BA	27.0	8.0	3.0	0.0	2.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0	41.0
BA%	51.9	57.1	60.0	0.0	50.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0	53.2
Wed	73	13	5	2	0	0	0	0	5	0	0	0	98
(%)	74.5	13.3	5.1	2.0	0.0	0.0	0.0	0.0	5.1	0.0	0.0	0.0	
AB	41	6	1	1	0	0	0	0	2	0	0	0	51
AB%	56.2	46.2	20.0	50.0	0.0	0.0	0.0	0.0	40.0	0.0	0.0	0.0	52.0
BA	32.0	7.0	4.0	1.0	0.0	0.0	0.0	0.0	3.0	0.0	0.0	0.0	47.0
BA%	43.8	53.8	80.0	50.0	0.0	0.0	0.0	0.0	60.0	0.0	0.0	0.0	48.0

	1	2	3	4	5	6	7	8	9	10	11	12	Total
Thu	82	3	10	1	1	0	0	0	1	0	0	0	98
(%)	83.7	3.1	10.2	1.0	1.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0	
AB	44	3	3	1	0	0	0	0	0	0	0	0	51
AB%	53.7	100.0	30.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	52.0
BA	38.0	0.0	7.0	0.0	1.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0	47.0
BA%	46.3	0.0	70.0	0.0	100.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0	48.0
Fri	83	8	7	1	1	1	0	0	3	0	0	0	104
(%)	79.8	7.7	6.7	1.0	1.0	1.0	0.0	0.0	2.9	0.0	0.0	0.0	
AB	40	4	2	1	0	0	0	0	0	0	0	0	47
AB%	48.2	50.0	28.6	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	45.2
BA	43.0	4.0	5.0	0.0	1.0	1.0	0.0	0.0	3.0	0.0	0.0	0.0	57.0
BA%	51.8	50.0	71.4	0.0	100.0	100.0	0.0	0.0	100.0	0.0	0.0	0.0	54.8
Sat	99	9	3	0	0	0	0	0	0	0	0	0	111
(%)	89.2	8.1	2.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
AB	51	4	0	0	0	0	0	0	0	0	0	0	55
AB%	51.5	44.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	49.5
BA	48.0	5.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0
BA%	48.5	55.6	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	50.5
Sun	106	8	3	0	0	2	0	0	2	0	0	0	121
(%)	87.6	6.6	2.5	0.0	0.0	1.7	0.0	0.0	1.7	0.0	0.0	0.0	
AB	52	6	0	0	0	0	0	0	1	0	0	0	59
AB%	49.1	75.0	0.0	0.0	0.0	0.0	0.0	0.0	50.0	0.0	0.0	0.0	48.8
BA	54.0	2.0	3.0	0.0	0.0	2.0	0.0	0.0	1.0	0.0	0.0	0.0	62.0
BA%	50.9	25.0	100.0	0.0	0.0	100.0	0.0	0.0	50.0	0.0	0.0	0.0	51.2

Average daily volume

Entire week

	1	2	3	4	5	6	7	8	9	10	11	12	Total
	79	9	6	1	1	0	0	0	2	0	0	0	99
(%)	80.3	9.3	5.8	0.9	0.9	0.4	0.0	0.0	2.5	0.0	0.0	0.0	
AB	40	5	2	1	0	0	0	0	1	0	0	0	48
AB%	50.8	51.6	30.0	83.3	33.3	0.0	0.0	0.0	23.5	0.0	0.0	0.0	48.9
BA	39.0	4.4	4.0	0.1	0.6	0.4	0.0	0.0	1.9	0.0	0.0	0.0	50.4
BA%	49.2	48.4	70.0	16.7	66.7	100.0	0.0	0.0	76.5	0.0	0.0	0.0	51.1

Weekdays

	70	9	7	1	1	0	0	0	3	0	0	0	92
(%)	76.3	10.2	7.4	1.3	1.3	0.2	0.0	0.0	3.3	0.0	0.0	0.0	
AB	36	5	2	1	0	0	0	0	1	0	0	0	45
AB%	51.1	48.9	35.3	83.3	33.3	0.0	0.0	0.0	20.0	0.0	0.0	0.0	48.8
BA	34.2	4.8	4.4	0.2	0.8	0.2	0.0	0.0	2.4	0.0	0.0	0.0	47.0
BA%	48.9	51.1	64.7	16.7	66.7	100.0	0.0	0.0	80.0	0.0	0.0	0.0	51.2

Weekend

	103	9	3	0	0	1	0	0	1	0	0	0	116
(%)	88.4	7.3	2.6	0.0	0.0	0.9	0.0	0.0	0.9	0.0	0.0	0.0	
AB	52	5	0	0	0	0	0	0	1	0	0	0	57
AB%	50.2	58.8	0.0	0.0	0.0	0.0	0.0	0.0	50.0	0.0	0.0	0.0	49.1
BA	51.0	3.5	3.0	0.0	0.0	1.0	0.0	0.0	0.5	0.0	0.0	0.0	59.0
BA%	49.8	41.2	100.0	0.0	0.0	100.0	0.0	0.0	50.0	0.0	0.0	0.0	50.9

Daily Classes by Direction

Site: Buckland Road
Description: Buckland Road - Council Boundary
Filter time: Monday 8 July 2019 => Sunday 21 July 2019
Scheme: Vehicle classification (AustRoads94)
Filter: Class (1-12) Dir (NESW) Speed (10,160)

Monday, 15 July 2019

	1	2	3	4	5	6	7	8	9	10	11	12	Total
Mon	66	17	5	2	0	0	0	0	6	1	0	0	97
(%)	68.0	17.5	5.2	2.1	0.0	0.0	0.0	0.0	6.2	1.0	0.0	0.0	
AB	36	8	1	2	0	0	0	0	1	0	0	0	48
AB%	54.5	47.1	20.0	100.0	0.0	0.0	0.0	0.0	16.7	0.0	0.0	0.0	49.5
BA	30.0	9.0	4.0	0.0	0.0	0.0	0.0	0.0	5.0	1.0	0.0	0.0	49.0
BA%	45.5	52.9	80.0	0.0	0.0	0.0	0.0	0.0	83.3	100.0	0.0	0.0	50.5
Tue	69	14	12	4	0	0	0	2	4	2	0	0	107
(%)	64.5	13.1	11.2	3.7	0.0	0.0	0.0	1.9	3.7	1.9	0.0	0.0	
AB	33	7	3	3	0	0	0	2	0	0	0	0	48
AB%	47.8	50.0	25.0	75.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0	0.0	44.9
BA	36.0	7.0	9.0	1.0	0.0	0.0	0.0	0.0	4.0	2.0	0.0	0.0	59.0
BA%	52.2	50.0	75.0	25.0	0.0	0.0	0.0	0.0	100.0	100.0	0.0	0.0	55.1
Wed	76	8	6	3	0	0	1	2	9	3	0	0	108
(%)	70.4	7.4	5.6	2.8	0.0	0.0	0.9	1.9	8.3	2.8	0.0	0.0	
AB	40	5	1	3	0	0	0	1	2	0	0	0	52
AB%	52.6	62.5	16.7	100.0	0.0	0.0	0.0	50.0	22.2	0.0	0.0	0.0	48.1
BA	36.0	3.0	5.0	0.0	0.0	0.0	1.0	1.0	7.0	3.0	0.0	0.0	56.0
BA%	47.4	37.5	83.3	0.0	0.0	0.0	100.0	50.0	77.8	100.0	0.0	0.0	51.9

	1	2	3	4	5	6	7	8	9	10	11	12	Total
Thu	58	8	2	3	0	0	0	0	8	4	0	0	83
(%)	69.9	9.6	2.4	3.6	0.0	0.0	0.0	0.0	9.6	4.8	0.0	0.0	
AB	28	5	0	2	0	0	0	0	2	0	0	0	37
AB%	48.3	62.5	0.0	66.7	0.0	0.0	0.0	0.0	25.0	0.0	0.0	0.0	44.6
BA	30.0	3.0	2.0	1.0	0.0	0.0	0.0	0.0	6.0	4.0	0.0	0.0	46.0
BA%	51.7	37.5	100.0	33.3	0.0	0.0	0.0	0.0	75.0	100.0	0.0	0.0	55.4
Fri	55	12	7	3	1	1	0	1	12	4	0	0	96
(%)	57.3	12.5	7.3	3.1	1.0	1.0	0.0	1.0	12.5	4.2	0.0	0.0	
AB	31	6	3	3	0	0	0	1	3	0	0	0	47
AB%	56.4	50.0	42.9	100.0	0.0	0.0	0.0	100.0	25.0	0.0	0.0	0.0	49.0
BA	24.0	6.0	4.0	0.0	1.0	1.0	0.0	0.0	9.0	4.0	0.0	0.0	49.0
BA%	43.6	50.0	57.1	0.0	100.0	100.0	0.0	0.0	75.0	100.0	0.0	0.0	51.0
Sat	98	19	1	1	0	1	0	0	0	0	0	0	120
(%)	81.7	15.8	0.8	0.8	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.0	
AB	48	9	0	1	0	0	0	0	0	0	0	0	58
AB%	49.0	47.4	0.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	48.3
BA	50.0	10.0	1.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	62.0
BA%	51.0	52.6	100.0	0.0	0.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	51.7
Sun	87	24	1	0	0	0	1	0	2	0	0	0	115
(%)	75.7	20.9	0.9	0.0	0.0	0.0	0.9	0.0	1.7	0.0	0.0	0.0	
AB	41	13	0	0	0	0	0	0	1	0	0	0	55
AB%	47.1	54.2	0.0	0.0	0.0	0.0	0.0	0.0	50.0	0.0	0.0	0.0	47.8
BA	46.0	11.0	1.0	0.0	0.0	0.0	1.0	0.0	1.0	0.0	0.0	0.0	60.0
BA%	52.9	45.8	100.0	0.0	0.0	0.0	100.0	0.0	50.0	0.0	0.0	0.0	52.2

Average daily volume

Entire week

	1	2	3	4	5	6	7	8	9	10	11	12	Total
	73	15	5	2	0	0	0	1	6	2	0	0	104
(%)	70.1	14.0	4.7	2.2	0.1	0.3	0.3	0.7	5.6	1.9	0.0	0.0	
AB	37	8	1	2	0	0	0	1	1	0	0	0	49
AB%	50.5	52.0	23.5	87.5	0.0	0.0	0.0	80.0	22.0	0.0	0.0	0.0	47.5
BA	36.0	7.0	3.7	0.3	0.1	0.3	0.3	0.1	4.6	2.0	0.0	0.0	54.4
BA%	49.5	48.0	76.5	12.5	100.0	100.0	100.0	20.0	78.0	100.0	0.0	0.0	52.5

Weekdays

	65	12	6	3	0	0	0	1	8	3	0	0	98
(%)	66.0	12.0	6.5	3.1	0.2	0.2	0.2	1.0	7.9	2.9	0.0	0.0	
AB	34	6	2	3	0	0	0	1	2	0	0	0	46
AB%	51.9	52.5	25.0	86.7	0.0	0.0	0.0	80.0	20.5	0.0	0.0	0.0	47.3
BA	31.2	5.6	4.8	0.4	0.2	0.2	0.2	0.2	6.2	2.8	0.0	0.0	51.8
BA%	48.1	47.5	75.0	13.3	100.0	100.0	100.0	20.0	79.5	100.0	0.0	0.0	52.7

Weekend

	93	22	1	1	0	1	1	0	1	0	0	0	118
(%)	78.7	18.3	0.9	0.4	0.0	0.4	0.4	0.0	0.9	0.0	0.0	0.0	
AB	45	11	0	1	0	0	0	0	1	0	0	0	57
AB%	48.1	51.2	0.0	100.0	0.0	0.0	0.0	0.0	50.0	0.0	0.0	0.0	48.1
BA	48.0	10.5	1.0	0.0	0.0	0.5	0.5	0.0	0.5	0.0	0.0	0.0	61.0
BA%	51.9	48.8	100.0	0.0	0.0	100.0	100.0	0.0	50.0	0.0	0.0	0.0	51.9

Class Speed Matrix

Site: Buckland Road
 Description: Buckland Road - Council Boundary
 Filter time: 9.40am Tuesday, 2 July 2019 => 8.45am Tuesday, 23 July 2019
 Scheme: Vehicle classification (AustRoads94)
 Filter: Class (1-12) Dir (NESW) Speed (10,160)

km/h	Class												Total	
	SV 1	SVT 2	TB2 3	TB3 4	T4 5	ART3 6	ART4 7	ART5 8	ART6 9	BD 10	DRT 11	TRT 12		
10- 20	1	.	.	.	.	.	.	.	.	.	.	.	1	0.0%
20- 30	1	.	1	.	.	.	.	.	.	.	.	.	2	0.1%
30- 40	7	1	.	.	.	.	.	.	.	.	.	.	8	0.4%
40- 50	25	3	.	.	.	.	.	.	1	.	.	.	29	1.4%
50- 60	94	25	2	5	.	.	.	2	6	9	.	.	143	6.8%
60- 70	342	86	17	7	5	4	2	4	38	9	.	.	514	24.6%
70- 80	578	86	54	12	4	5	2	2	40	3	.	.	786	37.6%
80- 90	372	40	29	2	2	.	1	1	7	.	.	.	454	21.7%
90-100	112	11	7	2	.	.	.	.	.	.	.	.	132	6.3%
100-110	19	1	2	.	.	.	.	.	.	.	.	.	22	1.1%
110-120	1	.	.	.	.	.	.	.	.	.	.	.	1	0.0%
120-130	.	.	.	.	.	.	.	.	.	.	.	.	0	0.0%
130-140	.	.	.	.	.	.	.	.	.	.	.	.	0	0.0%
140-150	.	.	.	.	.	.	.	.	.	.	.	.	0	0.0%
150-160	0	0.0%
Total	1552	253	112	28	11	9	5	9	92	21	0	0	2092	
	74.2%	12.1%	5.4%	1.3%	0.5%	0.4%	0.2%	0.4%	4.4%	1.0%	0.0%	0.0%		

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Vehicles = 2092
Posted speed limit = 60 km/h, Exceeding = 1909 (91.25%), Mean Exceeding = 76.38 km/h
Maximum = 113.1 km/h, **Minimum** = 12.8 km/h, **Mean** = 74.4 km/h
85% Speed = 85.33 km/h, **95% Speed** = 92.94 km/h, **Median** = 74.25 km/h
20 km/h Pace = 63 - 83, **Number in Pace** = 1384 (66.16%)
Variance = 123.75, **Standard Deviation** = 11.12 km/h

Speed Statistics by Hour

Site: Buckland Road
Description: Buckland Road - Council Boundary
Filter time: 9.40am Tuesday, 2 July 2019 => 8.45am Tuesday, 23 July 2019
Scheme: Vehicle classification (AustRoads94)
Filter: Class (1-12) Dir (NESW) Speed (10,160)

Hour Bins (Partial days)

Time	Bin	Min	Max	Mean	Median	85%	95%	>PSL 60 km/h
0000	2 0.1%	68.6	71.6	70.1	69.9	71.6	71.6	2 100.0%
0100	2 0.1%	63.7	71.1	67.4	67.2	71.1	71.1	2 100.0%
0200	6 0.3%	60.6	74.3	64.0	62.1	73.7	74.3	6 100.0%
0300	32 1.5%	57.1	84.8	70.7	68.7	79.8	82.7	30 93.8%
0400	14 0.7%	43.5	83.8	69.2	69.8	79.6	83.8	13 92.9%
0500	23 1.1%	59.6	105.4	84.7	85.0	94.3	103.5	22 95.7%
0600	95 4.5%	48.8	94.0	76.0	76.1	86.6	90.1	91 95.8%
0700	115 5.5%	41.4	106.6	76.8	76.0	88.7	98.7	112 97.4%
0800	125 6.0%	48.2	106.7	74.7	73.8	84.8	91.5	120 96.0%
0900	170 8.1%	42.5	101.5	75.0	75.0	84.9	90.3	164 96.5%
1000	194 9.3%	27.2	96.0	72.6	72.9	84.3	90.2	173 89.2%
1100	158 7.6%	44.6	105.4	75.6	74.6	87.3	94.0	147 93.0%
1200	146 7.0%	52.0	104.3	75.0	76.0	84.6	87.8	137 93.8%
1300	168 8.0%	26.1	98.3	74.8	75.1	86.3	91.9	156 92.9%
1400	156 7.5%	39.8	101.0	72.9	73.1	83.2	93.8	135 86.5%
1500	199 9.5%	12.8	113.1	74.6	76.0	86.4	95.6	168 84.4%
1600	178 8.5%	49.1	99.9	76.5	76.1	85.4	94.8	169 94.9%
1700	138 6.6%	52.7	102.3	72.8	71.4	84.8	91.7	127 92.0%
1800	65 3.1%	52.0	101.9	75.8	75.2	89.3	97.5	59 90.8%
1900	52 2.5%	38.9	102.3	70.3	68.7	83.1	96.3	44 84.6%
2000	26 1.2%	44.2	94.2	63.8	58.5	83.0	92.0	12 46.2%
2100	15 0.7%	37.3	106.0	66.4	60.7	85.0	106.0	9 60.0%
2200	8 0.4%	50.3	89.1	70.1	70.7	86.1	89.1	7 87.5%
2300	5 0.2%	56.5	80.8	71.3	66.4	80.8	80.8	4 80.0%
----	2092 100.0%	12.8	113.1	74.4	74.3	85.3	92.9	1909 91.3%

DECISION

Moved by Clr R McDougall, seconded by Clr K Dudgeon

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

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

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

DECISION

Moved by Clr K Dudgeon, seconded by Clr A Bisdee OAM

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.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

CLOSED COUNCIL MINUTES

20. BUSINESS IN “CLOSED SESSION”

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

20.1 CLOSED COUNCIL MINUTES - CONFIRMATION

Item considered in Closed Session in accordance with Regulation 15 (2) of the Local Government (Meeting Procedures) Regulations 2015.

20.2 APPLICATIONS FOR LEAVE OF ABSENCE

Item considered in Closed Session in accordance with Regulation 15 (2)(h) of the Local Government (Meeting Procedures) Regulations 2015.

20.3 AUDIT PANEL MINUTES - CONFIRMATION

Item considered in Closed Session in accordance with Regulation 15 (2) of the Local Government (Meeting Procedures) Regulations 2015.

DECISION

Moved by Clr K Dudgeon, seconded by Clr D Fish

THAT Council move out of “Closed Session”.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 2.21 p.m.



MINUTES

SOUTHERN MIDLANDS COUNCIL FACILITIES & RECREATION COMMITTEE

THURSDAY 12th SEPTEMBER 2019

Municipal Offices, 71 High Street, Oatlands

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MINUTES

MINUTES OF THE SOUTHERN MIDLANDS FACILITIES AND RECREATION COMMITTEE MEETING HELD ON THE 12TH SEPTEMBER 2019 AT THE MUNICIPAL OFFICES, 71 HIGH STREET, OATLANDS COMMENCING AT 10.02 A.M.

1. ATTENDANCE

Clr D Fish (Chairman), Deputy Mayor E Batt and Clr A R Bantick

Tim Kirkwood (General Manager), Andrew Benson (Deputy General Manager), Wendy Young (Corporate Compliance Officer) and Elisa Lang (Executive Assistant)

2. APOLOGIES

Nil.

3. RECEIPT OF MINUTES

3.1 CONFIRMATION OF SOUTHERN MIDLANDS FACILITIES AND RECREATION COMMITTEE MINUTES

The minutes of the meeting held on 13th September 2018, (attached) as previously circulated, are submitted for confirmation.

DECISION

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

THAT the minutes of the meeting held on 13th September 2018, as circulated, be confirmed as a true and accurate account of the meeting.

CARRIED

Councillor	Vote For	Vote Against
Clr D F Fish (Chairperson)	√	
Deputy Mayor E Batt	√	
Clr A R Bantick	√	

3.2 RECEIPT OF COUNCIL HALL COMMITTEE MINUTES

The minutes of the following Meetings of Council Hall Committees, as circulated, are submitted for information and consideration of recommendations (where necessary):

Nil.

4. 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 committee, by simple 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;
- (b) that the matter is urgent; and
- (c) that advice has been provided under section 65 of the Act.

Nil.

5. 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*.

Clr D Fish

Clr Fish declared a pecuniary interest in Agenda Item 14 – Community Small Grant Applications; specifically in relation to the grant application from the Parattah Progress Association due to his involvement on the Committee.

Tim Kirkwood - General Manager

Tim Kirkwood declared a pecuniary interest in Agenda Item 14 – Community Small Grant Applications; specifically in relation to a number of grant applications due to being Auditor of the following committees.

- Bagdad Community Club
- Central Hawks Junior Football Club
- Levensdale Hall Committee
- Oatlands RSL & Community Club
- Tunbridge Community Club.

Elisa Lang – Executive Assistant

Elisa Lang declared a pecuniary interest in Agenda Item 14 – Community Small Grant Applications; specifically in relation to the grant application from the Central Hawks Junior Football Club due to her involvement on the Committee as Treasurer.

6. PUBLIC QUESTION TIME

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

There was one (1) member of the public in attendance (Mr Lyndon Scott) however no questions were asked.

7. BUSINESS ARISING FROM THE MINUTES OF THE PREVIOUS MEETINGS NOT COVERED IN THE AGENDA

Nil.

8. COUNCIL OWNED HALLS & BUILDINGS

8.1 GENERAL

8.2 CAMPANIA HALL

Nil.

8.3 CAMPANIA WAR MEMORIAL HALL

Nil.

8.4 COLEBROOK MEMORIAL HALL

Deputy Mayor E Batt advised that the current heating in the Colebrook Hall is inadequate and will need to be included in the 2020/21 budget process.

8.5 VICTORIA MEMORIAL HALL, KEMPTON

ANNUAL REPORT TO SOUTHERN MIDLANDS COUNCIL VICTORIA MEMORIAL HALL, KEMPTON

Year: 2018-2019

Events during the year:

Anzac Day, RSL Luncheon, RSL AGM, S M Council events, Workshops, Country Music Concert, Wakes , Private community events e.g. engagement, 18th birthday parties, Government Dept meetings, LMA Arts leasing function, Retirement function, Monthly use of Hall; Meetings for RSL committee, Rodeo and Kempton Festival committee meetings.

Weekly use of Hall: Kempton Mah jong Ladies. Kempton Primary School during term time.

Maintenance upgrades during the year:

Floor in supper room sanded and varnished.

Replaced some kitchen equipment.

Added extra fridge/freezer (donated)

Various leaks in roof and toilet attended to.

Lighting adjusted in disabled toilet and rear hall.

Significant Issues or comments:

Applied for Grant under the SM Community Small Grants Program 2019 to install dishwasher in kitchen

The hall booking form absolving RSL and Council from any litigation in case of damage or personal injury has been approved Tierney Law.

The hall's significant military display is regularly updated and logged for insurance purposes.

Used books are regularly being donated to RSL so we are in the process of setting up a "Book Mart" in the supper room for residents use. At this point it will be open three times a week.

The Kempton Streetscape committee are in the process of drawing up plans for renovating the external front area and upgrading

Signed sub branch Secretary: *Carolyn Bassett*

8.7 MANGALORE COMMUNITY HALL

Roofing sheet replacement in the 2019/20 budget

8.8 OATLANDS COMMUNITY HALL

It was advised that external work to the Hall is required (e.g pointing sandstone/repairs to cracks etc). To be included in the 2020/21 budget process.

8.9 OATLANDS AQUATIC CLUB BUILDING

New showers have been installed in this building for use by campers etc.

8.10 MIDLANDS MEMORIAL COMMUNITY CENTRE

The A frame part of the Centre that houses the Bargain Centre is a major issue which needs to be addressed in the area of insulation. It is recommended that a number of modifications be made to the A frame to make it a more user friendly space.

As the new Oatlands Aquatic Centre is developed, some work will need to be undertaken to bring the MMCC into some degree of harmony with the new pool, however it is too early at this point in time to understand the relationship between the two buildings. These works will probably be more appropriate for consideration in next year's budget.

It was further advised that an energy audit should be conducted for this building and to seek external funding (e.g TCF grants) to complement SMC budget for these works.

8.10 WOODSDALE HALL

Nil.

8.11 ROCHE HALL

Nil.

8.12 COMMUNITY LEARNING & DEVELOPMENT CENTRE - LEVENDALE

Wendy Young is currently working with the Centre and Tasmania Fire Service in regard to upgrading the fire panel and exploring external funding for these works.

DECISION

Moved by Cllr A Bantick, seconded by Deputy Mayor E Batt

THAT the information and actions in relation to Council Owned Halls and Buildings, detailed in Item 8, be received and progressed.

CARRIED

Councillor	Vote For	Vote Against
Cllr D F Fish (Chairperson)	√	
Deputy Mayor E Batt	√	
Cllr A R Bantick	√	

9. COMMUNITY OWNED HALLS

9.1 BROADMARSH ELDERSLIE COMMUNITY HALL

The Deputy General Manager commended the Broadmarsh Hall committee on continual use and improvements to the Broadmarsh Hall and being so actively involved in their community.

9.2 BADEN COMMUNITY HALL

Councillors are aware of the journey that Baden Hall has metaphorically travelled over the last year. There are no further actions required by Council in relation to this matter.

9.3 MT SEYMOUR COMMUNITY HALL

Nil.

9.3 JERICHO COMMUNITY HALL

Nil.

9.4 LEVENDALE COMMUNITY HALL

Nil.

9.5 PARATTAH JUBILEE HALL

Nil.

9.6 STONOR COMMUNITY HALL

Nil.

9.7 TUNBRIDGE TOWN HALL

The General Manger advised that upgrade works to the Hall have now been completed (toilet upgrade and storage room extension). These works were completed with funds received from TCF of \$48,000; SMC contribution of \$10,000 and the Hall contribution of \$10,000. Feedback on the project has been positive.

9.8 TUNNACK VICTORIA HALL

Nil.

DECISION

Moved by Cllr D Fish, seconded by Cllr A Bantick

THAT the information and actions in relation to 'Community Owned Halls' detailed in Item 9, be received and progressed.

CARRIED

Councillor	Vote For	Vote Against
Cllr D F Fish (Chairperson)	√	
Deputy Mayor E Batt	√	
Cllr A R Bantick	√	

10. COUNCIL OWNED RECREATION GROUNDS

Wendy Young, Council's Corporate Compliance Officer applied for three grants from the State Government to provide Defibrillators at two of Council's Recreation Grounds. This was a great initiative by Wendy, who witnessed a near fatality at a Football Ground in a neighbouring local authority and it motivated her to resolve that such an incident would not happen at a Southern Midlands Recreation Ground, without have the best possible equipment immediately available on site. Well done Wendy!

10.1 CAMPANIA RECREATION GROUND

At the last meeting it was reported that the Deputy General Manager was in discussions with the subdivider of the land adjacent to the Campania Recreation Ground in respect to contributing to the cost of a football net behind the goals at the southern end of the ground. Part of the discussion pertains to the change of the location of the Public Open Space for the subdivision to enable the housing lot on Reeve Street to be 'swapped' from another site in Stage 4 of the subdivision. This is work is still in progress.

The Football goal nets were under review at the last Campania Recreation Ground Management Committee meeting due to their excessive cost. A modified plan has been produced and Council are awaiting a revised costing.

The Campania Football Club have recently undertaken work on the Club Rooms, this was in combination with the requirement from Council's Insurer that the windows were required to be replaced with safety glass. The end result is a smart collaboration from the Club and Council.

Minutes of the Campania Recreation Ground Management Committee meeting held on the 31st July 2019 were circulated.

Before



After



10.2 COLEBROOK RECREATION GROUND

The attached letter has been received from the Colebrook Cricket Club.

Images from the site have also been included for the Committee's further information.

For discussion by the Committee.

25th August 2019

Southern Midlands Council
71 High Street
Oatlands 7120
Tasmania



ATTENTION: Tim Kirkwood

Re: Colebrook Cricket Club.

I am writing to you on behalf of the Colebrook Cricket Club who play in the Oatlands District Cricket Association, at this moment the club is struggling to stay afloat, with many players leaving, but the players that are left are young players that want to continue to play for this small township.

At the moment the facilities at the ground aren't up to the standard to what they should be, Yes they have toilet facilities and some canteen facilities but when it comes to change rooms for the players and their opponents for the day there isn't any, the players from both clubs are forced to change in the canteen area or at their cars.

From a spectator prospective this is not a good thing for woman and children to see while they are watching a game of cricket. They are seeking help from the Council to obtain two storage containers which can be used as temporary change rooms.

The club has limited money as they are in the progress of rebuilding stage with local and surrounding young cricketers with the help from the local council in supplying these containers it would help with the rebuilding of this small country cricket club and their visiting sides

Yours Faithfully
Kylie Randall
Secretary
Colebrook Cricket Club
0418 351 074

The current amenities at the Colebrook Recreation Ground consist of the following (refer to images on the following pages);



Club Rooms: approximately 6m x 9m containing a bar facility
Amenities Facility: containing two unisex facilities plus a shower



Two other buildings are at the site which are both in extremely poor repair and not used. Refer to the image below which is the building on the right hand side of the above image.



There is already a shipping container on site.

The Committee discussed the correspondence received from the Colebrook Cricket Club and looked at some options for a change room solution. The option provided by the Cricket Club of putting shipping containers on site for change rooms was not supported by the committee for a number of reasons.

Alternative options included renovation of the old buildings on site; re-clad the old buildings on site; put in a partition in the kiosk building for a change room solution. It was noted that the Council installed amenities where designed as a unisex facility and would accommodate change spaces.

It was decided that the best option moving forward would be to ask Councils Building Surveyor to assess the site and provide advice/recommendations.

DECISION

Moved by Deputy Mayor E Batt, seconded by Cllr D Fish

THAT

- 1. Council's Building Surveyor assess the buildings at the Colebrook Recreation Ground and provide advice on suitable options;**
- 2. A letter will be sent to the Colebrook Cricket Club advising current status of their request.**

CARRIED

Councillor	Vote For	Vote Against
Cllr D F Fish (Chairperson)	√	
Deputy Mayor E Batt	√	
Cllr A R Bantick	√	

10.3 KEMPTON RECREATION GROUND

Work is being undertaken at the Kempton Recreation Ground by the Kempton Streetscape Committee. This has been undertaken in regards to the relocation of the access to the site as well as front fencing plus re-fencing the children's playground area.

10.4 MANGALORE RECREATION GROUND

Deputy General Manager advises that the Sport & Recreation Tasmania Grant for the Twin Arenas Project for the Pony Club and Equestrian Club at the Recreation Ground, is nearing completion, with the surface course of sand being delivered this week and the surrounding barriers are now reclaimed hop poles rather than reclaimed TasNetwork Poles, due the impact on the budget by the delays brought about by the finding of Aboriginal relicts on the site. The process was worked through with Aboriginal Heritage Tasmania and a satisfactory outcome was achieved, albeit having a six months delay in the project completion time, which in course impacted on VEC (our implementation partners) to provide the services and materials that they were originally committed to.

Clr Bantick requested costings that have been incurred on this project due to delays in works while awaiting Aboriginal Heritage assessments. The Deputy General Manager noted that \$15,000 was allocated in the budget for any cost overruns due to the Aboriginal Heritage find on the site.

10.5 MT PLEASANT RECREATION GROUND

It was advised that the toilet upgrade works for the Mt Pleasant Recreation Ground are currently in design stage. The Football Club are seeking funding from the Stronger Communities Program.

10.6 OATLANDS RECREATION GROUND

Nil.

10.7 PARATTAH RECREATION GROUND

Nil.

10.8 TUNNACK RECREATION GROUND

Nil.

10.9 WOODSDALE RECREATION GROUND

As the Committee would be aware the Woodsdale Football Club have '*hung up their boots*' and the management of the Recreation Ground is now being managed by the Woodsdale Hall Committee.

10.10 LEVENDALE RECREATION GROUND (FORMER LEVENDALE SCHOOL)

10.11 RUNNYMEDE RECREATION GROUND

The Committee would recall that the transfer of the privately owned Runnymede Cricket Ground to Council has been a long and drawn out process, however the

subdivision along with the transfer has been finalised and the ground is now in the ownership of Council.

Council and the Runnymede Cricket Club are developing a Grant Application to Sport & Recreation Tasmania for the resurfacing of the ground, to maximise the funds set aside in the budget for this year for the ground. There is \$20,000 in the budget and we are attempting to leverage those funds to achieve an equal amount from Sport & Rec Tas. – Fingers crossed for the success of the Grant Application.

DECISION

Moved by Deputy Mayor E Batt, seconded by Cllr D Fish

THAT the information and actions in relation to ‘Council Owned Recreation Grounds’ detailed in Item 10 be received and progressed.

CARRIED

Councillor	Vote For	Vote Against
Cllr D F Fish (Chairperson)	√	
Deputy Mayor E Batt	√	
Cllr A R Bantick	√	

11. COMMUNITY / PRIVATELY OWNED RECREATION GROUNDS

11.1 LEVENDALE RECREATION GROUND

Council continue to provide a contribution of the mowing of the ground.

DECISION

Moved by Cllr A Bantick, seconded by Deputy Mayor E Batt

THAT the information and actions in relation to ‘Community / Privately Owned Recreation Grounds’ detailed in Item 11 be received and progressed.

CARRIED

Councillor	Vote For	Vote Against
Clr D F Fish (Chairperson)	√	
Deputy Mayor E Batt	√	
Clr A R Bantick	√	

12. PARKS AND PLAYGROUNDS

12.1 GENERAL

The Callington Park Playground is under the custodianship of the Lake Dulverton Callington Park Committee (LDCPMC) of Council, however a bid was put forward to the SMC Manager's Meeting in March 2019, by the Deputy General Manager (refer to the enclosure) for a significant structure as the core of the Play Space identified in Council's Strategic Plan. This plan has been considered by the LDCPMC and further Play Space has been included by Maria Weeding by the gentrification of the 'Sheep Yards Play Space', refer to attached design. The Play Space in Callington Park has been funded by the Australia Government's Election Commitment secured by former Nationals Party Members Senator Steve Martin.

12.2 PROGRAM FOR PLAY EQUIPMENT & RELATED INFRASTRUCTURE

12.2.1 Colebrook Park

A basketball hoop has been installed in this park.

12.2.2 Campania Recreation Ground

Nil.

12.2.3 Flour Mill Park (Campania)

Nil.

12.2.4 Kempton Recreation Ground

Nil.

12.2.5 Station Park Kempton

Nil.

12.2.6 Mt Pleasant Recreation Ground

Nil.

12.2.7 Oatlands Recreation Ground

Nil.

12.2.8 Parattah Recreation Ground

Nil.

12.2.9 Tunnack Recreation Ground

Nil.

12.2.10 Tunbridge Park

Nil.

12.2.11 Woodsdale Hall

Nil.

12.2.12 Public Open Space (POS) Alexander Circle Campania (Jones Subdivision)

A budget allocation has been made for the further development of this site.

12.2.13 POS Le Compte Place Bagdad (Finlayson Subdivision)

12.2.14 POS Justitia Court Campania (Scaife Subdivision)

A budget allocation has been made for the further development of this site.

It is planned to schedule a community barbeque and invite all residents in the subdivision to seek their input in the design of the public open space for this area.

12.2.15 POS Iden Drive Bagdad (Booth Subdivision)

DECISION

Moved by Deputy Mayor E Batt, seconded by Cllr A Bantick

THAT the information and actions in relation to 'Parks and Playgrounds' detailed in Item 12 be received and progressed.

CARRIED

Councillor	Vote For	Vote Against
Cllr D F Fish (Chairperson)	√	
Deputy Mayor E Batt	√	
Cllr A R Bantick	√	

13. SOUTHERN MIDLANDS RECREATION PLAN

An allocation was made in the Budget to review the Southern Midlands Recreation Plan 2006. John Hepper from Inspiring Place was the author of the original document and John has been contracted to undertake the review. Whilst this piece of work was to be undertaken during the 2017/2018 financial year, due to a staff absence this work was put on hold until this current financial year.

The process will consist of the following tasks;

1. Prepare Project Plan outlining tasks and timelines
2. Council to do audit and assessment of the implementation of the 2006 Action Plan
3. Initial briefing with Council/workshop of issues and opportunities
4. Review of relevant policy documents and reports
5. Research of community recreation trends
6. Research of demographic trends
7. Assessment of implications arising from trends
8. Prepare survey of recreation needs and priorities for all community sporting and recreation groups
9. Council to undertake consultations with Southern Midlands schools (4) and identified key groups/clubs (6)
10. Analyse findings from the club and group surveys
11. Organise and conduct 4 local community area forums to discuss community recreation needs and priorities
12. Identify key issues that need to be addressed and undertake follow-up (limited to high priority needs)
13. Prepare the draft Southern Midlands Recreation Plan 2019 - 2029
14. Review meeting with Council to discuss the draft Report
15. Prepare the final Southern Midlands Recreation Plan 2019-2029 ready for Council to release for public review and comment

The target completion of the project is in the second quarter of 2019/20 financial year.

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr D Fish

THAT the information be received.

CARRIED

Councillor	Vote For	Vote Against
Clr D F Fish (Chairperson)	√	
Deputy Mayor E Batt	√	
Clr A R Bantick	√	

14. COMMUNITY SMALL GRANTS PROGRAM

14.1 SOUTHERN MIDLANDS COMMUNITY SMALL GRANTS PROGRAM 2019

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

Date: 12th September 2019

Attachments:

1. *Assessment Analysis (A3 size - to be provided at the meeting)*
2. *Summary of 19 Applications received*
3. *Folder containing hard copy of all applications*

BACKGROUND

Council has conducted a Community Small Grants program twice a year since 2008, converting to an annual program in September 2009. The main aim of the program is to streamline and condense the many requests for financial support received from various community groups, charitable organisations and service providers throughout the year. The program has proven to be very popular with all the target groups and excellent goodwill is gleaned from the successful grant recipients. Additional kudos has been obtained by having presentations to successful Grantee organisations at the Australia Day function in January.

[EXTRACT FROM THE GUIDELINES]

The Southern Midlands Council's Community Small Grants program has been established to support projects, programs and activities developed for the benefit of the residents of the Southern Midlands local government area.

The Community Small Grants provide assistance to community groups to provide programs, improve safety, undertake minor capital works, facilitate small seminars, conferences and forums or purchase equipment.

The Southern Midlands Council recognises the immense community benefit provided to our residents and visitors by local community organisations through the provision of opportunity for involvement in activities in Southern Midlands.

The Community Small Grants Program is one method of supporting and assisting local organisations in providing additional opportunities for the Southern Midlands community.

Purpose

To provide financial assistance in a regulated and equitable way to community groups catering for, and responding to, the needs of the residents and visitors to Southern Midlands.

The program provides assistance to organisations to conduct a wide range of activities. The following broad categories are designed to give applicants an idea as to the types of projects which Council seeks to support through this program:

Community Building

Projects which aim to increase community participation & access to information, services & facilities while strengthening community and social well-being.

Minor Capital Works

Projects which enhance our community facilities by aiding in the development of new facilities or improvements to any existing Community/Council owned facility. It will provide assistance for projects such as fencing, roofing, ground lighting, shade sails, building refurbishments, paving, etc.

Safety/Accessibility Upgrades/Equipment

Projects that increase the capacity of local groups and clubs to cater for the needs of the community. These developments can be in the form of a construction project or the purchase of equipment.

Frequency

Council's grant program is currently held on an annual basis.

Important Dates:

*The current round for assistance opens at 8.30am on Monday 29th July 2019 and **closes on Monday 26th August 2019 at 4:00pm**. Applications can be lodged at either the Oatlands or Kempton Office, or lodged electronically at mail@southernmidlands.tas.gov.au*

Projects are able to start from Monday 7th October 2019 - full acquittal is required by Friday 17th July 2020.

Level of Funding Available

An organisation can apply for assistance up to a maximum of \$3000 per round- no minimum grant amount applies.

Eligibility

Financial Assistance WILL be considered for:

- *Any not for profit community group or voluntary association that is legally constituted as an incorporated body or under the auspice of one.*
- *The group or organisation is located in the Southern Midlands municipal area or is proposing an activity or project which will take place in the Southern Midlands municipal area, for the benefit of those who live, visit or conduct business in the municipal area.*
- *The applicant is able to demonstrate financial viability and competence.*
- *The applicant meets Council's insurance requirements.*
- *Education providers are able to apply on the condition that the project/activity is open to all residents and has a broad community benefit.*
- *For equipment grants, applicants are required to contribute at least 50% towards the cost of equipment for items considered 'consumables' eg cricket bats / balls , Footballs etc .Items of a longer term nature eg line marking*

machines , training equipment and the like would be eligible for up to 100% funding.

The following are important areas to address

- *Any application which relates to works or projects on property not under the applicants direct ownership (land tenure) or control, must provide a letter of authorisation and approval for said works / projects from the land owner with the grant application.*
- *In the case of applications from the Department of Education, where the facilities will be used by Community and school students alike, the application requires written commitment from the Department of Education / Principal that the facilities (or improvements) will be accessible by the public.*
- *The Applicant need not necessarily be based within the Southern Midlands area, but the service or activity must be must be provided within the Southern Midlands area., for the benefit of Southern Midlands residents.*

Financial Assistance WILL NOT be given for:

- *Activities by a private person that is not a formal representative of a bone fide organisation.*
- *Activities of For-Profit organisations.*
- *Applicant organisations who have previously failed to acquit Council assisted projects in line with the agreed terms.*
- *Projects that have previously received funding from this grant program.*
- *Working Capital or straight donation purposes.*
- *Programs/projects by local schools/education providers that are exclusive to students core school curriculum with no availability to the general public.*
- *Retrospective request for a project already fully or partially completed*
- *Community Organisations who already receive Council funds to undertake a specific activity for which funding is being sought or community organisations wanting to do a specific activity that is already funded by Council.*
- *Facilities where little or no public access is available.*
- *Travel to sporting competitions or conferences for individual or community groups.*
- *Projects/ programs that are not based in or focused on southern midlands residents*

It should be noted that meeting the eligibility criteria is not a guarantee of funding.

The following conditions apply to all financial assistance allocated through the program

Project Management

Funds will only be spent on the project for which funds were applied and as approved by the Southern Midlands Council.

Successful applicants must finalise and acquit the project within the approved time frame and approved budget as per application form.

Any variation of this agreement, such as an extension of the project completion date, shall only be made in writing between the parties. Any request for extension of time must be received in writing prior to the relevant original acquittal completion date.

Successful applicants are required to maintain a copy of all receipts of project expenditure for the term of the grant program, including copies of any advertising, media, newsletters, etc. Council will require copies of expenditure invoices / receipts as part of its acquittal procedure.

If relevant, applicants must obtain and comply with all applicable Council Permit Regulations for example planning, &/or building permit – including road closures, outdoor advertising and any health and safety programs (please ensure that costs for these permits, if required, are included in your application). Please ensure that you have allowed sufficient timeline for these approvals to be obtained and the project to be completed in a timely manner.

The Council strongly encourages that all equipment acquired through the program be insured against theft and fire or covered under your organisations insurance policy.

Although possession of current public liability insurance is not a condition of eligibility, Council strongly encourages all applicants to investigate all their insurance requirements to ensure activities are adequately covered and protected.

Financial

Should a group not be able to fulfil the grant conditions as indicated on the application form or substantial savings have been made, any unspent funds shall be returned to the Southern Midlands Council. In special circumstances, surplus funds from savings made may be authorized for redirection to fund similar projects/ activities. Pre-approval in writing should be sought from Council prior to any additional funds being expended. Should the project exceed the amount estimated, groups will be required to meet the additional costs.

Promotion

The Council requests that successful applicants actively promote the support of the Southern Midlands Council. This may include (but not limited to) any of the following:

- *Inclusion of the Southern Midlands Council logo in press advertising or any promotional material.*
- *Acknowledgement of the Southern Midlands Council in radio or television advertising, award presentation, etc.*
- *Opportunities for the Mayor or delegate to participate in any public relations activities, launches, or proceedings associated with the project. Sufficient*

notice should be given in the form of an official letter of invite addressed to the General Manager.

Attendance at any Council arranged event celebrating the provision of the grant funding, in particular providing a representative at Council's Australia Day ceremony.

Prominently displaying any certificates or plaques associated with the Council's provision of any grant funding

A version of Council's Logo is available and will be provided on request. The logo can only be used for a specific purpose to which it was requested and must be replicated in its existing form and not altered in any way.

If use of the Council logo is not practicable, the following wording should be incorporated in any material related to the funded project: "Proudly supported by the Southern Midlands Council".

Evaluation / Acquittal Process

Once the project or equipment purchase has been completed, grant recipients must submit an evaluation and provide copies of any advertising, newsletters and media releases relating to the funded project. An evaluation form will be provided with the grant approval letter.

Evidence of expenditure of funds is required to accompany the evaluation. It is preferred that the evaluation / acquittal information be forwarded as soon as the project or purchase is complete ie not left until the final acquittal date

Unsatisfactory acquittal of the grant may lead to withdrawal of the grant approval and subsequent request for return of the allocated funding.. Inability to apply for future grant funding may also apply in this circumstance. If you are having difficulties completing the acquittal obligations, please contact Council's grant staff to discuss possible solutions.

Priority Criteria

Due to the limited amount of funds available, priority will be given to projects that:

- 1. Demonstrate considerable benefit to the Southern Midlands community;*
- 2. Raise the awareness of or access to a service, program, group or issue or maximize the participation or use of a facility;*
- 3. Demonstrate coordination with other groups in the community;*
- 4. Address local issues by attempting to meet a community need or gap;*
- 5. Show evidence of community support for the project;*
- 6. Enhance the lifestyle options for residents and visitors in the community;*
- 7. Demonstrate an ability to manage the project through resource allocation, effective planning, clear goals and evaluation processes;*
- 8. Demonstrate the ability to be ongoing [if applicable]*

9. *Includes the ability for broad Community access – Land Tenure [in the ownership of the applicant or in other ownership]*
10. *Grant funds applied for as a % of the total amount to complete the project [including in kind contribution] i.e. A financial contribution by the applicant/s would be favourably looked upon*
11. *The Project shall be one that has not received any previous funding for the same purpose by Council or any other funding body (i.e. no ‘double dipping’)*
12. *Demonstrate that a Risk Assessment of the project is deemed within acceptable limits*

Final funding decisions are made on the merit of each application against the stated eligibility criteria, guidelines and an assessment against the aforementioned criteria.

Assessment

The application process is as follows:

The application forms can be accessed from the Council Chambers, Oatlands and Kempton or via the Council Website: www.southernmidlands.tas.gov.au

Applicants are encouraged to contact Council’s Manager Community & Corporate Development, Andrew Benson on 6259 3011 if you have any questions relating to completion of the forms or require information in regard to how your project meets the guidelines of the program.

The completed applications, once received within timeline parameters, will be assessed and prioritized by the assessment panel consisting of Council Officers and Councillors. The panel’s decision is final and no further correspondence shall be entered into.

The assessment panel will then make their recommendations to the next scheduled Council Meeting for adoption.

*Once adopted by Council the applicants will be informed of their success or otherwise in gaining funding. Successful applicants will need to supply Council with a tax invoice [on their own letterhead preferably] for the approved grant amount to allow funding of grant monies to be processed . **This should be done as soon as the approved grant funding letter has been received.***

Tips for completing the Application Form

Please use the following as a guide to help you to complete the application form.

Section 1: General Information

- 1 – 5 *As directed by the form, please provide as many details as possible about your group / organisation / club.*

Section 2: Details of the Project

Tell us about your project, what you are planning and what you want to achieve.

6. *Select the category that your project best fits under.*
7. *Give your project a name which represents what your project/activity is about.*
8. *Indicate where the project/activity is to be held or carried out (e.g. Hall, park, or facility).*
9. *When answering this question think about the following:*
 - *What does your group want to achieve? (e.g. raise awareness of a service program, group or local issue, improve access to and use of a community facility, maximize participation in your group or a particular activity, improve safety).*
 - *What steps are you planning to take to make sure your project/activity runs smoothly?*
 - *Who might you involve; (e.g.) young persons, older persons, people with different abilities, people from different cultural backgrounds).*
 - *Why is this project/activity important for your group/organisation and the wider community?*
10. *When answering this question think about the following?*
 - *How things will be different for your group and/or the wider community?*
 - *What might it allow them to do that they can't at present?*
 - *How might it improve access to or participation in activities?*
 - *Who will benefit most from your project/activity?*
Keep in mind concepts such as community pride, attracting people to the region and spending money in the community, forming new community links, etc.
11. *Tell us how your group identified a need in the community (e.g. community consultation, public meeting, suggestion box).*
 - *Why do you think the need exists?*
 - *Why is it a problem/issue for your group and/or the wider community?*
 - *Who have you spoken to about this need?*
 - *Why has your group chosen this way to tackle the problem and/or improve the situation?*
12. *To answer these questions think about:*
 - *Can you draw on volunteers from within your group or organisation? If yes, what sort of work will they be asked to do or in what way can they help?*
 - *What equipment, machinery, etc. you have?*
 - *What sort of skills or abilities do the individuals involved in the project/activity have? (e.g. financial management, organisational, trade skills – e.g. plumber, builder etc).*
 - *What type of outside assistance will you seek to complete the project or run the event?*
13. *For example:*
 - *Increased participation/membership*
 - *A well attended event or activity*
 - *Peoples comments and thoughts (how will you get these?)*

- *Media coverage (e.g. newspaper, community newsletter)*
You may wish to identify the main aims of your project which you can go back and review to see whether you were successful.

14. *Please provide approximate start date, completion date, and a contact person for the project.*

Section 3: Budget

Please complete this section as accurately as possible and attach more pages if necessary.

15. *Clearly list the expenses for your project/activity and indicate which expenses you intend to use Council's contribution for.*

16. *Please provide details of the confirmed and anticipated sources of funding for your project. If available please provide with your application any documents confirming the availability of these funds (e.g. bank statements, loan details, letters, etc).*

Good luck with your Application

[END OF EXTRACT FROM THE GUIDELINES]

CURRENT POSITION

This is the thirteenth round of the Grants Program that Council have offered, with the application form and guidelines being continually refined to provide clear and concise information and criteria for community groups and organisations who apply for the grants. The Program time table is shown below

Preliminary Advice on Council's web site and Facebook page	Monday 1 st July 2019
Advertisement in "Mercury"	Saturday 27 th July 2019
Grant applications open	Monday 29 th July 2019
Grant applications close	Monday 26 th August 2019 (4.00pm)
Fac & Rec C'tee Agenda closes	Friday 6 th September 2019
Fac & Rec C'tee Meeting [For assessment of applications]	Thursday 12 th September 2019 10 00am
Full Council meeting Agenda closes	Thursday 19 th September 2019
Full Council meeting - Oatlands [To consider recommendations]	Wednesday 25 th September 2019
Letters to grant applicants	Week commencing 30 th September 2019

Nineteen applications have been received identifying **\$110,791.00** worth of projects, requesting a total of **\$50,611.00** of support from Council through the SMC Community Small Grants Program 2019. Within the application we ask,

GRANT AMOUNT REQUESTED: \$ _____ **[GST inc]**

Council may not be able to fund the full amount requested .Please advise the minimum amount that would still allow the project to continue \$ _____.

A total “Will Accept” figure of **\$39,332.00** has been determined from the applications for this grant round. The funds available for distribution by Council for the projects being \$30,000.00 as per the 2019/20 budget, plus \$2,000 from Oatlands Rotary.

ASSESSMENT PROCESS

As per the previous rounds, to assess the applications in an open, transparent and equitable manner, whilst maintaining a rigorous analysis against the established criteria, the Deputy General Manager (Andrew Benson) put together a rational decision making process to assist the Facilities & Recreation Committee in their deliberations.

The process consisted of;

- **Firstly**, a set of criteria in a matrix format to establish the initial eligibility of the applicants. This set of criteria was extracted from the grant guidelines as issued to the Applicants. This set of criteria required a YES, NO or N/A response. These are classified as *must comply*, if an Applicant does not meet this then the application is not further assessed.

MUST - Eligibility YES
A not for profit community group or voluntary association that is legally constituted as an incorporate body
A not for profit community group or voluntary association that is not legally constituted as an incorporate body but will operate this grant under the auspice of one - Name of auspicing body
The group or organisation is located in the Southern Midlands municipal area
The group or organisation is proposing an activity or project which will take place in the Southern municipal area, for the benefit of those who live, visit or conduct business in the municipal area.
The applicant is able to demonstrate financial viability and competence.
The applicant meets Council's insurance requirements (if applicable).
Is the applicant an educational organisation
If an education provider will the project/activity be open to all residents and does it have a broad community benefit.
If the application is for an equipment grants applicants are required to contribute at least 50% towards the cost of the equipment, has this been identified in the budget.

- **Secondly**, a set of criteria in a matrix format to establish the areas in which the grant does not cover. This set of criteria was extracted from the grant guidelines as issued to the Applicants. This set of criteria required a YES, NO or N/A response. These are also classified as *must comply*, if an Applicant scores a YES in response then the application is not further assessed.

MUST - NOs	Funds not available for the following
	Has the Applicant organisation previously failed to acquit Council assisted projects in line with the agreed terms.
	Actions/services previously disbursed.
	Fundraising purposes (donations).
	Program/projects by local schools/education providers that are exclusive to students Core school curriculum and activities cannot be considered.
	Projects with ongoing costs e.g. staff, salaries, administration, maintenance, insurance, rental or lease arrangements.
	Community Organisations who already receive Council funds to undertake a specific activity for which funding is being sought or community organisations wanting to do a specific activity that is already funded by Council.
	The purchase of land.
	Routine and regular maintenance work to existing facilities (e.g. gardening, cleaning).
	Facilities where little or no public access is available.
	Travel to sporting competitions or conferences for individual or community groups.

- **Thirdly**, a set of criteria that have been called the WANTS in a matrix format that are 'weighted' to gauge the extent to which the assessment team believe that the application meets the criteria detailed below. This set of criteria has been extracted from the grant guidelines as they are pivotal to the decision making process, eg risk assessment, funding sought from Council as a percentage of the total project costs, etc.

This set of criteria required a "raw scoring" of between 1 and 5 (5 being the highest/best category), which is then multiplied by the weighting to achieve a "refined score". For example in Criterion 1 below, the weighting (WT) is 10 because it was felt that this criterion represents a very high priority, when the application is scored by an assessment panel member against this criterion, if the member of the assessment panel scores it as a 1, in the 1 to 5 range, this is then automatically multiplied by the weighting (WT), which arrives at a "refined score" of 10. Likewise if the member assessed it as a 5, in the 1 to 5 range which is then automatically multiplied by the weighting (WT) it comes up with a "refined score" of 50. Working this process through against each of the eleven criteria by each of the assessment panel members it arrives at a total as shown on the A3 Summary Sheet. Affectively in this model the highest collective score is determined to be the most deserving application.

WANT	WT
Criteria 1	
Demonstrate considerable benefit to the community;	10
Criteria 2	
Raise the awareness of or access to a service, program, group or issue or maximize the participation or use of facility;	10
Criteria 3	
Demonstrate coordination with other groups in the Community;	5
Criteria 4	
Address local issues by attempting to meet a Community need or gap;	15
Criteria 5	
Show evidence of community support for the project;	10
Criteria 6	
Enhance the lifestyle options for residents and visitors in the Community;	5
Criteria 7	
Demonstrate an ability to manage the project through resource allocation, effective planning, clear goals and evaluation processes;	15
Criteria 8	
Demonstrate the ability to be ongoing.	10
Criteria 9	
Is the project reliant on other funds, if so have other funds been approved	5
Criteria 10	
Grant funds applied for as a % of the total amount to complete the project (including in-kind contribution)	10
Criteria 11	
Risk Assessment of this Project	10

- Potential Conflict of Interest** It is important to have at least seven people that assess and score the applications because of the high level of potential 'conflict of interest' that is present in such a small Community. When a Councillor or officer identifies a conflict of interest (ie if an Elected Member or an Officer on the Assessment Panel is an office bearer for the organisation that is an Applicant for a grant, they are required to declare that interest and exit the meeting, they do not enter into discussions or score that application) and the automatic scoring in the spread sheet is adjusted by the averaging (ie if there is no conflict of interest with an Application the totals of all seven scorers is summed and then divided by seven to achieve the average. If there is one conflict of interest then the totals of all six scorers is summed and then divided by six to achieve the average). Therefore with potentially seven assessors individually scoring eleven criteria, coupled with the weightings and then the averaging, no one assessor has the ability to adversely influence the potential outcome of the scoring. In a further element of transparency the A3 Summary Sheet is available to all applicants so that they can gauge their level of success compared with the other applicants based purely on the identified criteria.

Members of the Assessment Panel who declare an interest and therefore stand aside in relation the nominated application are identified in the report to Council, to ensure the integrity of the process.

DECISION

Moved by Clr D Fish, seconded by Deputy Mayor E Batt

THAT the meeting be adjourned to undertake the Grants Assessment at 11.16 a.m.

CARRIED

Councillor	Vote For	Vote Against
Clr D F Fish (Chairperson)	√	
Deputy Mayor E Batt	√	
Clr A R Bantick	√	

During the Grants Assessment Workshop the following declarations were noted.

Tim Kirkwood declared an interest in regard to the grant application for Bagdad Community Club and left the meeting at 11.20 a.m. Tim returned to the meeting at 11.35 a.m.

Tim Kirkwood declared an interest in regard to the grant application for Central Hawks Junior Football Club and left the meeting at 11.50 a.m. Tim returned to the meeting at 11.57 a.m.

Elisa Lang declared an interest in regard to the grant application for Central Hawks Junior Football Club and left the meeting at 11.50 a.m. Elisa returned to the meeting at 11.57 a.m.

Tim Kirkwood declared an interest in regard to the grant application for Levendale Hall Committee and left the meeting at 12.07 p.m. Tim returned to the meeting at 12.12 p.m.

Tim Kirkwood declared an interest in regard to the grant application for Oatlands RSL and Community Club and left the meeting at 12.30 p.m. Tim returned to the meeting at 12.32 p.m.

Clr Don Fish declared an interest in regard to the grant application for Parattah Progress Association and left the meeting at 12.32 p.m. Clr Fish returned to the meeting at 12.35 p.m.

Tim Kirkwood declared an interest in regard to the grant application for Tunbridge Community Club and left the meeting at 12.45 p.m. Tim returned to the meeting at 12.50 p.m.

DECISION

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

THAT the meeting be reconvened following the Grants Assessment at 12.50 p.m.

CARRIED

Councillor	Vote For	Vote Against
Clr D F Fish (Chairperson)	√	
Deputy Mayor E Batt	√	
Clr A R Bantick	√	

Grants Assessment Workshop Outcomes

The document containing the final results of the assessment of the Southern Midlands Council Community Small Grants program 2019 was tabled.

DECISION

Moved by Deputy Mayor E Batt, seconded by Cllr A Bantick

THAT

- 1. The attached summary document (marked Southern Midlands Council Community Small Grants Program 2019 - Assessment Results) articulates the final decisions that have been calculated and endorsed based on the Southern Midlands Council Community Small Grants Program 2019 assessment; and**
- 3. The financial allocations for the thirteenth round of the Southern Midlands Council Community Small Grants Program be subsequently submitted to the next full Council meeting for ratification.**

CARRIED

Councillor	Vote For	Vote Against
Cllr D F Fish (Chairperson)	√	
Deputy Mayor E Batt	√	
Cllr A R Bantick	√	

SMC Community Small Grants 2019 - Assessment Results									
Item	Group/Club	Auspiced by	Project	Project Cost	Grant Sought	Will Accept	Recommend to be Approved by Council	Priority (1 = highest)	Remarks
1	Levendale Hall Committee		Construct Wheel Chair Access to Hall	\$ 3,300.00	\$ 3,000.00	\$ 1,500.00	\$ 3,000.00	1	
2	Central Hawks FC		Heat Pump for Kempton Club Rooms	\$ 4,000.00	\$ 3,000.00	\$ 2,800.00	\$ 3,000.00	2	
3	Bagdad Community Club		Repair / Replace Weatherboard Wall lining	\$ 10,000.00	\$ 3,000.00	\$ 2,500.00	\$ 3,000.00	3	
4	Mt Pleasant FC		Supply & Fit Wood Heater to Club Rooms	\$ 4,100.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	4	
5	Tunbridge Community Club		Upgrade to Refridgeration at the Club	\$ 15,000.00	\$ 3,000.00	\$ 2,000.00	\$ 3,000.00	5	
6	Runnymede Cricket Club		Supply & Install Bore, Pump, Electricals	\$ 13,414.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	6	
7	Colebrook Progress Assn		Chairs for Memorial Hall Colebrook	\$ 749.00	\$ 749.00	\$ 749.00	\$ 749.00	7	
8	Oatlands RSL& Community Club		Building Upgrade	\$ 4,264.00	\$ 3,000.00	\$ 2,000.00	\$ 3,000.00	8	
9	Brighton & Green Ponds RSL_1		Kitchen Upgrade Kempton Memorial Hall	\$ 2,750.00	\$ 2,750.00	\$ 2,550.00	\$ 2,750.00	9	
10	Campania School	School Assn	Establishment of a Community Kitchen	\$ 4,587.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	10	
11	Oatlands District Historical Society		Supply & Install Shelving	\$ 1,198.00	\$ 1,198.00	\$ 1,198.00	\$ 1,198.00	11	
12	Surf Life Saving Tas		Water Safety / Aquatic Survival Program	\$ 16,165.00	\$ 3,000.00	\$ 2,000.00	\$ 2,000.00	12	
13	Oatlands Progress Assn	OCA	Fund First Aid Courses for the Community	\$ 3,260.00	\$ 2,360.00	\$ 1,180.00	\$ 1,180.00	13	
14	Sporting Shooters Assn		Supply & Install Skeet Trap	\$ 8,000.00	\$ 3,000.00	\$ 1,000.00	\$ -	14	
15	Soup & Cinema	OCA	Seven Cinema Showings at Oatlands	\$ 9,450.00	\$ 3,000.00	\$ 3,000.00	\$ -	15	
16	Oatlands Community Assn		Tables & Chairs for the Small Meeting Rm	\$ 1,999.00	\$ 1,999.00	\$ 1,000.00	\$ -	16	
17	Horse Drawn Heritage Tasmania	GPPA	Repairs to Landau	\$ 2,860.00	\$ 2,860.00	\$ 2,860.00	\$ -	17	
18	Brighton & Green Ponds RSL_2		Defibrillator	\$ 2,695.00	\$ 2,695.00	\$ 1,995.00	\$ -	18	<i>This Applicant submitted two applicants & as their second priority this application goes last on the list of overall priorities</i>
19	Parattah Progress Assn		Concrete Slab for BBQ	\$ 3,000.00	\$ 3,000.00	\$ 2,000.00			<i>It was determined that this item would be funded out of the Facilities & Recreation Committee budget given it is improvement to the Parattah Rec Grd and was part of a commitment to provide this slab following the removal of the grandstand at the Parattah Rec Grd</i>
				\$ 110,791.00	\$ 50,611.00	\$ 39,332.00	\$ 31,877.00		

15. DISABILITY ACCESS AND INCLUSION (DISABILITY DISCRIMINATION ACT)

Refer to the attached slide presentation



For discussion.

DECISION

Moved by Deputy Mayor E Batt, seconded by Cllr A Bantick

THAT the information be received.

CARRIED

Councillor	Vote For	Vote Against
Cllr D F Fish (Chairperson)	√	
Deputy Mayor E Batt	√	
Cllr A R Bantick	√	

16. CURRENT BUDGET 2019/2020

The Facilities and Recreation Committee are asked to familiarise themselves with the financial commitments for the 2019/2020 financial year.

Southern Midlands Facilities & Recreation Committee							
Budget Funding 2019-20							
For the Period 1st July 2019- 29th August 2020							
	Budget	Budget Revised	Expenditure	Recovered	T Fr to Committee	Balance	Comments
Maintenance							
Community Grants Program	\$ 30,000.00	\$ 30,000.00				\$ 30,000.00	
Recreation Committee	\$ 16,000.00	\$ 5,800.00	\$ (370)			\$ 5,430.00	
Gutter Vac C leaning (costs based on 18-19 fy)		\$ 3,200.00	\$ (100)			\$ 3,100.00	
Pitch Change Over - Campania Rec Ground		\$ 2,000.00				\$ 2,000.00	
Pitch Change Over - Mt Pleasant Rec Ground		\$ 2,000.00					
Donations & Grants - Levendale Cricket Club		\$ 1,000.00				\$ 1,000.00	
Donations & Grants - Runnymede Cricket Club 18/19		\$ 1,000.00				\$ 1,000.00	
Advertising		\$ 1,000.00				\$ 1,000.00	
Other Meeting Costs		\$ -				\$ -	
	\$ 46,000.00	\$ 46,000.00	-\$ 470.00	\$ -	\$ -	\$ 43,530.00	
Projects							
Election C ommitments	\$ 96,911.00						
Oatlands Aquatic Centre (C/W Election C ommitment)		\$ 500,000.00				\$ 500,000.00	
Oatlands - Callington Park - Playground (C/W Election C ommitment)		\$ 500,000.00				\$ 500,000.00	
Mangalore Hall - Replace Gutters and Roofing		\$ 18,000.00				\$ 18,000.00	
Public Open Space D evelopments							
Alexander Circle - Shelter		\$ 10,000.00				\$ 10,000.00	
Alexander Circle - Play Equip		\$ 16,000.00				\$ 16,000.00	
Scaife Subdivision		\$ 23,000.00				\$ 23,000.00	
Rec Ground - Kempton (Roof Structure)		\$ 15,000.00				\$ 15,000.00	
Rec Ground - Mangalore (additional funding)		\$ 51,784.00	\$ (9,046)			\$ 42,737.64	
Rec Ground - Campania (Nets)		\$ 45,000.00				\$ 45,000.00	
Rec Ground - Kempton (Grandstand - Rails & Seating Upgrade)		\$ 6,000.00				\$ 6,000.00	
Rec Ground - Kempton (Lighting)		\$ 10,000.00				\$ 10,000.00	
Rec Ground - Runnymede (Resurfacing & Watering System)		\$ 20,000.00				\$ 20,000.00	
Rec Ground - Mt Pleasant (Upgrade Toilets)		\$ 38,000.00				\$ 38,000.00	
Tunbridge Park - Perimeter Fence (Safety)		\$ 30,000.00				\$ 30,000.00	
Various Projects		\$ 20,000.00				\$ 16,636.36	
Rec Ground - Campania (Window)			\$ (3,364)				
	\$ 96,911.00	\$ 1,302,784.00	-\$ 12,410.00	\$ -	\$ -	\$ 1,290,374.00	
	\$ 142,911.00	\$ 1,348,784.00	-\$ 12,880.00	\$ -	\$ -	\$ 1,333,904.00	

DECISION

Moved by Deputy Mayor E Batt, seconded by Cllr D Fish

THAT the information be received.

CARRIED

Councillor	Vote For	Vote Against
Cllr D F Fish (Chairperson)	√	
Deputy Mayor E Batt	√	
Cllr A R Bantick	√	

17. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

Nil.

18. NEXT MEETING

To be advised.

19. CLOSURE

The meeting closed at 2.30 p.m.

The Importance to Our Community of Inclusive Play & Universal Design

Time to Review Our Play Spaces
in
Southern Midlands



presentation by

Andrew Benson

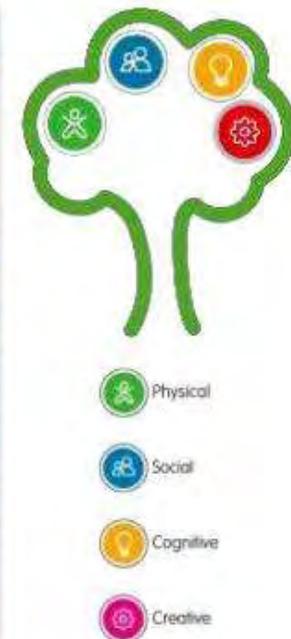
Using selected slides from a presentation from the KOMPAN Play Institute

Why is Play & Why are Playgrounds Important to our Community?

WHY: From a policy point of view

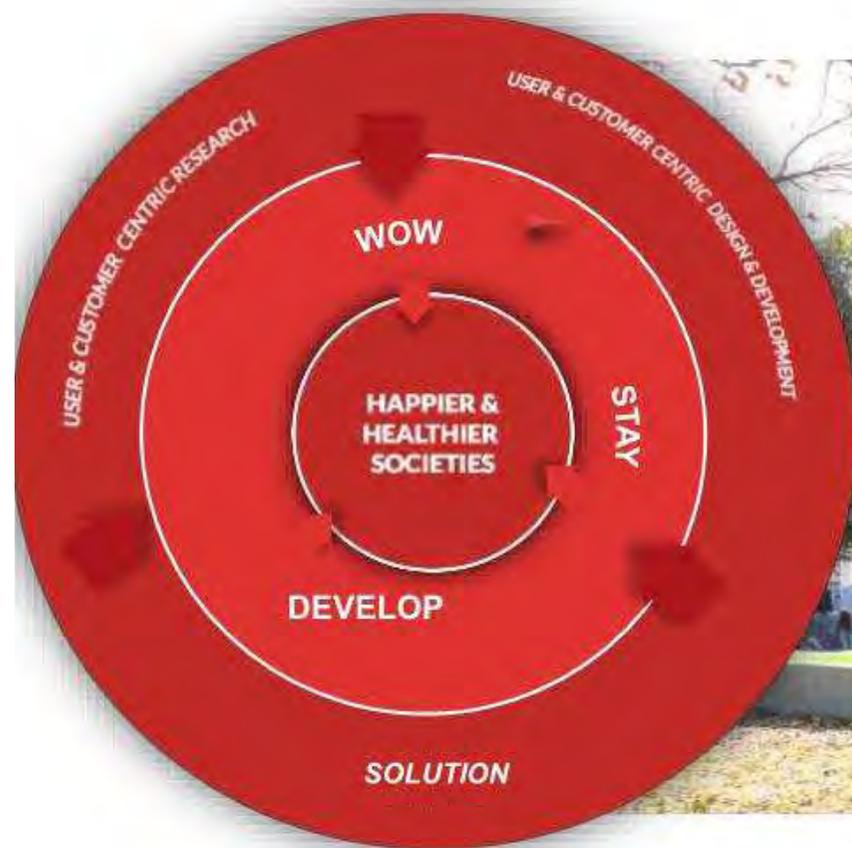
Children have a right to leisure and play

United Nation Convention on the Right of the Child, article 31

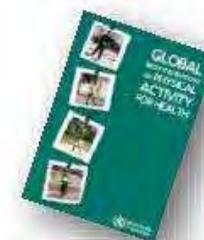


WHY: From a policy point of view

Getting playgrounds right matters greatly



Physical Activity recommendations



WHO Definition of Physical Activity:

Play, games, sport, transportation, recreational activity, PE or fitness

3-5 years thresholds:

- 180 minutes a day

5-17 years thresholds:

- 60 minutes a day moderate physical activity
- 3 x 20 minutes intensive activity slots per week

The activities should train:

- Motor skills - ABC: agility, balance and coordination
- Muscles (Arms, Legs, Core)
- Bone density
- Aerobic fitness

Source: Global Recommendations on Physical Activity for Health, World Health Organisation 2010

<https://www.cdc.gov/healthyschools/physicalactivity/facts.htm>



Happy, healthy, inclusive play research

PROPER DOCUMENTATION: Research and test

Validated knowledge base from research, policy and observation work on playground play



KEEPING PROMISES: Unique and relevant play equipment and great playgrounds

Developed to help create happy, healthy and inclusive communities



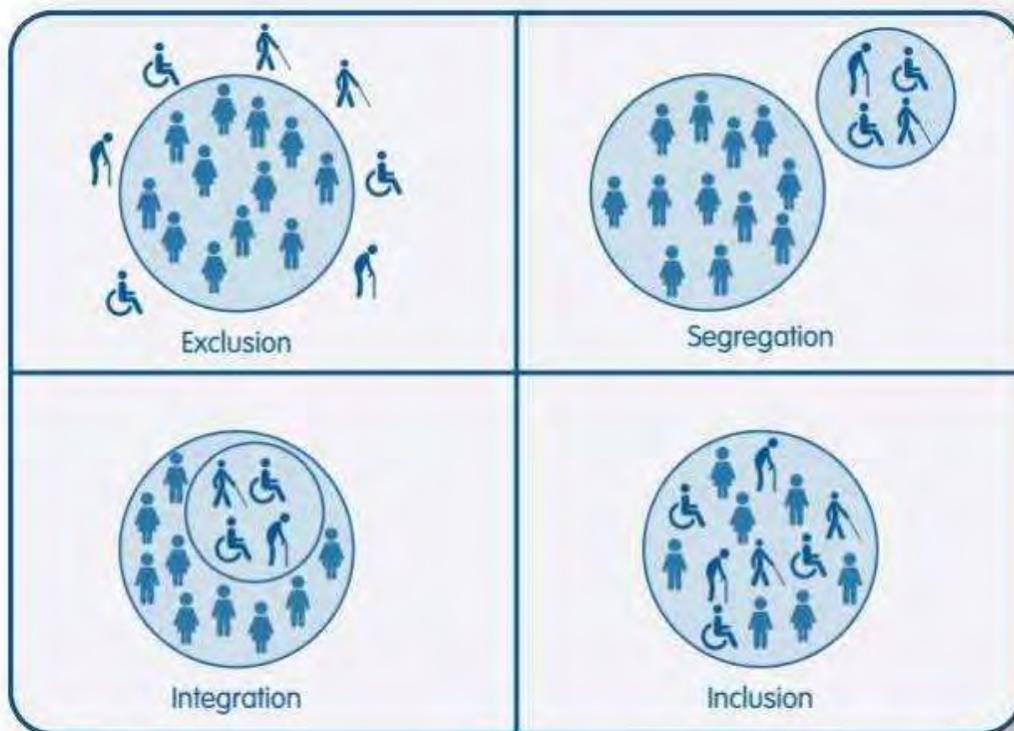
The KOMPAN Play Institute play benefit scheme

Age appropriate play: every age is different

Age / Benefit	 PHYSICAL (WHO, DBU, IA & more)	 SOCIAL EMOTIONAL (UNICEF, DPU & more)	 COGNITIVE (Piaget, Erikson & more)	 CREATIVE (Chichszentmihaly & more)
1-3 years Sensory motor play	Motor skills: Sensory motor stimulation; Cross-body coordination. Bone: Weight bearing activity	Parallel play – together; Pre-language cooperation	Sensory motor & pre-operational ; Understand basic symbolic play (role play), causal relations, beginning language Role Play: Imaginative play, few words	Basic: Sand play: fill and empty bucket Ball games: Hold and throw ball
3-6 years Role & construction play	Motor skills: Sensory motor stimulation, cross-body coordination Bone: Weight bearing activity	Socio-dramatic play Elaborate role play Interact with peers: Conversation, negotiation	Pre-operational : Language mastery increases, imagination, role play accordingly	Semi-basic: Sand play: light construction (eg. cakes) Ball games: Grip, throw and kick ball
6-9 years - Rules & construction play	Motor skills: Agility, Balance and Coordination Bone: Weight bearing activity Cardio: speed Muscle: Arms push/pull, legs push, core strength	Team work: Cooperate, compromise Competition: Positive competition, Winning and losing	Concrete operations: Understanding rules, Logical thinking (explain causal relations)	Semi-elaborate: Sand play: construction Ball games: More precise kicking/throwing/catching
9-12 years Rules play & team sports	Motor skills: Agility, Balance and Coordination Cardio: speed, endurance Muscle: Strength: Arms push/pull, legs push, core strength; speed, endurance	Sharing Listen, give and take Competition: Measuring oneself against others; winning and losing	Concrete operations: Logical thinking, light strategies	Elaborate: Sand play: elaborate constructions Ball games: Precise kicking/throwing/catching
12-16 years Team & individual sports	Cardio & Muscle: Strength, speed, endurance Motor skills, Bone	Empathy Tolerance of differences	Formal operations: Bending rules: ethical judgments	Make own rules, construction techniques, ball game techniques

How Inclusive Are We?

Inclusion: All can participate if surroundings are enabling



Integration:

Playgrounds with special equipment - only for children with disabilities



Inclusion:

Playgrounds with activities for all



Accessible Island, Tasmania

People with disability in Tasmania - at a glance

The Australian Bureau of Statistics 2015 Survey of Disability, Ageing and Carers (SDAC)²¹ provides a snapshot of Tasmanians with disability²². The survey includes people who reported a limitation, restriction or impairment, which has lasted, or is likely to last, for at least six months and restricts everyday activities.



In 2015 there were **4.3 million** Australians with disability of these **(131,700)** were in **Tasmania**



Tasmania has the **highest rate** of disability (**26%**) compared to **18% nationally**



The likelihood of **living with disability** increases with age, **2 in 5** people with disability were **65 years and over**



Half of people (**50%**) with disability used aids or equipment to help them with their disability

Universal, inclusive play benefits all of us



- Children with disabilities grow and develop their understanding of own abilities and strengths with a positive self-perception, when they're around others who are more advanced developmentally
- Typically developing children can learn and show care for the disabled children when spending time with them
- Direct contact with peers with disabilities has a positive effect on typically developing children's attitudes
- Play solutions for all makes it possible for children to interact which decreases loneliness and fear of contact

Sources: Jihee Han, Ostrosky, Michaelene M. Diamond, Karen E. (2006). *Children's Attitudes Towards Peers With Disabilities: Supporting Positive Attitude Development*
Celine Vignes, Emmanuelle, others (2009). *Determinants of students' attitudes towards peers with disabilities*.
Anke de boer, Sip Jan Pijl & Alexander Minnaert (2012). *Students' Attitudes towards Peers with Disabilities: A review of the literature*

How do Inclusive Designs Work ?

Let's not under-estimate one another

“The underestimation of the abilities of people with disabilities is a major obstacle to their inclusion and to the provision of equal opportunities”,

The State of the World's Children, 2013, Children with Disabilities. UNICEF 2013



Play Motivation – what motivates the most? Re-action, response: Thrill



Thrill main motivator, social interaction as important



- Manage independently
- Use independently
- Be rewarded with the thrill
- Be with the others

Universal Designs for Inclusive Play Grounds

What is a good universal playground design?

- Accessible, inclusive routing and infrastructure
- Access to relevant ground level activities
- Access to relevant elevated level activities
- Support play thrill and challenge
- Support social interaction
- Variation in play activities



<https://www.youtube.com/watch?v=-XGBLEWJ5JA>

Universal Playground Design Principles:

1. Routing - Accessible fencing



Opening handle in fence reachable from seating height also.



Internal "stop" lines to ease parental control



Natural fencing around play area

Universal Playground Design Principles:

1. Routing – Proximity to WC + Parking



Universal Playground Design Principles:

1. Routing – Guiding lines



Visual & texture lines: concrete line, Yellow/black visual contrasts. Coloured spots where activity. Eisenhower Park, NY, USA



Visual & texture lines: colour contrast + Material contrast - sand, grass and Rubber, Fruens Bøge, Denmark



Visual & texture lines: stone paving in the sides, with contrast to sand. Bottrup, Germany

Universal Playground Design Principles:

1. Routing – Choice of access



Linwood School, Scotland

Universal Playground Design Principles:

2. Relevant ground level activities



Universal Playground Design Principles:

3. Access to relevant elevated level activities



Universal Playground Design Principles

4. Support play thrill and interaction



Universal Playground Design Principles

5. Support of social interaction



Bigger children's hospital playground, Paris, France

Universal Playground Design Principles:

6. Variation in play opportunities



Faulkner Playground, Perth, Australia

Let's do the variety of thrill...

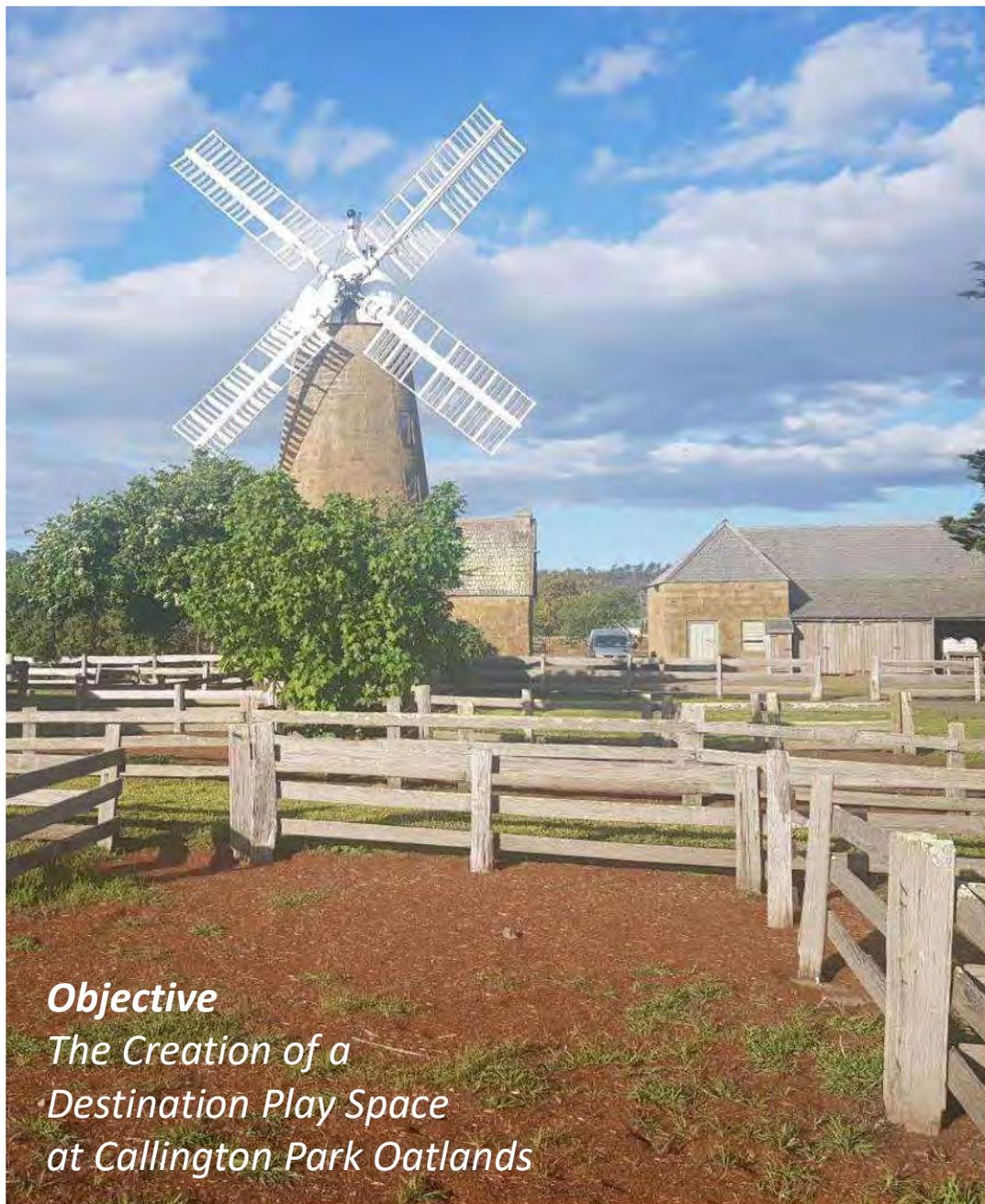


with universal, inclusive design for all





Let's
play



Objective
*The Creation of a
Destination Play Space
at Callington Park Oatlands*



Proposed Oatlands Playground Stage 1

*Compiled
by
Andrew Benson
from information and images supplied by
Kompan and Ultimate Play*

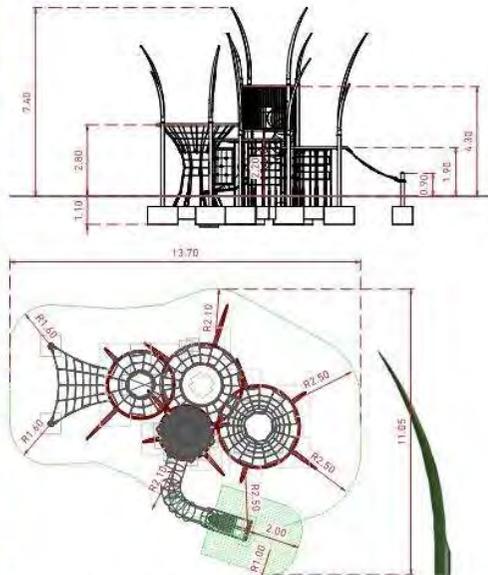
11th March 2019

Concept

We recommend a playground structure that incorporates the theme of the production of flour as is the Callington Mill was built for and continues today, grinding locally sourced flour – impressively the only working example of its type in the Southern Hemisphere!

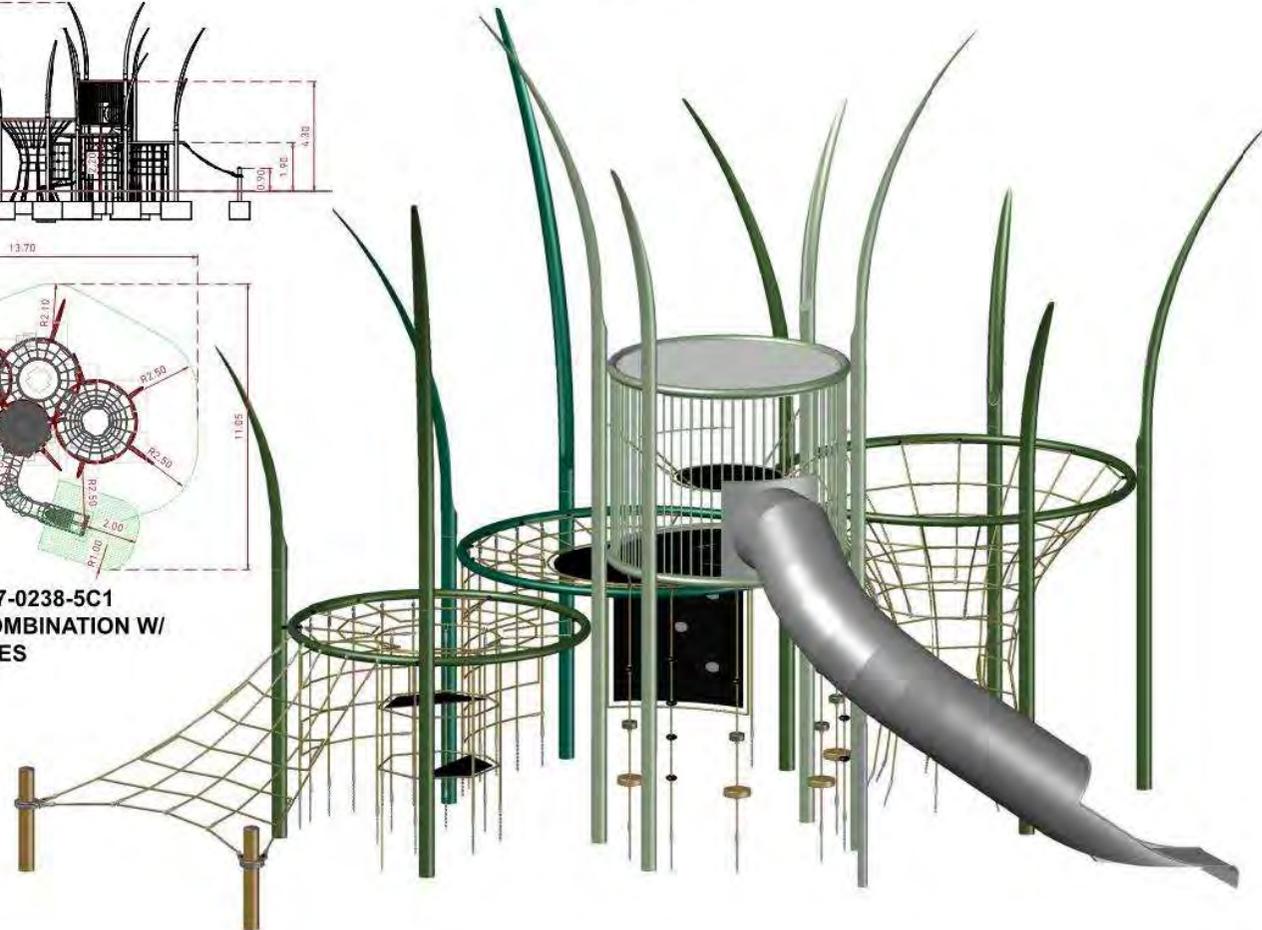
We propose that a cylinder combination tower can link neatly to the theme, encompassing a diverse range of play value whilst representing wheat stems and cylindrical wheat bales. EPDM climbing discs could loosely represent the grinding wheels of the windmill. This concept would remain sympathetic to the site location and dominate the landscape as a tower representing a windmill may do.

5+ Years



**COROCORD17-0238-5C1
CYLINDER COMBINATION W/
GRASS BLADES**

Age: 5+ Years



Location Plan Oatlands



*Proposed
Location*

Lake Dulverton

Site Plan Callington Park



*Proposed
New Installation*

Colour concept rope



Hemp

Colour concept steel post / construction



RAL1024 Ochre Yellow
RAL6010 Grass Green
RAL6016 Turquoise Green
RAL6018 Yellow Green
RAL6019 Pastel Green

Colour concept EPDM elements



Beige
Reseda Green

Colour concept membrane



Black

Climbing grips



Green

Protection net



Stainless steel

Slides



Stainless steel



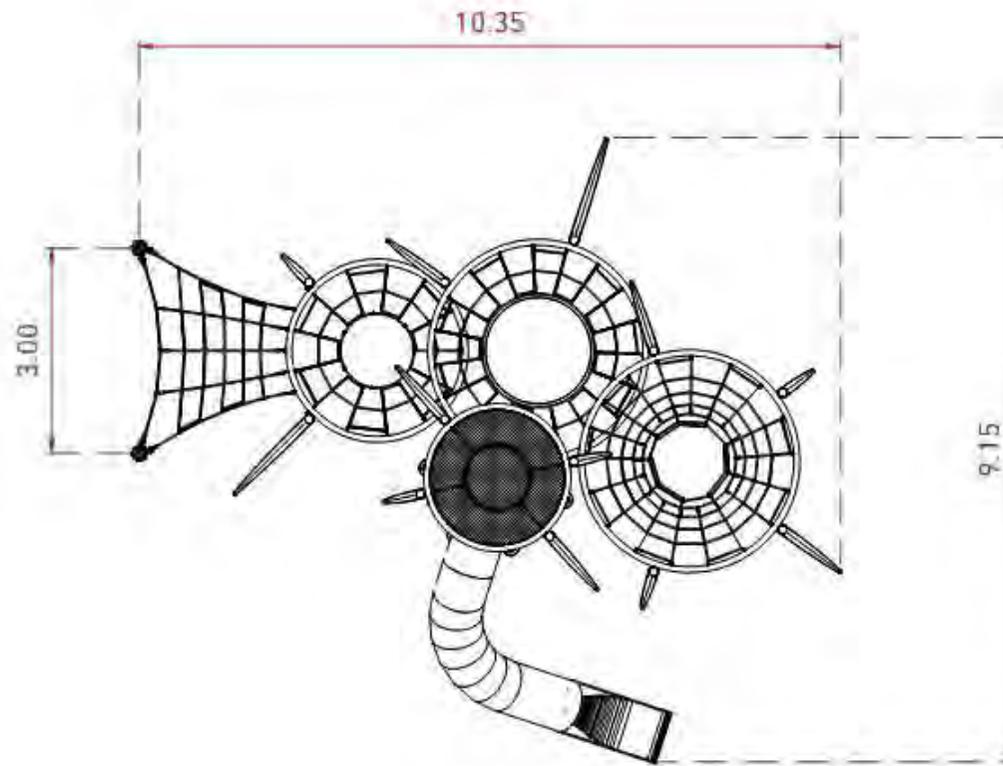
BINDING APPROVAL FOR CUSTOM DESIGN
The current design as to be seen on this page shall be the basis for the order processing. All relevant dimensions and directions have been checked and could be executed accordingly.

Date: _____ Signature: _____
Leadtime will not start unless signed off responsibly by project coordinator - please send back with the order - related question No.

COROCORD17-0238-5C1

DESIGN APPROVAL

KOMPAN DESIGN STUDIO
playmazing landmarks



COROCORD17-0238-5C1

PLAN

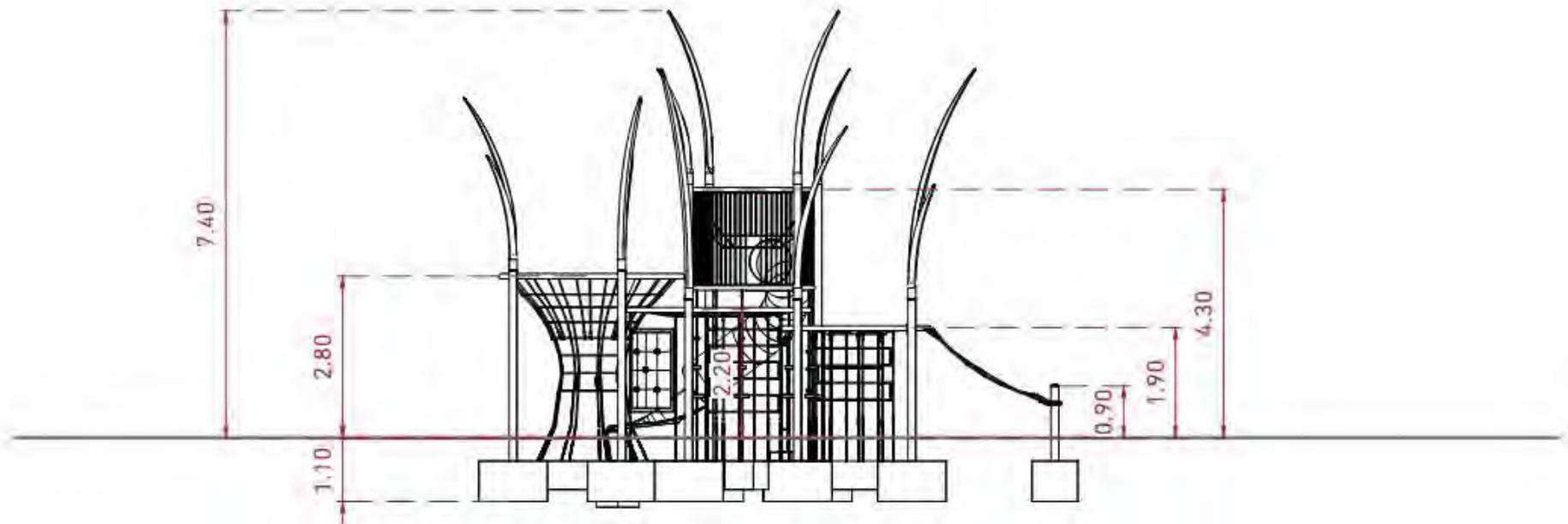
scale 1:50

KOMPAN DESIGN STUDIO
playmazing landmarks

Subject to modifications - products can vary from shown presentation R:MatDea

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custom@designstudio.kompan.com

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COROCORD17-0238-5C1

SIDE VIEW

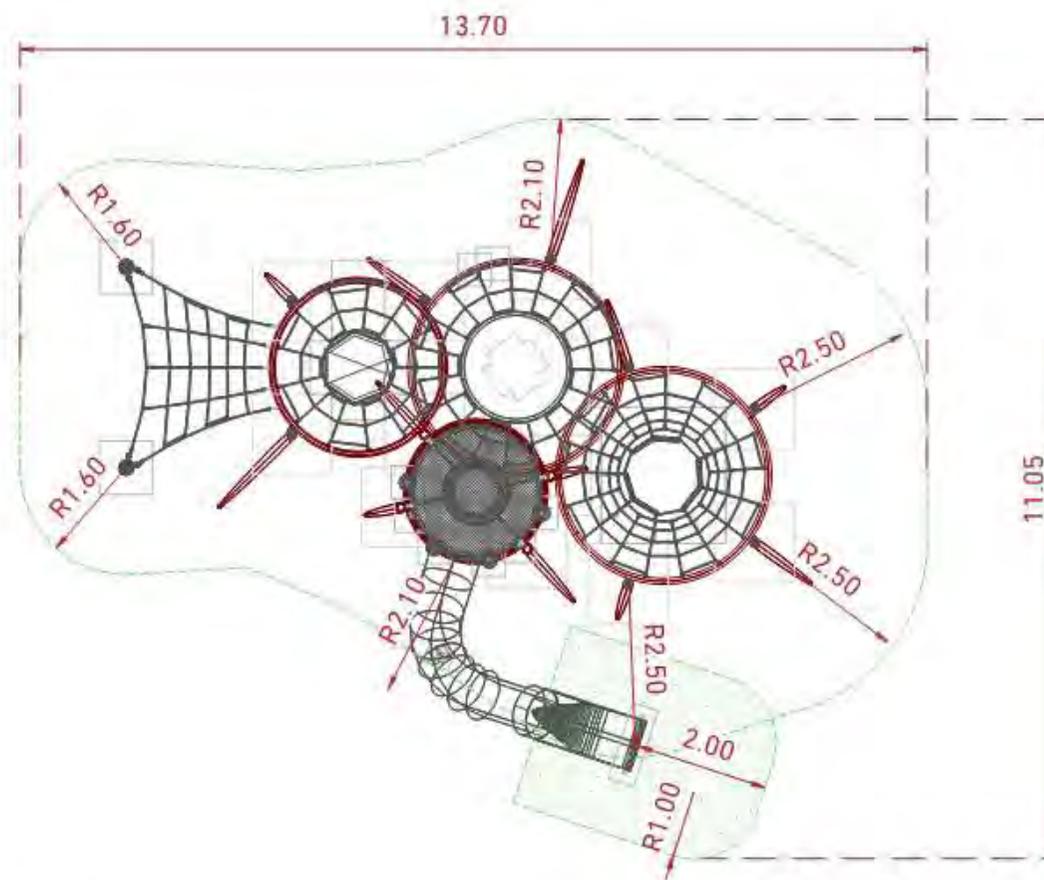
scale 1:50

KOMPAN DESIGN STUDIO
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COROCORD17-0238-5C1

IMPACT AREA with Free Height of Fall [EN 1176-1]

scale 1:100

max. Free Height of Fall: 2.80 m
applies at a coverage of the foundations of 40 cm

KOMPAN DESIGN STUDIO
playmazing landmarks

Subject to modifications - products can vary from shown presentation R:MatDea

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Estimated Cost

The COROCORD17-0238-5C1 cylinder combination tower

This fits neatly into the “wheat” and agricultural theme, encompassing a diverse range of play value whilst representing wheat stems and cylindrical wheat bales.

EPDM rubber climbing discs could represent the grinding wheels of the mill and this concept would remain sympathetic to the site location and dominate the landscape.

The colours represented here can easily be changed to represent the later stages of germination if required.

- Supply only pricing (inclusive of freight)

for the COROCORD17-0238-5C1	\$ 264,240.00	valid until 17-10-2019
-----------------------------	---------------	------------------------

- Installation pricing
- | | | |
|--|--------------|-------------------|
| | \$ 93,925.00 | valid for 90 days |
|--|--------------|-------------------|

- Soft fall supply and install pricing
- | | | |
|--|--------------|-------------------|
| | \$ 48,760.00 | valid for 90 days |
|--|--------------|-------------------|

Sub Total	\$ 406,925.00	
-----------	---------------	--

GST	\$ 40,692.50	
-----	--------------	--

TOTAL price installation	<u>\$ 447,617.50</u>	
--------------------------	----------------------	--



**Kempton Streetscape Group meeting
2.40pm, 2 September 2019 at the Kempton Council Chambers**

Present

Carolyn Bassett
Edwin Batt
Denise Booth
Linda Cartledge
Helen Geard
John Hay
Catherine Johnson
Tim Kirkwood
Maria Weeding

Apologies

Andrew Benson
Stacy Watkins

Current works in progress

Mural and silhouette

The anti-graffiti paint has been applied to the mural. The paint went on easily and it has enhanced the colours of the mural. The only work not completed is grouting around the 'sheep'.

There was discussion about moving the 'waiting for stage coach' silhouette from its existing location (in front of the church) to the clubrooms wall, to form part of the existing mural.



Recommendation to Council

The Streetscape Group recommend to Council that the existing silhouette (in front of the church) be relocated to the main street frontage of the clubrooms building, at the Recreation Ground. The silhouette will form part of stage 2 of the mural. Painting of the wall and creation of additional terracotta pieces will be organised by Carolyn Bassett in association with Lower Midlands Arts members.

The painting of the wall will need to be done before the silhouette is moved. It is proposed that the painting will be done in early 2020 subject to Council agreeing that the silhouette be moved.

ARC fence panels at the play ground

New fencing panels have been erected at the playground. Unfortunately, two old panels were not suitable for re-use and this has created a gap in the fence. Two new panels will need to be ordered and installed to complete the project.

Action

Order and install 2 fencing panels for the playground.

Seat for 'old entrance' at the Recreation Ground

At the last meeting it was confirmed that the memorial seat in front of the Blue Place will be relocated to the old entrance at the Recreation Ground. Catherine will finalise the wording for the new seat plaque. The seat is currently stored in the Council Depot and is likely to be installed in the near future. A section of the old entrance bitumen needs to be removed and a gravel footpath created. The footpath works will be done in the next financial year when funding is available.

Since the last meeting the original seat plaque has been found and is attached to the seat. The seat is still being stored in the Council Depot and will be installed after the footpath works are completed.

Actions

- Works Department be requested to install memorial seat at old entrance
- Maria to liaise with Works Department to undertake footpath works at the old entrance.



RSL/Memorial Hall

The Council has received confirmation that the Federal Government will fund \$75,000 for RSL/Memorial Hall forecourt works. In the next three months the Government will be seeking a detailed plan of the proposed works.

Play St. (PS) is the company that has designed the initial plan. Play St also professionally drew up the two plans that the committee had designed at their last meeting. As part of the agreement with Play St. they will 'draw up' a revised plan based on our feedback from this meeting. They will also provide elevation plans for the initial public consultation and the development application process.

The committee discussed all three plans (see attached) and agreed on the following changes:

Principles agreed at the meeting for the proposed RSL/Memorial Hall plan-

- Main entrance will remain at the front
- Porch reinstatement (C1920) – needs to part of the plan
- Ramps at the front to be in two directions parallel to the building (off the new reinstated porch) (ramp to be disabled access compliant)
- Steps to be at the front of the reinstated porch
- Corner area and garden as shown in Play St. (PS) draft plan to remain
- Disabled parking between corner and side entrance (2 spaces)
- Bollards will be place strategically – around street intersection corner and RSL side.
- Lighting needs to be considered (including ‘old fashioned’ lamps and solar lighting in bollards)
- Sculpture / artistic feature / fountain needs to be determined
- Seating / plants across the front accepted, as per the PS design plan
- Paving area accepted, as per the PS design plan
- Sight light across police building accepted, as per the PS design plan
- RSL entrance need to consider paving arrangements
- Railing on the ramps – suggestion to be black



Next steps

- Play St. to draw up plan changes (based on discussions at this meeting).
- At the next Streetscape Group meeting the plan will be finalised.
- Play St. will then be asked to produce the plan and an elevation plan (front and side) ready for public consultation. Need to show how the forecourt changes relate to the clock, elevation and sight lines.
- After public consultation the plan will be ‘tweaked’ (if required) so the final plan / elevation plan (front and side) is ready for a Development Application.

Budget

On the following page is the Council budget for Kempton Streetscape works in the 2019/20 financial year. Members reviewed the budget and confirmed details.

Kempton Streetscape works budget for the 2019/20 financial year

Works required	Precinct	Works detail	Status	2018/2019	2019/2020	Notes
4c	Elks Club	Triffett House to 57 Main Street 150 M			21945	Cost estimate based on \$133/lineal metre (1500 wide) as per costs Dec 18 for first section of path from Sugarloaf Road. Plus 10%
15d		Gymkhana paddock				
17c		Sports ground (back of club rooms).			3000	Check area and determine works required.
18b	Commercial	Sports ground former entrance	In progress	600		
18c	Commercial	Sports ground former entrance	Sepping works required, some stone missing.		1500	
18d	Commercial	Sports ground former entrance	Gravel surface and levels to match footpath, gutter at edge of footpath.		2500	
19d	Commercial	Sports ground former entrance	Install a seat and put plaque on it. Memorial seat.		600	Feb 2019 - Memorial seat relocated to the old entrance site. No need for new seat.
19b	Commercial	Sports ground - tree plantings				
21a	Commercial	Sports ground children's play ground works	Install additional fencing (to match existing) to secure area	2000	300	
21b		Sports ground children's play ground works	Add more play equipment			
21c		Sports ground children's play ground works	Replacement 1 picnic table and 2 seats		5000	AusPlay - allow \$5000 per unit (slide or swing). One unit costed + installation.
22c			New rubbish bin		3000	Seats - Furphy foundry - \$2000 per seat. Replis or wooden pine one (\$580) -
27a		Kempton Memorial Hall and other including clock works	Memorial Hall / BSL - landscape plan		850	Furphy foundry - \$600 per unit plus installation (labour and materials) \$250
27b		Kempton Memorial Hall and other including clock works	Clock tower works - including hedge planting		75000	
				\$ 2,600.00	\$ 121,945.00	

Kempton footpaths

There was a discussion about plants suitable for planting near sections of footpaths.

Actions

- Group members to bring ideas / details of suitable plants
- At the next meeting planting and location lists to be developed.

Other business

Street lighting

John asked if there were any regulations about the colour of the street lighting within Kempton? Group members were not aware of regulations.

Names on the clock tower

John raised the issue that there are letters 'missing' in the name of *Rogers* on the clock tower plaque. After the meeting members looked at the plaque and the name *Wheatley* also needs attention.

Action

- Tim will 'follow up' and attend to getting the letters fixed.



Next meeting

The date of the next meeting will be determined by when Play St. can make the required changes to the RSL/Memorial Hall plan. The next meeting will be on a Monday afternoon.

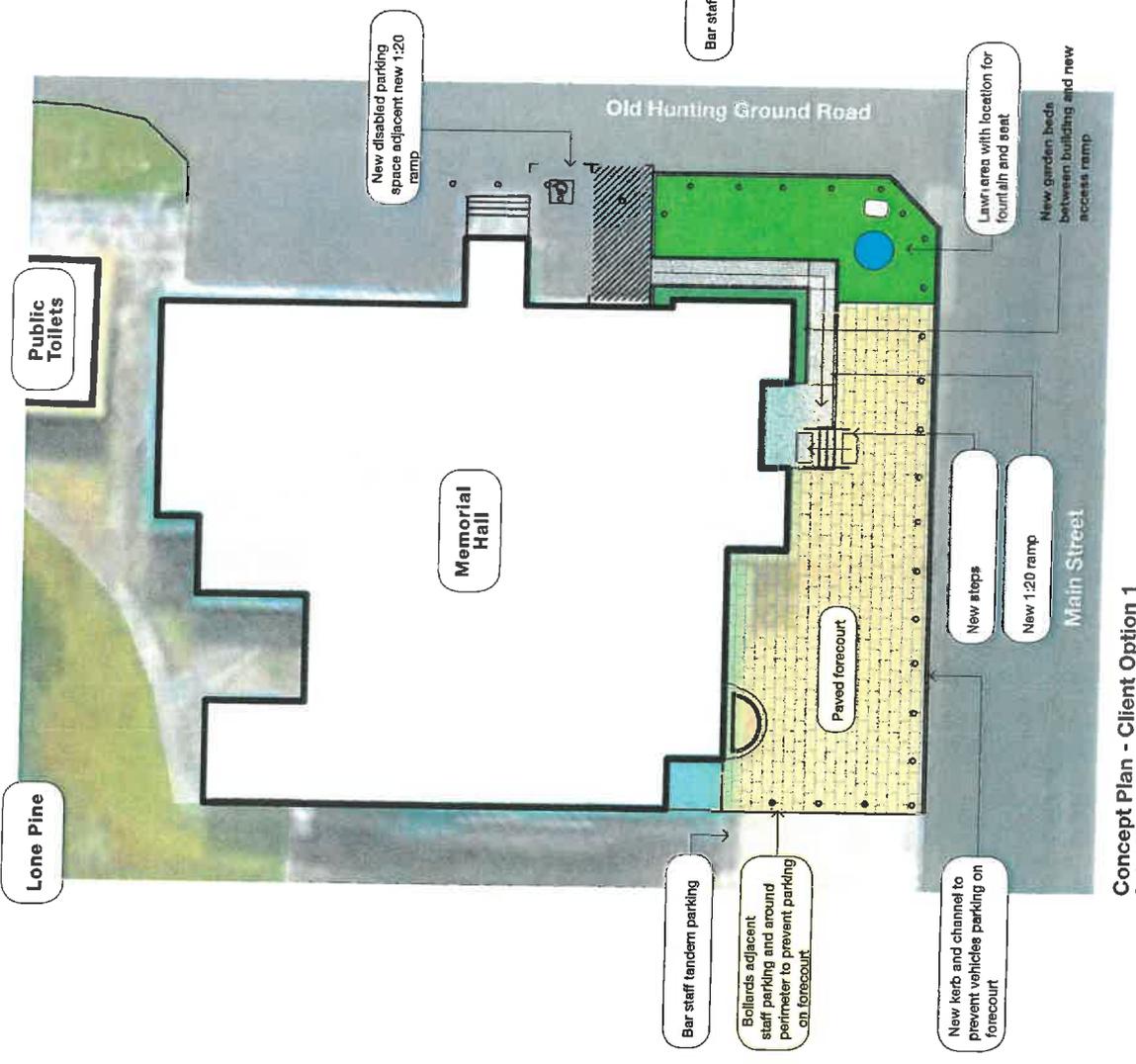
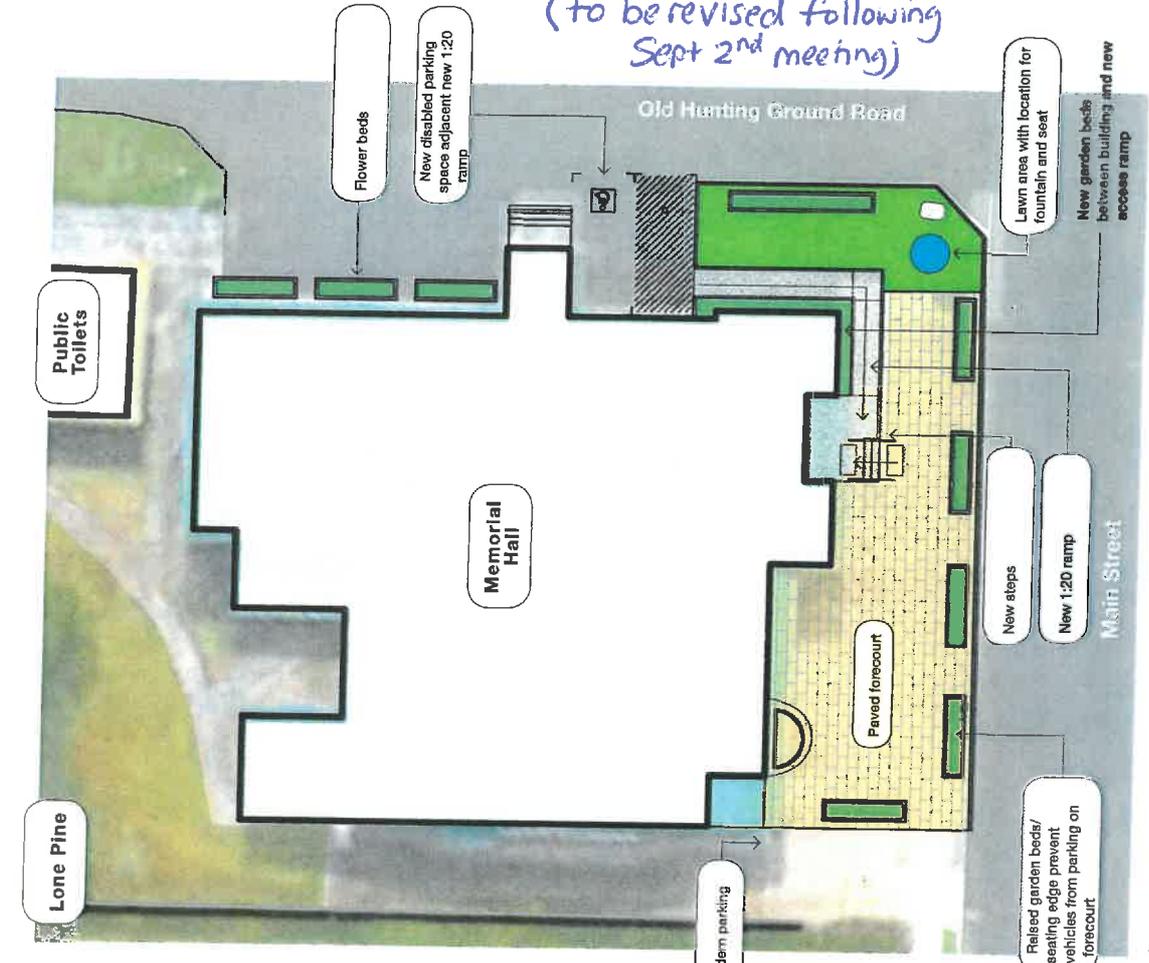
Meeting closed at 4.30pm

Options 1 & 2 Original draft plans only.
 (to be revised following Sept 2nd meeting)

ATTACHMENT
 Agenda Item 4.2.1

PLAYST.
 URBAN DESIGN
 CONSULTANTS

Client: Southern Midlands Council
 Project: Kempton Memorial Hall
 Address: 89 Main Street, Kempton
 File: 19-51 Concept
 Scale: 1:200 @ A3
 July 2019 / Modified: 19/07/19
 Issue: Client Review



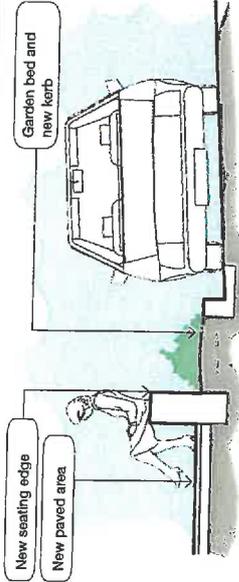
Kempton Memorial Hall
 Client Design Options

Option 3. (To be revised following Sept 2nd meeting)
1st draft - Playstreet plan.

ATTACHMENT
Agenda Item 4.2.1



Plant & Material Swatches



Concept Section A
Scale 1:50

Alternative Concept Plan
Scale 1:200

PLAYSTREET

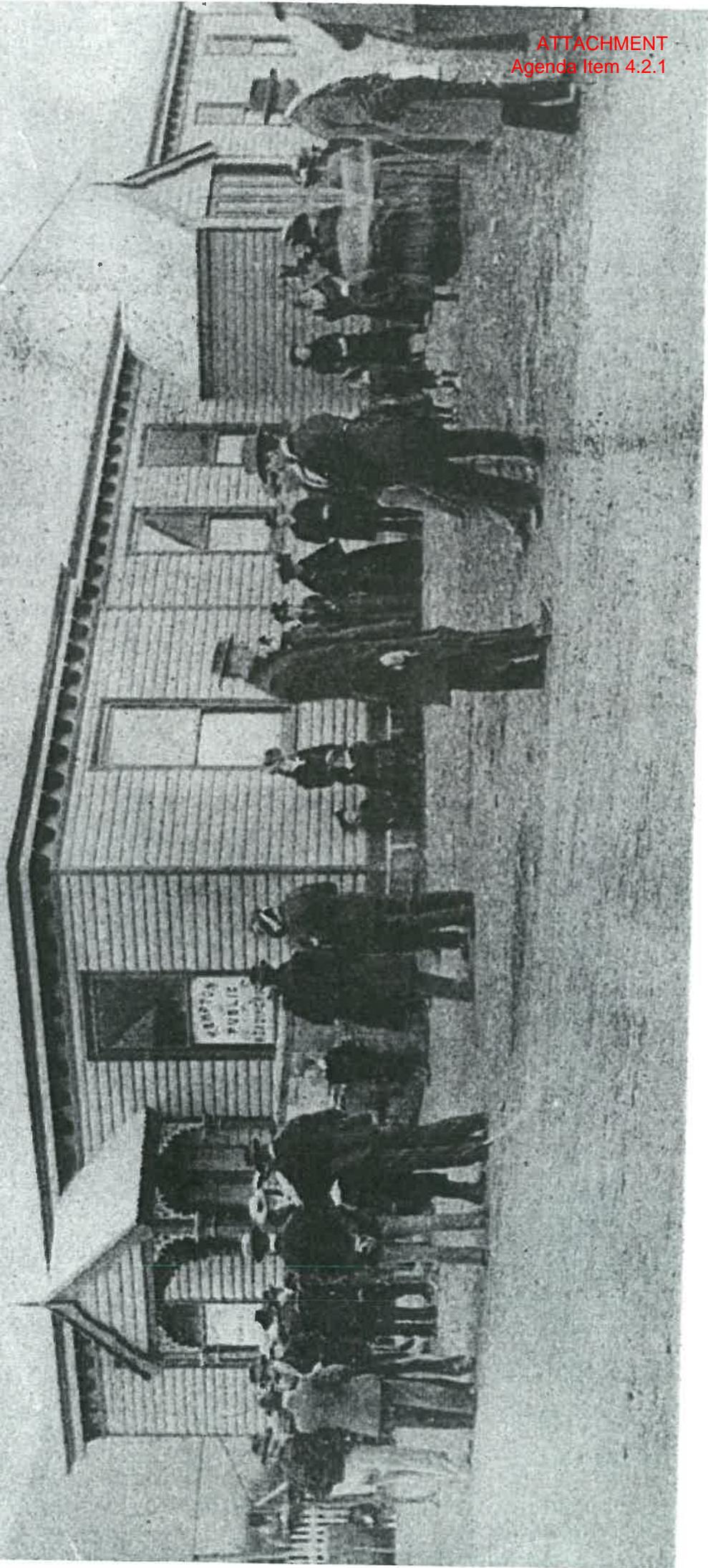
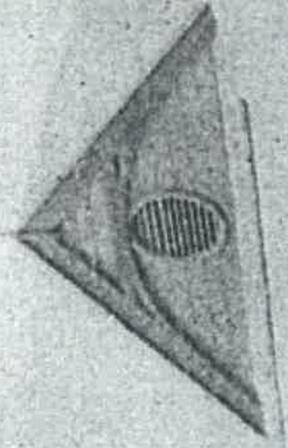
URBAN DESIGN
SHEPHERD & PARTNERS

Client: Southern Midlands Council
Project: Kempton Memorial Hall
Address: 89 Main Street, Kempton
File: 15-51 Concept

Scale: 1:200 @ A3
July 2019 / Modified: 25/07/19
Issue: Client Review

Kempton Memorial Hall
Concept Design Option

Kempton - Memorial Hall. (Picture -
C1920)
(considered at Sept 2nd meeting)



**LAKE DULVERTON & CALLINGTON PARK MANAGEMENT COMMITTEE
MINUTES**

**Monday 2nd September 2019
Council Chambers, Otlands 6.30 p.m.**

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LAKE DULVERTON & CALLINGTON PARK MANAGEMENT COMMITTEE

Minutes

Monday 2nd September 2019

6.30 p.m. Council Chambers
Oatlands

MEMBERS:

Chairman:

Councillor Don Fish (Proxy: Clr K Dudgeon)

Parks & Wildlife Rep:

Matthew Lindus (Proxy: t.b.c)

Resident Representatives:

Mrs Maria Weeding, Mr Athol Bennett, Dr Robert Simpson, Mr Robert Foster, Mrs Stephanie Burbury, Ms Helen Geard, Mrs Jenni Muxlow

1. ATTENDANCE

Councillor Don Fish, Athol Bennett, Maria Weeding, Helen Geard, Matthew Lindus, Dr Robert Simpson, Clr Karen Dudgeon

2. APOLOGIES

Stephanie Burbury (*as advised to E Lang*)

3. CONFIRMATION OF MINUTES

The Committee to confirm the 6th May 2019 minutes.

RECOMMENDATION

That the Committee confirm the minutes of the Lake Dulverton & Callington Park Management Committee meeting held on 6th May 2019.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

MOVED Mr Matthew Lindus

SECONDED Mr Athol Bennett

THAT the Committee confirm the minutes of the Lake Dulverton & Callington Park Management Committee meeting, held on 6th May 2019.

CARRIED

4. BUSINESS ARISING FROM PREVIOUS MEETING

4.1 MACROCARPA TREE AREA BESIDE MAHERS POINT

Following the last meeting of the Committee there has been a meeting with Wildlife Operations. A follow up meeting is to be held later in September.

RECOMMENDATION

That the information be noted and Council continue to work through what is required – as advised.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

THAT the information be noted.

4.2 CALLINGTON PARK – POST AND RAIL FENCE

A section of the post and rail fence adjacent to the Barrack Street car park area was reinstated in early July by Graham Green, with some help from Maria Weeding to install one of the posts in solid bed rock. Graham sourced and prepared the post and rail materials himself, specifically for this job. The final cost was \$775.00 – as per the original quote. It is now very hard source the right timbers that are suitable for this style of fence.

RECOMMENDATION

That the Committee note the information.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

THAT the information be noted.

4.3 2019/2020 BUDGET REQUEST

At the last meeting of the Committee, the following items were submitted to Council for consideration as part of the 2019 / 2020 Council Budget.

The items were:

- Callington Park – Park Grounds (BBQ Hut area) – renewal of surface and installation of a watering system
- Callington Park – Playground Equipment
- Existing Path on the foreshore – upgrade section from Stop Over area to area opposite the infant school (or beyond if funds allow)
- New path on the foreshore- High Street to the Stop Over area section. Currently there is no path.

- Water in to Lake Dulverton
- Landscaping area at Mahers Point – Pine Tree Area

As per the last meeting of the Committee, the budget was submitted to Council for consideration, noting that some included activity components were dependant on election commitment funds being secured. The election funding has now been confirmed as being available. The budget for the year is as follows – see over page.

RECOMMENDATION

That the information be noted.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

THAT the information be noted.

0	Item/Activity	Lake Dulverton & Callington Park Management Committee FINAL 19/20 Works Schedule and Budget Detail NEW ITEMS IN BOLD	Budget 19/20	Expenditure to date	Balance
1	Balance forward	Lake Dulverton Commonwealth Account	12219.60		12219.60
2	Callington Park	Surface upgrade. Resow and install a watering system to ensure ground can be kept to a good standard throughout the year (\$40,000). Playground - Stage 1. Purchase and installation of play equipment.(\$460,000). <i>Note this budget is subject to the 2019 Federal Election commitment.</i>	500000.00		500000.00
3	Lake Dulverton foreshore	Pathway created from High Street to the Stop Over Area (currently no path exists) Approx 250m. <i>Note this budget is subject to the 2019 Federal Election commitment.</i>	85000.00		85000.00
4	Lake Dulverton foreshore	Upgrade of pathway from Stop over area to the infant school (approx 600M) <i>Note 1: Depending on final path style the path upgrade may extend further than the original 600m nominated. Note 2: this budget is subject to the 2019 Federal Election commitment.</i>	135000.00		135000.00
5	Lake Dulverton foreshore & corridor	Planting of Poa on the bank near Nell Espies, Plants in front of Mid FM Radio Station, and other as required	4000.00	0	4000.00
6	Midlands Water Scheme	Operating budget - purchase of water for Lake Dulverton <i>(Note: Current budget + 10%)</i>	28125.00		28125.00
7	Marys Island	Investigate feasibility of some form of access from end of Mahers Point across to Marys Island. Planning, public consultation and preliminary engineering. <i>(Note: link to Marys Island idea already passed through one lot of consultation when current Action Plan was out for public comment)</i>	0.00		0.00
8	Landscaping of foreshore at "pine tree" area near Mahers Point	Removal of trees will be done under the Works Dept budget. Reinstatement / Landscaping of area. Costings shown are based on the current plan (draft).	22404.00	0	22404.00
			786,748.60	\$ -	786,748.60

5.0 TREASURER'S REPORT

Statements for the previous financial year were tabled for noting.

A statement detailing Receipts and Expenditure for the financial year to date (Councils budget allocation) was tabled at the meeting.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

MOVED Dr Robert Simpson

SECONDED Ms Helen Geard

THAT the statement detailing Committee's Receipts and Expenditure for the 2018 / 2019 financial year be received and endorsed.

CARRIED

MOVED Ms Helen Geard

SECONDED Dr Robert Simpson

THAT the statement detailing Committee's Commonwealth Bank account Receipts and Expenditure for the 2018 / 2019 financial year be received and endorsed.

CARRIED

MOVED Mr Matthew Lindus

SECONDED Mr Athol Bennett

THAT the statement detailing Committee's Commonwealth Bank account Receipts and Expenditure for the 2019 / 2020 financial year to date be received and endorsed.

CARRIED

SOUTHERN MIDLANDS COUNCIL

LAKE DULVERTON / CALLINGTON PARK MANAGEMENT COMMITTEE

Lake Dulverton Account
STATEMENT OF RECEIPTS AND PAYMENTS
FOR THE PERIOD 1 JULY, 2018 TO 30 JUNE 2019

RECEIPTS		PAYMENTS	
Balance from last Account	\$ 6,633.07	Materials - Purchases	\$ -
Donation	\$ 5,547.90		\$ -
Interest	\$ 38.63		\$ -
	<u>\$ 12,219.60</u>	Bank Fees	\$ -
		Balance To Next Account	<u>\$ 3,113.11</u>

Funds on hand are represented by:

Commonwealth Bank Account 06 7004 28003859	\$	12,219.60
Unpresented Cheque	\$	-
	\$	<u>12,219.60</u>

AUDIT REPORT

LAKE DULVERTON / CALLINGTON PARK MANAGEMENT COMMITTEE

I have audited the Statement of Receipts and Payments for the Period 1st July 2018 to 30 June 2019.

In my opinion the Statement presents fairly the cash transactions of the Lake Dulverton / Callington Park Management Committee for the period.

C Pennicott

SOUTHERN MIDLANDS COUNCIL
LAKE DULVERTON / CALLINGTON PARK MANAGEMENT COMMITTEE

STATEMENT OF RECEIPTS AND PAYMENTS
FOR THE PERIOD 1 JULY 2019 TO 30 AUGUST 2019

RECEIPTS			PAYMENTS
Balance from last Account (Lake)			
Commonwealth Bank Account	\$ 12,219.60		
Callington Park - Surface Upgrade	\$ 40,000.00		Project C3020002 (Callington Park Imp) \$ -
Callington Park - Playground (Election Commitment)	\$ 460,000.00		Project C3020002 (Callington Park Imp) \$ -
Lake Dulverton - Foreshore & Corridor	\$ 4,000.00		Project 302- 5015 (Dulverton Corridor) \$ -
Lake Dulverton - Foreshore Improvements New	\$ 85,000.00		Project C1040028 (High Street to Stopover) \$ -
Lake Dulverton - Foreshore Improvements Upgrade	\$ 135,000.00		Project C1040019 (Stopover to School) \$ -
Lake Dulverton - Removal of Trees	\$ 22,404.30		Project C3020008 (Mahers Point) \$ -
Walking Track - Flax Mill To Paratiah	\$ -		Project 302 - 5015 \$ -
Water Operational Costs	\$ 28,125.00		Project 407 - 7057 \$ -
Weed Control	\$ -		Operational Charge (February) \$ -
Mary's Island	\$ -		Asset Renewal Levy (February) \$ -
Walking Track - Donation	\$ -		Water Usage - Annual (February) \$ -
Donations (Overflow Area)	\$ -		
Interest	\$ -		Bank Charges \$ -
			Total Expense to date \$ -
			Balance to Next Account \$ 786,748.90
			<u>\$ 786,748.90</u>
			\$ 12,219.60
			\$ 774,529.30
			<u>\$ 786,748.90</u>

Funds on hand are represented by:

Comm. Bank Account No.06 7004 28003859
Special Projects - Unexpended Budget

6.0 OTHER MATTERS

6.1 LAKE DULVERTON WATER LEVELS

The Tas Irrigation winter take water season will close at the end of September. As from 1st October each year the summer take water comes on line. For Lake Dulverton, this means that the water allocation that Council has (1 ML / day winter water), will cease as of 30th September. Winter water take resumes on the 1st March each year.

The water levels of the lake have been monitored weekly by Council since 5th July 2016. A graph has been put together to show how the water levels are tracking from year to year. Information was provided at the meeting to the committee for discussion and noting.

From the information it is apparent from the graph information that the supplementary water being placed into the Lake is currently not quite enough to sustain the water level in the lake when combined with the prevailing low annual rainfall that has been experienced at Oatlands in the last few years.

There was much discussion. It was generally agreed that:

- the Lake is an important element in the landscape that makes a great contribution to Oatlands in terms of social and economic aspects, plus environmentally for the many species that rely on it.
- Council have in the past and to date continue to remain committed to making every effort to ensure that there is water in the lake, as evidenced by the budget commitment to pay for the Tas Irrigation annual water charges.
- It was likely that the Lake will dry up in the summer months in the not too distant future unless either more water is able to be secured for the lake, or the climatic conditions change and annual average or above average rainfall occurs.
- The Council should be briefed on the situation as a matter of ensuring that they are aware of where the water level is tracking at this point in time based on the trend.
- It was recognised that when 2ML of water per day (over the winter take period) had been available for the Lake, the 51Ha area of the lake that receives this water had been filled to capacity over the two years that this volume of water had been available.

The committee recognised that it will be difficult to find a solution to secure more supplementary water given the cost implications. It was suggested that Council consider the following:

- To look at the availability of additional water out of the Midlands Water Scheme, - permanent and / or temporary transfer basis.
- Writing to State Government agencies that have an interest in the Lake such as Parks and Wildlife and Inland Fisheries to see if there are any funds available to assist with securing more water.
- Writing or contacting any other organisation, private business or individual that may possibly have an interest in the Lake and may wish to consider providing funds to purchase more water to help maintain this important environment.

RECOMMENDATION

That Council be briefed in regard to lake water levels given the persistent dry climatic period that has been / is currently being experienced in this region of the Municipality and the longer term ramification for the Lake under these circumstances.

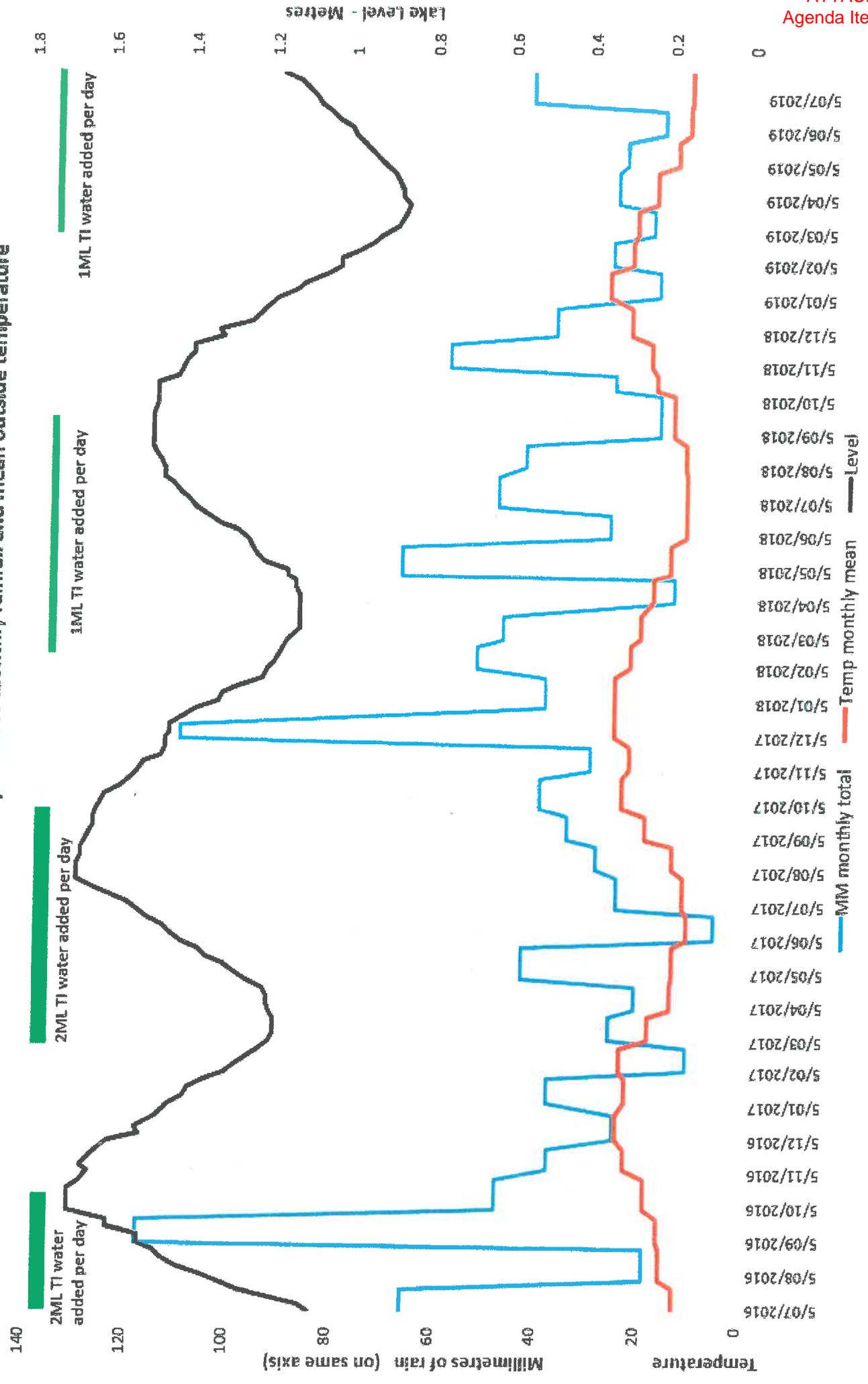
SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

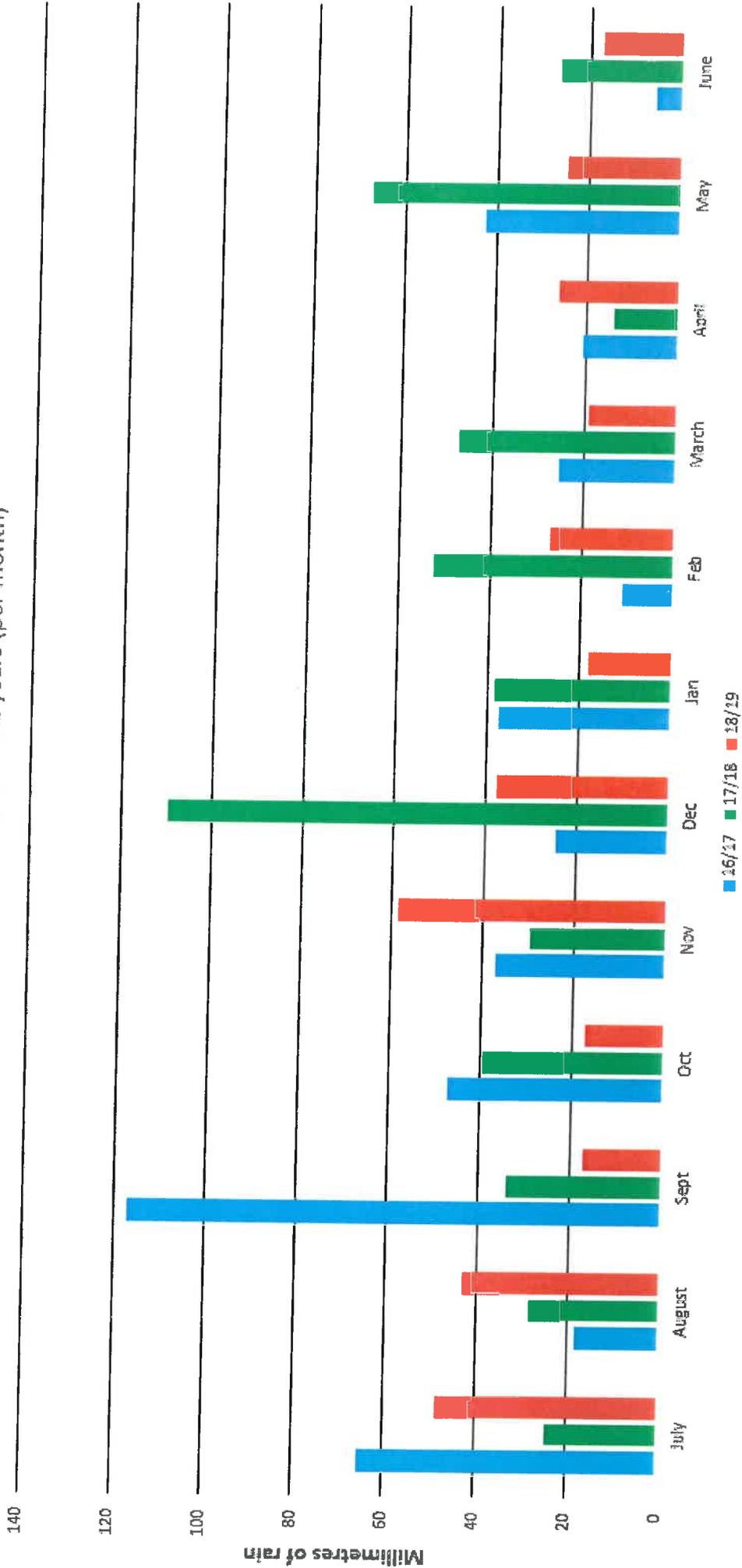
THAT:

1. the information be noted.
2. Maria and Athol (together with any other committee Member), attend the next Council meeting to discuss the Lake water in more detail, should Council wish to have such a briefing.

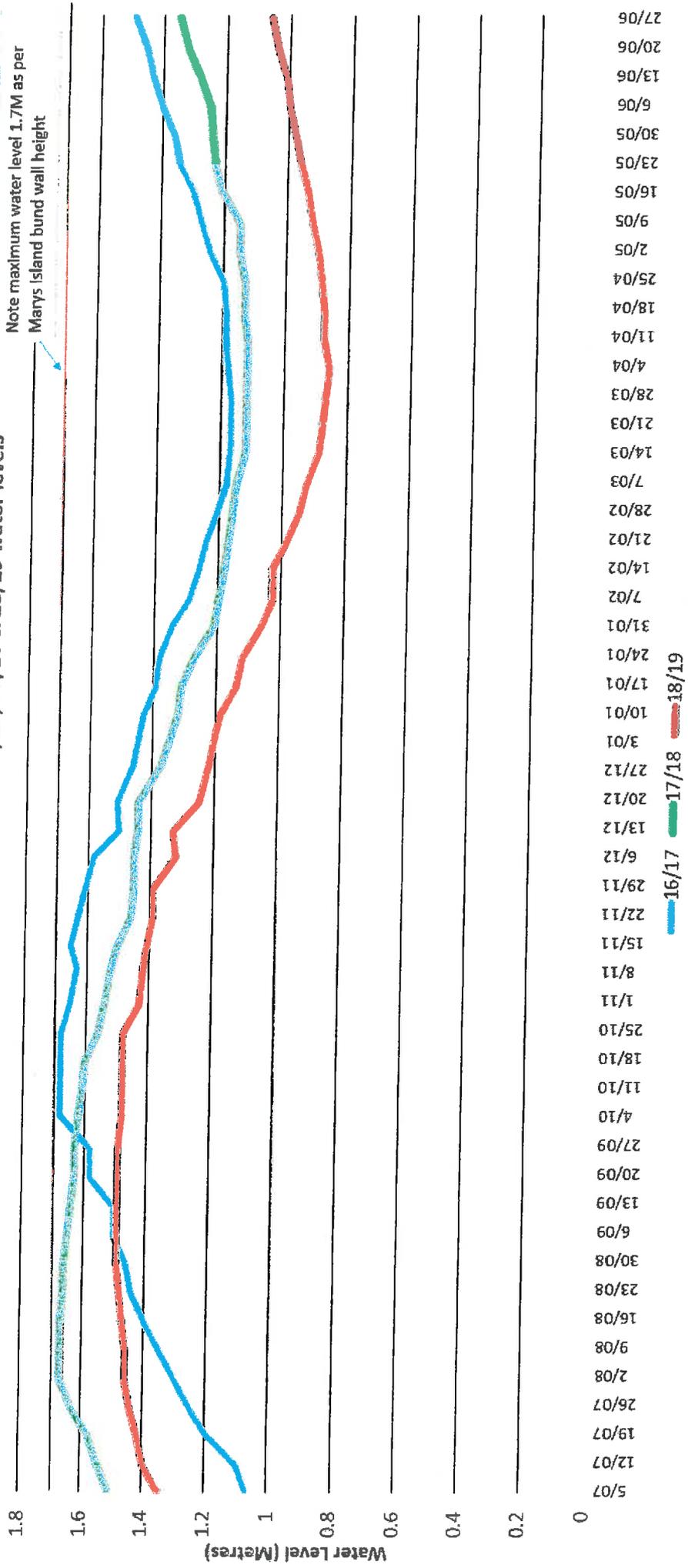
Lake Dulverton - water levels in comparison to monthly rainfall and mean outside temperature



Oatlands rainfall over 3 financial years (per month)



Lake Dulverton 51Ha bund wall area - 16/17, 17/18 & 18/19 water levels



6.2 LAKE DULVERTON – HIGH STREET TRADERS GROUP – SUGGESTIONS

The relatively new High Street Traders Group will be forwarding correspondence on to the Committee for consideration. It is likely to cover three suggestions, being:

- Altering the Zone Boundary line between the current Conservation Zone and the Recreation Zone, and also creating an additional Conservation Zone area within the Lake. In both instances this would be achieved by diminishing the current Recreation Zone area.
- Suggestion of revisiting the floating walkway idea. It may be worth noting that the idea of a floating walkway was previously included in the Lake Dulverton Action Plan (2008 Edition).
- Consideration be given to having a ‘Weed’ harvester – for use in the Recreation Zone area. It may be worth noting that for many years there was a machine used on the Lake as a ‘weed’ harvester, that cut the Ribbon reed plants.

The letter would be available following the next High Street Traders Group meeting (Tues 27th Aug - evening). The committee will be asked to consider the suggestions outlined in the letter.

The letter was tabled (see attached), together with a concept diagram of a potential option for a floating walkway. There was much discussion. It was generally agreed that the water levels in the lake were of concern and that it would be a priority to sort this issue out in these current dry / drought conditions being experienced.

In regard to the suggestion of a ‘weed’ harvester as per the letter, it was noted that the two plants that would be targeted were actually native aquatic plants that had been found present in the Lake for decades. However it was agreed that one of the plants in particular had seemingly proliferated substantially in the last few years, making it difficult for recreation and fishing purposes. The Committee did not disagree with the idea of a harvester but did raise queries on costs, who would manage and oversee the operation, and above all the removal of the ‘weed’ would have to be done on a sustainable basis. It was also noted that the concept of harvesting the aquatic vegetation out of the lake would need to be incorporated in the Lake Dulverton Action Plan. The Plan is not up for review at this point in time. What is included or not in the next edition of the Action plan is always subject to community review, endorsement by Council and consultation with Parks and Wildlife. In light of this, the Parks representative was asked if he seek advice and advise if harvesting the ‘weed’ was likely to be a permitted activity.

In regard to the floating walkway, the committee again reiterated that sorting water levels was critical at this point in time. Concerns were raised as to the cost versus benefits of such a walkway.

In regard to the rezoning boundary alignment and the creation of an additional conservation zone, the committee were not opposed to the idea. However, they were not convinced that there was any man made activity necessarily occurring in these proposed additional conservation areas that required the protection of the area by being reclassified to conservation. The Parks and Wildlife Rep stated that the changing of the zone boundaries would be a complex process, but he would undertake to look into what would be involved.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

THAT:

1. the information be noted.
2. Parks and Wildlife advise the committee if harvesting the aquatic plants (often referred to as 'weeds') is a permitted activity, should this be pursued into the future.
3. Parks and Wildlife advise the committee as to what would be involved if the current Zoning boundaries were to be modified.

6.3 CALLINGTON PARK – PLAYGROUND UPGRADE

The Council has been successful in securing some funding for playground equipment and the installation of an underground watering system for Callington Park, as discussed in previous Committee meetings. The proposal that has been funded is referred to by the Australian Government as the *Oatlands Destination Playground Development Project*. A letter confirming the funding was received by Council earlier in August.

At the last meeting the Committee had a range of ideas as to what should be included in a playground. It is therefore proposed that the make up of the play equipment be determined in a six step process – as follows:

Step 1 - Committee members come up with ideas / elements of equipment that they think should be included in the overall make up of the play equipment.

Step 2 - (run concurrently with Step 1) seek consultation with younger students at the Oatlands School about their favourite play equipment and what they would like to see installed at the Park.

Step 3 - the Committee meet and develop a playground design proposal which will then be used to go out to the community for wider consultation. Prior to going to wider public consultation, confirmation will be needed that the Council has signed the Deed of Agreement with the Australian Government,

Step 4 - the results from the consultation will be considered and a final plan compiled. The plan will be used during the tender process (a tender process is required due to amount of funds to be expended during this project).

Step 5 - tenders will be considered by Council and a company selected to undertake playground equipment supply and installation.

Step 6 – the underground watering and upgrade of the surface/ turf be progressed (once the final footprint of the playground area has been determined)

At the meeting Helen presented an overview of the current playground, together with examples of various playgrounds found around Tasmania and some on the mainland. She also provided examples of equipment suitable for various age groups and themes examples.

There was little time to consider any of the information and make decisions, so if it was to progress through the committee, then another dedicated session would need to be held to consider options in more detail.

It was suggested that one option could be asking a landscape design / playground design firm to come up with ideas for the area. The committee were firm that the tree sculpture remain on the current playground site, but they were not opposed to the idea of removing the existing play equipment (swing and tower and slide) to give a blank canvas space should a landscape / playground designer be asked for input.

RECOMMENDATION

That the Committee recommend to Council that the *Oatlands Destination Playground Development Project* (which includes the installation of an underground watering system and upgrade of the surface/ turf area) be progressed as outlined in the six step process.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

THAT:

1. the information be noted.
2. Consideration be given to seeking input from landscape / playground designer (s).
3. The playground proposal continue to be progressed with the final approach to be determined after further consultation with Council management.

6.4 PATHWAY ON FORESHORE – EXISTING PATH UPGRADE (SECTION)

At the last meeting of the Committee it was suggested that the upgrade of the pathway between the Stop Over area and the section adjacent to the Infant School (or further if funds permit) use a product known as Dirt Glue (see DirtGlue Australiasia). This upgrade was subject to Council receiving funding from the Australian Government.

It is recommended that more information be found out about the product, and if possible – between now and the next meeting of the Committee, Members seek to view one or more areas on site that have had this treatment on a public path area. At the last meeting it was mentioned that this product has been used on the Queens Domain in Hobart, at Seven Mile Beach and at the parts of Bellerive Playground area.

Once the final surface preference has been determined, then the committee can make that recommendation to Council to progress accordingly. Parks and Wildlife will need to advise as to what process is required for this activity should it go ahead. Council will also need to sign off on a Deed of Agreement for this activity to proceed. These works are subject to the Australian Government undertaking a due diligence process prior to signing off on a Deed of Agreement.

It was agreed that more information be found out about the product and possibly a sample be supplied at the next meeting of the committee.

A Reserve Activity Assessment (RAA) will be required prior to undertaking this activity. A description and plan as to what is to be done will need to be provided when lodging the RAA

as a minimum. Parks and Wildlife offered to provide a Natural Values Assessment and consult with the Aboriginal Heritage Trust as part of the RAA process

It is unclear as to how long the RAA process will take at this point in time.

RECOMMENDATION

That Committee Members seek to view one or more areas of public pathways that have used this product between now and the next meeting of the committee, prior to any further action or recommendations being suggested to Council.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

THAT:

1. the information be noted.
2. A Reserve Activity Assessment be prepared and submitted to Parks.
3. The proposed path continue to be progresses working with the Works and Services Department of Council.

6.5 PATHWAY ON FORESHORE – NEW HIGH STREET TO STOP OVER AREA

Currently there is no footpath between High Street and the car park / toilet block area of the foreshore. At the last meeting, the Committee indicated that it would make sense to have the new pathway finish at the Stop Over Area with the later section using the existing path down to the small bund wall area and then passing along the foreshore under the bank to finish at the Stop Over area.

For discussion – confirm the preferred route for the path to take.

Parks and Wildlife advised that a Reserve Activity Assessment will be required, Parks and Wildlife offered to provide a Natural Values Assessment and consult with the Aboriginal Heritage Trust as part of the RAA process

Council will also need to sign off on a Deed of Agreement for this activity to proceed. Advice on the need for Planning Approval or not is to be confirmed. These works are subject to the Australian Government undertaking a due diligence process prior to signing off on a Deed of Agreement.

A Development Application will also need to be submitted to Council's Development and Environmental Services Dept.

RECOMMENDATION

That the committee initially confirm the preferred route for the path to follow.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

THAT:

1. the information be noted.
2. A Reserve Activity Assessment be prepared and submitted to Parks.

3. The proposed path continue to be progresses working with the Works and Services Department and Development and Environmental Services Department of Council.

6.6 OTHER

Nil

7.0 NEXT MEETING

Monday 30th September, 6.30 p.m. Oatlands Council Chambers.

The meeting closed at 9.35 p.m.

* * * * *

CONFIRMED THIS DAY OF....., 2019

.....CHAIRMAN

SCANNED

RECEIVED

- 2 SEP 2019

By SMC

ATTACHMENT
Agenda Item 4.2.1
62



OATLANDS HIGH STREET TRADERS

Attention: General Manager
Tim Kirkwood
Southern Midlands Council
PO Box 21
OATLANDS TAS 7120

Dear Sir,

LAKE DULVERTON

We the High Street Traders Group have had recent discussions with regards to Lake Dulverton as being an underutilised asset.

The High Street Traders Group have therefore bought forward some suggestions for a new vision for which we would like to propose to Council.

Lake Dulverton once was a thriving lake which harboured not only birds and wildlife but was a recreational lake for people to enjoy in many other aspects such as angling, rowing, and swimming.

It has been discussed that the lake be once again the draw card for such recreation as well as incorporating the existing sensitive bird habitat for which it is now known.

We believe that recreation including ongoing fishing activities and sensitive bird habitat can harmoniously marry together if certain boundaries are established within the lake and perimeter.

Our vision in achieving this is by ways of dividing the main lake into three boundaries, east, middle and west side as per map enclosed.

On the east side of Lake Dulverton where a conservation reserve exists already, we propose that the boundary be expanded.

A suggestion of a "floating walkway" which was once listed in the Lake Dulverton and Dulverton walkway Action Plan be constructed to the eastern end of the camping ground defined with a floating walkway right down the lake bordering the conservation zone and recreational zone area to the right.

The middle section of the lake we envisage as a recreational zone area for activities such as previously mentioned in order to reinstate fun days or water sports with the possibility of sensible events in which to draw people to the lake.

On the western side boundary of the recreation zone, we propose it to become conservation zone, sensitive bird habitat from the road line opposite Church Street down the western side of the lake to the south western end of the bund wall. In doing so it would be creating a nature reserve zone directly behind the Oatlands school which we think would be most beneficial for students to study nature and the environment.

In closing we had one further proposal which includes the purchase of a harvester to harvest the reeds from the Lake to free up the recreational zone.

It was also discussed that the harvested plant matter from Lake Dulverton could be sold as animal supplement or compost, and that the harvester itself could be leased out to others for a dollar return to the town.

We look forward to working with you on a new vision for Lake Dulverton and we look forward to your reply.

Yours sincerely,

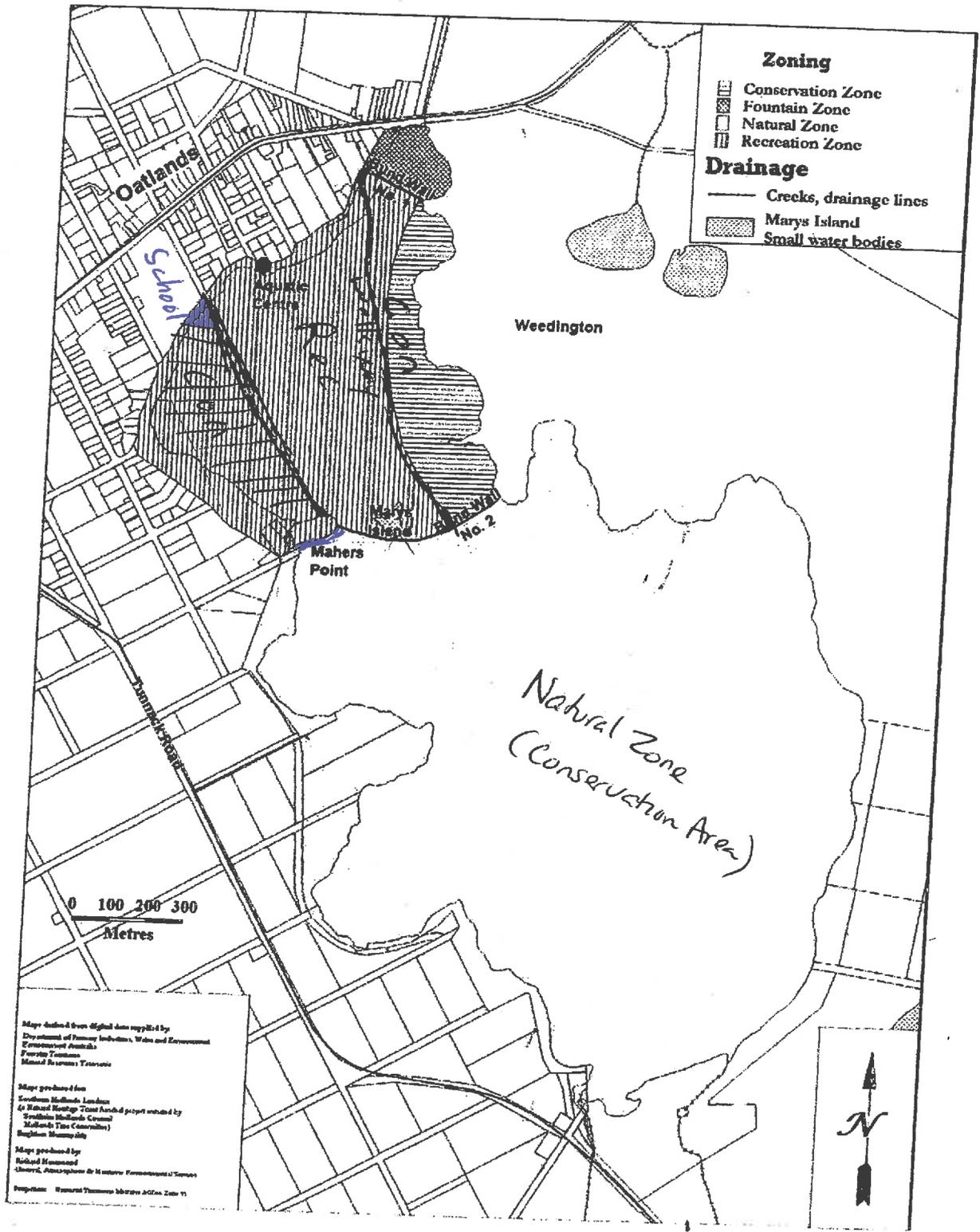
G M Farness (Graham Michael Farness)
Rebecca Kissling

For and on behalf of
Oatlands High Street Traders Group

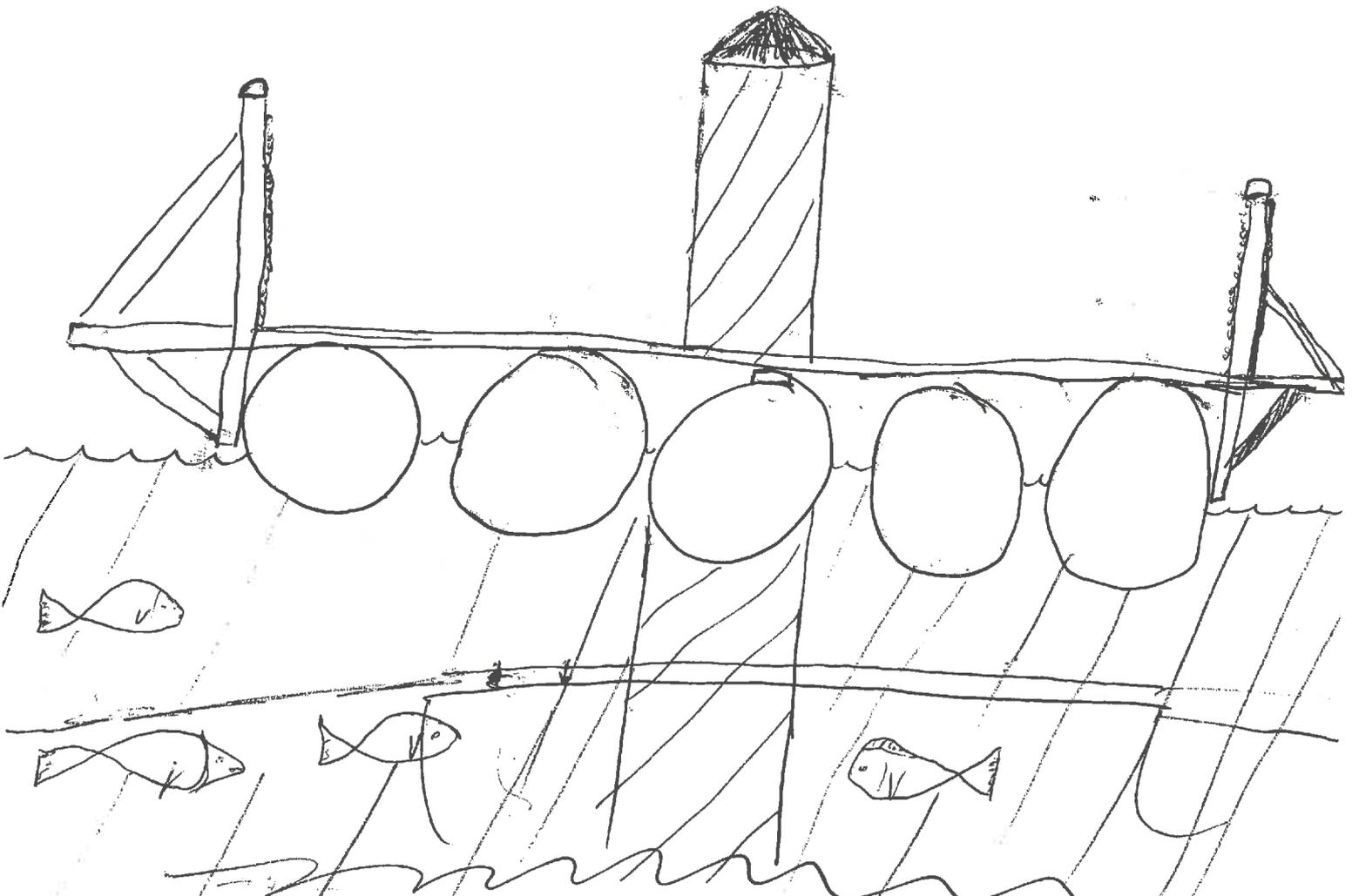
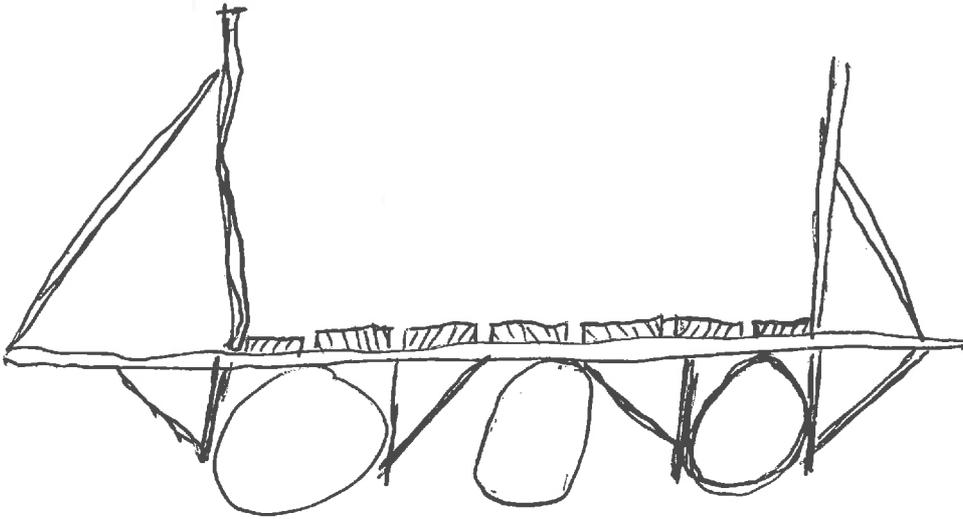
Encl. Lake Dulverton Map

MAP 2 ZONING

Lake Dulverton Zoning

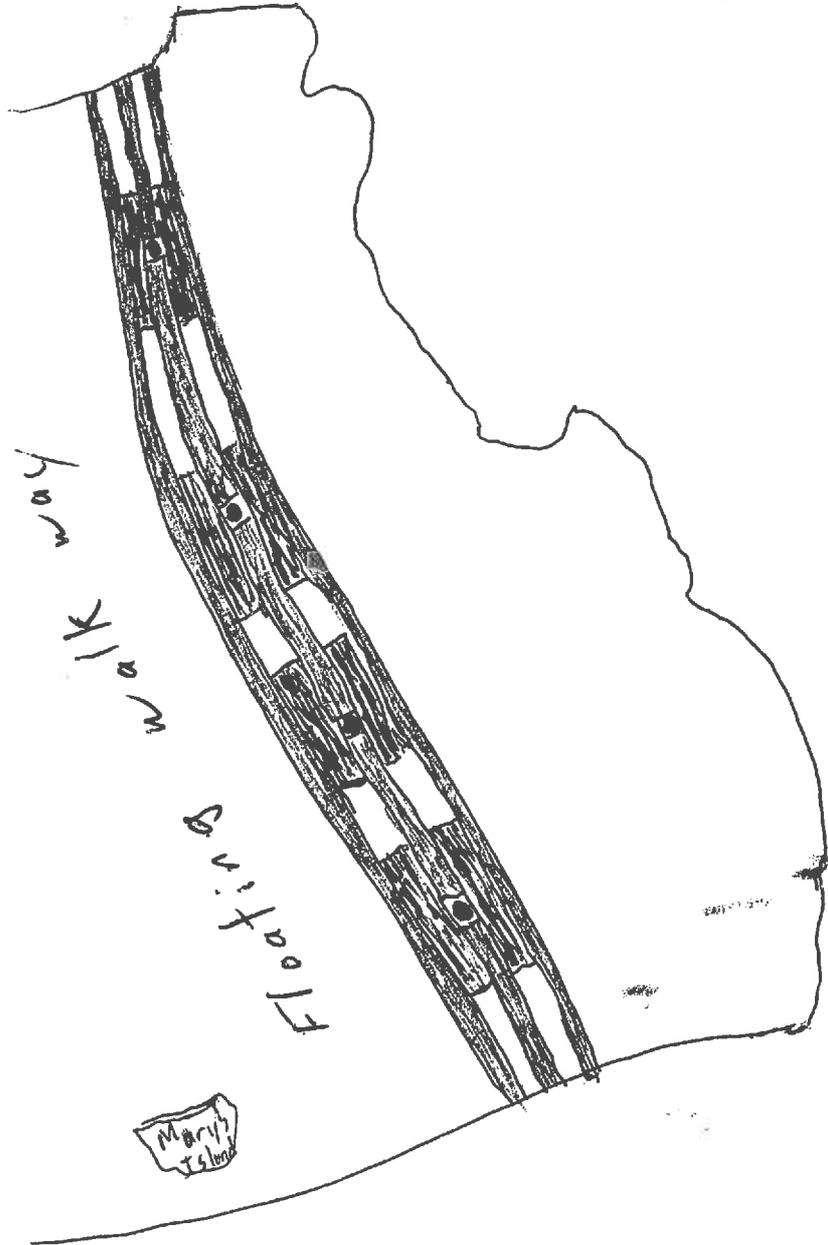


Lake Dulverton - Floating Walkway



Concept design - provided by High Street Treaders Group
August 2019

Lake Dolven - Floating Walkway



Concept design - provided by High St Traders Group
August 2019



MINUTES

Campania Recreation Ground Management Committee

Wednesday 31st July, 2019 at 5.30 p.m

Campania Recreation Ground

COMMITTEE MEMBERS:

Council Representatives:	Mayor, Alex Green General Manager, Tim Kirkwood Deputy General Manager, Andrew Benson Corporate Compliance Officer, Wendy Young
Campania Cricket Club:	Simon Tapp James Goodwin
Campania Football Club:	Peter Parker Brian Hawkes
Campania District School:	Paul Dalla-Fontana, Principal Donna Terry, Business Manager
Campania Community:	Susan Ferrar

1. PRESENT:

Mayor Alex Green, Tim Kirkwood, Andrew Benson, Wendy Young, Simon Tapp, Peter Parker

2. APOLOGIES:

James Goodwin, Paul Dalla-Fontana, Donna Terry, Susan Ferrar, Brian Hawkes

3. CONFIRMATION OF MINUTES:

Minutes of the previous meeting were tabled and confirmed.

4. BUSINESS ARISING FROM THE MINUTES:

4.1 Football Nets

A quote had been received for the nets, due to the excessive price it was recommended that the nets be reduced to 48 metres, with a height of 8 m. Wendy to follow up with Security Fencing to get quote amended.

4.2 Young People in the Area

Peter raised concerns about the number of children that were attending training sessions, unaccompanied by an adult and the risks imposed on the club. The Club had put in place a curfew of 8 pm. It was further recommended that Council's Community Development team sit down with the local Police to discuss this matter.

4.3 General Ground Condition

The drainage on the opposite side of the ground needed looking at as well as the steps on the embankment.

Jack Lyall and Andrew Benson to investigate.

4.4 Dogs on the Ground

New signs or relocation of existing sign is required, so patrons are advised that dogs are not allowed to enter the sporting arena

Wendy to arrange for the signs to be installed

4.5 Sanitary Bin Provider

The sanitary bin provider to be given a key to access the building, this will save someone remembering to put the bins out for collection

It was resolved that either Peter or Simon will arrange for a key to be given to the provider.

5. TREASURER'S REPORT:

A report was tabled at the meeting and a copy was circulated to members present. Due to the amount owing to Council it was agreed that the Football Club put a payment plan in place. It was agreed that \$500 was an appropriate amount. Wendy to provide Council's bank details to Peter.

6. NEW BUSINESS:

6.1 Toilet Upgrade

The toilets are in urgent need of upgrade (urinals and hand dryers). It was requested that a quote be obtained for the works. It was noted that a submission could be put in for a community small grant that were opening soon.

6.2 Window Replacement and Undercover Area

Recent works had been carried out on the Clubrooms with the replacement of the existing windows with double glazed material and extending the doorway in alignment with the rest of the building as well as an undercover area. Council contributed to the replacement of the windows as a requirement of the MAV Insurance site inspection, and the Football club covered the remaining costs associated with the works. It was noted that the works had significantly improved the amenity of the Clubrooms.

6.3 Goal Posts

It was noted that the goal posts were in need of rectification works, due to a safety issue. It was advised that Council had purchased a new set and that they would be replaced as soon as possible.

7. NEXT MEETING:

Next meeting will be held on the 30th January at 5.30 pm.

8. CLOSURE:

There being no further business, the meeting was closed at 6.15 pm.



**SOUTHERN TASMANIAN COUNCILS AUTHORITY
DRAFT MINUTES**

**Minutes of a meeting of the Southern Tasmanian Councils Authority held on
12 August 2019 commencing at 12.00pm at Tasman Council, Nubeena**

Present: Brighton Council – Mayor Tony Foster and Mr Ron Sanderson
Derwent Valley Council – Deputy Mayor Jessica Cosgrove and Mr Greg Winton
Hobart City Council – Deputy Lord Mayor Helen Burnet and Mr Nick Heath
Huon Valley Council – Mayor Bec Enders and Mr Emilio Reale
Sorell Council – Mayor Kerry Vincent
Southern Midlands Council - Mr Tim Kirkwood
Tasman Council – Mayor Kelly Spaulding and Mr James Dryburgh

Apologies: Central Highlands Council – Mayor Loueen Triffitt and Ms Lyn Eyles
Derwent Valley Council – Mayor Ben Shaw
Glamorgan/Spring Bay Council – Mayor Debbie Wisby and Ian Pearce
Sorell Council - Mr Robert Higgins
Southern Midlands Council – Mayor Alex Green

- 1. Welcome and apologies**
The Deputy Chair opened the meeting and welcomed members to the meeting with apologies for the meeting being noted and listed above.
- 2. Confirmation of the minutes of a special meeting of the Southern Tasmanian Councils Authority held on 27 May 2019**

RECOMMENDATION

That the minutes of the special meeting of the Southern Tasmanian Councils Authority (STCA) Board Meeting held on 27 May 2019 be confirmed as a true record of that meeting.

CARRIED

3. Matters Arising

Nil

4. STCA Board Chairperson Election

2019/20 Work Plan

The STCA Board noted the correspondence from the Lord Mayor of Hobart, Councillor Anna Reynolds advising that she has vacated the role of STCA Board Chairperson.

As a result of this, the Board agreed to hold an election for a new Chairperson.

For the position of Chair, Mayor Enders was nominated by Mayor Foster with the nomination seconded by Mayor Spaulding. Mayor Enders left the room whilst a vote took place. The Board unanimously voted to appoint Mayor Enders the STCA Chairperson.

For the position of Deputy Chair, the Deputy Lord Mayor was nominated by Mayor Foster with the nomination seconded by Mayor Enders. The Deputy Lord Mayor left the room whilst a vote took place. The Board unanimously voted to appoint the Deputy Lord Mayor the STCA Deputy Chairperson.

CARRIED

5. Proposed New STCA Website

The Chairperson provided a presentation in relation to a proposed new STCA website. In response to the presentation and discussion, the STCA Board provided in-principle agreement subject to the Huon Valley Council General Manager considering the administrative issues of hosting the site and Summerhill Publishing being advised of the Board's decision.

Moved: Mayor Vincent

Seconded: Mayor Foster

CARRIED

6. ALGA's Fairer Share Advocacy Campaign

The STCA Board discussed ALGA's Fairer Share Advocacy Campaign and agreed that the matter be deferred pending the outcome of the meeting of the Local Government Association of Tasmania in late August and a report be provided to the next STCA Board meeting.

CARRIED

7. Projects of Significance

The STCA Board resolved to hold a workshop to further discuss this item in early October and invite Glenorchy City, Clarence City and Kingborough Councils.

CARRIED

8. 30 June 2019 Financial Statement

The STCA 30 June 2019 Financial Statement was received and noted by the Board.

Moved: Mayor Foster

Seconded: Mayor Vincent

CARRIED

9. Update on Projects

9.1 Waste Strategy South

The STCA Board resolved that the minutes from the Waste Strategy South meeting held on 9 July 2019 be received and noted.

9.2 Regional Climate Change Initiative

The STCA Board endorsed the amendments to the Regional Climate Change Initiative Terms of Reference.

9.3 South Eastern Regional Development Authority (SERDA)

The STCA Board resolved that the update on the South Eastern Regional Development Authority be received and noted.

Moved: Deputy Lord Mayor

Seconded: Mayor Foster

CARRIED

10. Greater Hobart Act update

Mr Heath provided an update in relation to the Greater Hobart Act which the Board resolved to receive and note.

11. State of the Regions Report 2018/19

The STCA Board received and noted the Hobart South State of the Regions report 2018/19 and requested a copy of the full report.



12. Other Business

The Board requested that a media release be prepared announcing the new Chairperson and Deputy Chairperson of the STCA, providing an update on the Regional Climate Change Initiative, facilitating key waste initiatives and the development of election priorities with all Southern Region councils involved.

13. Next Meeting

It was agreed that the next meeting would take place on Monday 25 November 2019 at Sorell Council.

Meeting closed at 1.27pm



**Southern Tasmanian Councils Authority
August 2019 Meeting Communique/Executive Summary**

The STCA Board met on Monday 12 August 2019 to discuss a range of matters, including ongoing regional projects, a new website and the development of a collective approach in the lead up to the next Federal and State Elections.

The first task undertaken at the meeting with the appointment of a new Chairperson and Deputy Chairperson. The STCA Board unanimously elected the following:

- Mayor Councillor Bec Enders as Chairperson of the STCA Board
- Deputy Lord Mayor Councillor Helen Burnet as Deputy Chairperson of the STCA Board

In response to a proposal to develop a modern and engaging website the Board resolved to provide in-principle support for the development of a new STCA website with the Huon Valley Council to explore the implications of hosting the site.

It was agreed that the STCA Board participate in a workshop in October 2019 to discuss a collective approach for the identification of infrastructure projects to pursue in the lead up to the next Federal and State Elections. As the Board will be identifying projects of regional significance, it was agreed that the non-STCA members – Clarence City, Glenorchy City and Kingborough Councils – would be invited to participate in the workshop.

Updates on a number of projects were provided including Waste Strategy South, Regional Climate Change and the South East Regional Development Authority, where the Board noted that:

- A Waste Strategy South meeting was held on 9 July which included a presentation from the Garage Sale Trail – a key project the STCA is supporting during 2019/20 and 2020/21;
- The State Government has released a draft Waste Action Plan and that a small working group would be investigating providing a submission;
- The Statewide MOU for Joint Waste Communications continues to maintain momentum;
- The Regional Climate Change Initiative has modified their Terms of Reference to provide for improved governance;
- Regional Climate Change Initiative projects are advancing in their development with the Regional Coastal Hazards Strategy and Regional Councils Climate Change Strategy and Council Climate Action Plan templates having established working groups to guide their progress, and;
- The South East Regional Development Authority has agreed to co-fund a review of the 2015 South East Infrastructure Strategy originally prepared by KPMG.

The Board received an update on the progress of the Greater Hobart Act and noted the 30 June 2019 Financial Report.

It was agreed that the next STCA Board meeting, including the Annual General Meeting, would be hosted by the Sorell Council.