

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday, 26th June 2019

Municipal Offices
85 Main Street, Kempton

INDEX

1. PRAYERS	4
2. ATTENDANCE	4
3. APOLOGIES	4
4. MINUTES	4
4.1 Ordinary Council Minutes.....	4
4.2 Special Committees of Council Minutes	5
4.2.1 Special Committees of Council - Receipt of Minutes.....	5
4.2.2 Special Committees of Council - Endorsement of Recommendations	5
4.3 Joint Authorities (Established Under Division 4 Of The Local Government Act 1993) ...	7
4.3.1 Joint authorities - Receipt of Minutes.....	7
4.3.2 Joint Authorities - Receipt of Reports (Annual & Quarterly)	7
5. NOTIFICATION OF COUNCIL WORKSHOPS	9
6. COUNCILLORS – QUESTION TIME	11
6.1 QUESTIONS (ON NOTICE).....	11
6.2 QUESTIONS WITHOUT NOTICE	15
7. DECLARATIONS OF PECUNIARY INTEREST	17
8. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA	18
9. PUBLIC QUESTION TIME (10.30 A.M.)	19
9.1 PERMISSION TO ADDRESS COUNCIL	19
16.1 CAPACITY.....	26
16.1.1 Baden Hall	26
10. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2015	39
10.1 Oatlands Aquatic Centre	39
10.2 Acknowledgement - Kate Gillham (Campania Volunteer Fire Brigade).....	42
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	43
11.1 DEVELOPMENT APPLICATIONS	43
11.2 SUBDIVISIONS	43
11.3 MUNICIPAL SEAL (PLANNING AUTHORITY)	43
11.4 PLANNING (OTHER)	44
11.4.1 Progress of Planning Scheme Reform: Update on the progress of the Tasmania Planning Scheme and preparation of Southern Midlands Local Provisions Schedule (June 2019).....	44
12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE) ..	48
12.1 ROADS	48
12.2 BRIDGES	48
12.3 WALKWAYS, CYCLE WAYS AND TRAILS.....	48
12.4 LIGHTING.....	48
12.5 BUILDINGS.....	48
12.6 SEWERS / WATER	48
12.7 DRAINAGE	48
12.8 WASTE	49
12.9 INFORMATION, COMMUNICATION TECHNOLOGY	49
12.10 OFFICER REPORTS – INFRASTRUCTURE & WORKS.....	50
12.10.1 Manager – Infrastructure & Works Report.....	50
13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)	51
13.1 RESIDENTIAL	51
13.2 TOURISM.....	51
13.3 BUSINESS.....	51

13.4	INDUSTRY.....	51
14.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME –LANDSCAPES).....	52
14.2	NATURAL.....	52
14.2.1	<i>Landcare Unit – General Report.....</i>	<i>52</i>
14.3	CULTURAL.....	54
14.4	REGULATORY (OTHER THAN PLANNING AUTHORITY AGENDA ITEMS).....	54
14.5	CLIMATE CHANGE.....	54
15.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LIFESTYLE).....	55
15.1	COMMUNITY HEALTH AND WELLBEING.....	55
15.2	YOUTH.....	55
15.3	SENIORS.....	55
15.4	CHILDREN AND FAMILIES.....	55
15.5	VOLUNTEERS.....	55
15.6	ACCESS.....	55
15.7	PUBLIC HEALTH.....	55
15.8	RECREATION.....	56
15.8.1	<i>Oatlands Aquatic Centre (Proposed) - Update.....</i>	<i>56</i>
15.9	ANIMALS.....	65
15.9.1	<i>Animal Management Report.....</i>	<i>65</i>
14.1	HERITAGE.....	69
14.1.1	<i>Heritage Project Program Report.....</i>	<i>69</i>
14.1.2	<i>Oatlands Commissariat Oven – Call for Expressions of Interest for Use.....</i>	<i>71</i>
15.10	EDUCATION.....	85
16.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY).....	86
16.2	SAFETY.....	86
16.3	CONSULTATION & COMMUNICATION.....	86
17.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION).....	87
17.1	IMPROVEMENT.....	87
17.2	SUSTAINABILITY.....	87
17.2.1	<i>Local Government Shared Services update (Standing Item – Information Only)</i>	<i>87</i>
17.2.2	<i>Consideration of Motions - Local Government Association of Tasmania – General Meeting.....</i>	<i>88</i>
17.2.3	<i>Tabling of Documents.....</i>	<i>92</i>
	<i>Correspondence from Jacobs – Midland Highway Safety Upgrade – North of Melton Mowbray to Lovely Banks.....</i>	<i>92</i>
	<i>Correspondence from Helen Clark – Baden Hall.....</i>	<i>95</i>
17.3	FINANCES.....	98
17.3.1	<i>Monthly Financial Statement (period ending 31 May 2019).....</i>	<i>98</i>
17.3.2	<i>2019 /2020 Annual Plan & Budgets (Operating & Capital).....</i>	<i>110</i>
17.3.3	<i>Review and changes to the Schedule of Fees and Charges 2018-2019 and Adoption of Schedule of Fees and Charges 2019-2020.....</i>	<i>116</i>
18.	MUNICIPAL SEAL.....	136
19.	CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA.....	137
19.1	<i>Letter of Appreciation - Oatlands Bargain Centre Volunteers.....</i>	<i>137</i>
	<i>Property Matter – Bagdad (Closed Session).....</i>	<i>137</i>
	<i>Property Matter – Campania (Closed Session).....</i>	<i>137</i>
20.	BUSINESS IN “CLOSED SESSION”.....	139
20.1	<i>Closed Council Minutes - Confirmation.....</i>	<i>139</i>
20.2	<i>Applications for Leave of Absence.....</i>	<i>139</i>
20.3	<i>Property Matter - Oatlands.....</i>	<i>139</i>
20.4	<i>Property Matter – Bagdad.....</i>	<i>139</i>
20.5	<i>Property Matter - Campania.....</i>	<i>139</i>
21.	CLOSURE.....	141

OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL
HELD ON WEDNESDAY, 26th JUNE 2019 AT THE MUNICIPAL OFFICES, 85 MAIN
STREET, KEMPTON COMMENCING AT 10:02 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), Mr J Lyall (Manager, Infrastructure & Works), Mr B Williams (Manager, Heritage Projects), 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 22nd May 2019, as circulated, are submitted for confirmation.

DECISION

Moved by Clr D Fish, seconded by Clr R McDougall

THAT the Minutes (Open Council Minutes) of the previous meeting of Council held on the 22nd May 2019, as circulated, be confirmed.

CARRIED

Councillor ⁹	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A 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:

- Minutes – Woodsdale Hall Management Committee – 28th May 2019.

RECOMMENDATION

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

DECISION

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

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 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.

- Minutes – Woodsdale Hall Management Committee – 28th May 2019.

RECOMMENDATION

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

DECISION

Moved by Clr K Dudgeon, seconded by Clr R McDougall

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

CARRIED

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

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) – Nil.

RECOMMENDATION

THAT the minutes from the Southern Tasmanian Councils Authority be received.

DECISION

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

THAT the minutes from the Southern Tasmanian Councils Authority be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A 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 – March 2019.

RECOMMENDATION

THAT the above quarterly report from the Southern Tasmanian Councils Authority be received.

DECISION

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

THAT the above quarterly report from the Southern Tasmanian Councils Authority be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A 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.

Four (4) workshops has been held since the last Ordinary Meeting.

The first workshop was held on the 29th May 2019 at the Council Chambers, Oatlands commencing at 9.30 a.m.

Attendance: Mayor A O Green, Deputy Mayor E Batt, Clrs A Bantick, K Dudgeon, D F Fish and R McDougall.

Apologies: Clr A E Bisdee OAM

Also in Attendance: T Kirkwood, A Benson and W Young.

The purpose of the workshop was to review the draft 2019/20 Operating Budget.

The Workshop concluded at approximately 12.00 noon.

The second workshop was held on the 5th June 2019 at the Council Chambers, Oatlands commencing at 10.00 a.m.

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

Apologies: Clr D Fish

Also in Attendance: A Heroys (CEO, Destination Southern Tasmania), T Kirkwood, A Benson, D Cundall, B Williams, M Webster and E Lang.

The purpose of the workshop was to:

- a) Receive a presentation from CEO of Destination Southern Tasmania (Alex Heroys); and
- b) Consider the summary of initiatives and strategies for Tourism and Economic Development as outlined in various plans/strategies for the Southern Midlands.

The Workshop concluded at approximately 1.15 p.m.

The third workshop was held on the 12th June 2019 at the Council Chambers, Oatlands commencing at 9.30 a.m.

Attendance: Deputy Mayor E Batt, Clrs A Bantick, A E Bisdee OAM, K Dudgeon, D F Fish and R McDougall.

Apologies: Mayor A O Green

Also in Attendance: T Kirkwood and A Benson.

The purpose of the workshop was to review the draft 2019/20 Capital Works Program Budget.

The Workshop concluded at approximately 11.45 a.m.

The fourth workshop was held on the 19th June 2019 at the Council Chambers, Otlands commencing at 9.30 a.m.

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

Apologies: Nil.

Also in Attendance: T Kirkwood, A Benson & W Young.

The purpose of the workshop was to give final consideration to the 2019/20 Budget, including the following:

- a) 2019/20 Rates and Charges;
- b) 2019/20 draft Annual Plan and Operating Budget;
- c) 2019/20 draft Capital Works Program Budget;
- d) 2019/20 draft Fees and Charges Schedule (as updated).

The Workshop concluded at approximately 11.00 a.m.

RECOMMENDATION

THAT the information be received.

DECISION

Moved by Clr K Dudgeon, 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 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.*

Clr R McDougall submitted the following questions on notice on the 19th June 2019:

The following questions relate to the Craig Williams/Holy Tantra property development matter.

1. What ongoing role does Council have with regard to the conditions attached to this development, and in regard to the tree barrier screen that has been planted?
2. Have the trees been selected as to their suitability for the growing conditions and area? I ask this because it appears that nearly half of the trees that have been planted are in very poor condition or dying. I understand that blackwoods, South Esk pines and Oyster Bay pines have been planted but that these trees are not endemic to the area and that this may be part of the reason they are dying? Also as the trees have not been enclosed by animal proof fencing with only a fence down one side, perhaps animal browsing is part of the reason they are not doing well? And perhaps insufficient watering? Who is to monitor that the condition of the trees and that they are in fact growing and grow sufficiently to provide the screening as intended?
3. Why was the decision made to pursue costs against Mr Williams - a ratepayer who is seeking to conserve the amenity of his property and its ongoing use for agricultural purposes? And who made the decision to do so as I do not recall that this came before the Council for any input or decision?

General Managers' Comments (as prepared by Manager – Development and Environmental Services):

Response to Question 1:

The landscaping is a component of the statues development at 1384 Tea Tree Road. A permit for the works was granted in 2014. Council's role is to ensure compliance with the relevant Conditions in the Permit. The condition reads as follows:

Landscaping/Tree Screening

4. *A shelterbelt must be planted with trees to visually screen the statues from the adjoining land described in Certificate of Title 155147/1. The shelterbelt shall be planted in accordance with the following specifications:*
 - a. *The shelterbelt is to be planted generally parallel to the western edge of the western most concrete slabs between the*

- south-west corner of the south-west concrete slab through to the north-west corner of the north-western slab;*
- b. A tree species with a minimum height of 5m when mature will be used in the shelterbelt, with the species (one or more species) selected by the developer upon advice from a suitably qualified person;*
 - c. Each row will comprise 15 trees of 3 meters apart to allow for their natural spread. Trees shall be planted in a staggered design to effectively create a visual screen;*
 - d. The plantings shall be completed within 3 months of the completion of the works. Completion is defined by the issue of a 'certificate of final inspection' for the statues. It is the responsibility of the developer to notify Council upon the planting of the shelterbelt for inspection; and*
 - e. The shelterbelt must be established and maintained to the satisfaction of the Manager of Development of Environmental Services and must include the replacement of any dead trees. The developer shall notify Council's Manager of Development and Environmental Services 24 months after the completion of the shelter belt for a final inspection.*

Explanation of Condition:

The purpose of the shelterbelt is to visually screen the statue development from the adjoining property (described as Certificate of Title 155147/1).

- The inclusion of the condition and the wording (at least in part) of the condition was at the request of Mr Williams in the Appeal C & S Williams v Southern Midlands Council and Holy Tantra Esoteric Buddhism Inc in 2014. This was the appeal, lodged by Mr and Mrs Williams against Council's decision to grant a permit for the statues at 1384 Tea Tree Road. The appeal included a mediated outcome to which the landscaping condition was included in the permit. The Appeal was settled by way of a consent agreement signed by Mr and Mrs Williams that agreed to the condition. This was noted in the recent decision C A Williams v Holy Tantra Esoteric Buddhism Inc [2019] TASRMPAT 5 in relation to the landscaping appeal.
- As Council would recall – Mr Williams lodged a formal notice under 63B of the *Land Use Planning and Approvals Act 1993* alleging the landscaping used to screen the statues at 1384 Tea Tree Road, Campania from Mr Williams land at 1356 Tea Tree did not comply with the Condition 4 of the permit DA 2014/56 (for the statues and earthworks etc).
- Council Officers investigated the matter and provided a report to Council in May 2018 finding that no breach of the condition 4 was made and no breach otherwise of the Planning Scheme or the Act. This was subsequent to repeated informal complaints lodged with Council regarding the landscaping activities on the Holy Tantra land.
- Mr Williams then commenced civil enforcement proceedings under Section 64 of the Act with the RMPAT seeking orders to determine the Holy Tantra was in breach of the Permit as the landscaping did not comply with the condition 4 and that the RMPAT order the permit be amended and the landscaping be removed/relocated.
- Mediation was attempted on two (2) occasions since the commencement of the proceedings in September 2018.

- A hearing was held on the 22nd March 2019 at the RMPAT. Evidence was provided by David Cundall as town planner and by engaged landscaper/horticulturalist Lindsay Campbell.
- The evidence submitted by Council was upheld in the Hearing.

Response to Question 2:

- The Permit does not specify the type of species to be planted rather it specifies that the trees be of a type that will meet the specifications of the condition.
- The permit requires that the trees be established and maintained. This includes and allows for the replacement of any dead trees. This is to be undertaken before the final inspection in June 2020.
- Council Officers maintain regular contact with the landowners and have received multiple complaints, including the recent Appeal, from the adjoining landowner over the past 4 years. This has brought a considerable amount of Council and Officer attention to the property and the landscaping treatment.
- The last inspection was in February 2019.

Response to Question 3:

- The Resource Management and Appeals Tribunal (RMPAT) determined in the decision *C A Williams v Holy Tantra Esoteric Buddhism Inc [2019] TASRMPAT 5* that no orders were warranted and the Application by Mr Williams to RMPAT seeking enforcement of compliance with Condition 4 (the “Landscaping/Tree Screening” conditions) be dismissed.
- The RMPAT accepted the evidence of Council that the plantings are in compliance with the Condition.
- The decision of the RMPAT is included with this response to the question. This type of Appeal is known as Section 64 Proceedings per Section 64 of the Land Use Planning and Approvals Act 1993 (the Act).

The tribunal in its decision has sought Applications for costs pursuant to Section 64(12) of the Act. That is:

- (12) The Appeal Tribunal must make such orders in relation to the costs of proceedings under this section as it thinks fit and in making such orders must take into account –*
- (a) the result of the proceedings; and*
 - (b) whether a party has raised frivolous or vexatious issues at the hearing; and*
 - (c) whether any party has unnecessarily or unreasonably prolonged the hearing or increased the costs of it; and*
 - (d) the capacity of the parties to meet an order for costs.*
- (13) If the Appeal Tribunal is of the opinion that an application under this section is frivolous or vexatious, the Appeal Tribunal must dismiss the application and order the applicant to pay an amount determined by the Appeal Tribunal as being the costs of the proceedings in relation to the application and the costs of any person referred to in subsection (3) (a) (ii) .*
- (14) An order under subsection (12) or (13) may be registered in a court having jurisdiction for the recovery of debts up to the amount ordered to be paid by or under the order.*

- In the course of Section 64 proceedings the costs follow the event. The Tribunal will now consider the costs incurred by the parties
- The Applicant, Mr Williams has put Council and the Holy Tantra through expenses associated with preparing for a hearing and in attending associated proceedings.
- The submission by Council is to assist in what orders if any should be issued by RMPAT. This is an ordinary part of the Section 64 procedures as provided in both the Act and as sought by the RMPAT.

6.2 QUESTIONS WITHOUT NOTICE

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

It states:

“29. Questions without notice

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

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

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

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

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

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

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

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

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

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

Clr K Dudgeon – request for an update on the status of the Woodsdale Cemetery property ownership transfer.

Question taken on notice and an update will be provided.

Deputy Mayor E Batt – Stronger Communities Funding – what is the time limit for completion of projects?

The General Manager advised that funds are to be expended by 30th June and acquitted by end of July 2019.

Deputy Mayor E Batt – question regarding progress made in relation to the various requests for street lights?

It was advised that all street light requests have been logged with TasNetworks.

Deputy Mayor E Batt – question regarding whether the Federal Government committed any funds for the rehabilitation / re-development of the Oatlands Gaol site?

The General Manager advised that no funds have been committed for this purpose.

Mayor A Green – request for a brief report on the Community Health Expo held recently at Kempton.

The General Manager advised that approximately 15 health and community service providers attended the Expo held 25th June 2019 at the Kempton Hall. Feedback received from all service providers and community members was extremely positive. Tracey Turale will now follow up with a survey of the service providers that attended, and in particular, would seek advice regarding planned or possible use of the proposed community health centre at Kempton.

Mayor A Green – question regarding car wrecks on properties. An overall update would be appreciated, however there are significant concerns regarding a property in Main Street, Kempton which requires urgent attention as there are numerous vehicles on site.

The General Manager advised that a report was provided approximately 4 weeks ago to Councillors on the status of car wrecks within the municipal area but a specific focus on that property will be provided.

Clr K Dudgeon – advice that the Oatlands Bargain Centre has recently distributed its profit for the 2018/19 – detail as follows which is based on volunteer hours provided. Total distribution of \$26,546.05 - 2490.25 hours volunteer hours were worked and funds were dispersed as follows:-

Midlands Multi-Purpose Health Centre	\$10,111.01
Uniting Church	\$ 5119.46
Anglican Church	\$ 2995.46
Mt Pleasant Football Club	\$ 2134.66
Mid-FM Radio Station	\$ 1007.37
Historical Society	\$ 3006.12
Leukaemia Foundation	\$ 223.86
Oatlands Community Association	\$ 1188.59
Oatlands Learn to Swim	\$ 578.30
Tunnack Hall Committee	\$ 181.22

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.

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.

The General Manager reported that the following item needs to be included on the Agenda. The matter is urgent, and the necessary advice is provided where applicable:-

1. LETTER OF APPRECIATION - OATLANDS BARGAIN CENTRE VOLUNTEERS
2. PROPERTY MATTER - BAGDAD (CLOSED SESSION)
3. ROAD MATTER – CAMPANIA (CLOSED SESSION)

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

9. PUBLIC QUESTION TIME (10.30 A.M.)

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

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

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

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

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

There were five (5) members of the public in attendance.

Note: Mr John Summers of 'Noreen' Baden gave notice that he would like to speak during Public Question Time in relation to the following issues:

- Telecom Tower at Baden
- Baden Hall – transfer and ownership

9.1 Permission to Address Council

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

- Nil.

JENNIFER JOHNSTON - OATLANDS

The following email was submitted on the 27th May 2019 addressed to the Mayor, Deputy Mayor, Tim Kirkwood and all Councillors.

From: Jennifer A Johnston <[REDACTED]>
Subject: Please email to all Councillors.
Date: 27 May 2019 at 1:27:05 pm AEST
To: Tim Kirkwood <tkirkwood@southernmidlands.tas.gov.au>, Mayor Alex Green <agreen@southernmidlands.com.au>
Cc: Cr Edwin Batt <ebatt@southernmidlands.com.au>

Dear Mr Mayor, Dep Mayor, Tim Kirkwood and all Councillors.

I was asked by someone today if I had heard any news about what is happening with the swimming pool. I also wondered and so I am asking you here.

I would like to say that I am very worried about the majority of people who will be using it on a regular basis from this area, not including the youth. People like me who can't use the steps or stairs, or whatever is going to be used. I have no idea how you will get away with not having a ramp for disabled people. We thought it would be wonderful for the people in the hospital or people who need to exercise for re-habilitation but without the ramp that will not be possible. Please do not even think about a hoist, that would be to demeaning. A hoist would have to have two trained staff to help each person and they would have to be on duty at all times and that would be cost prohibitive. Have you thought about asking big business for donations towards the pool, just a thought?

I would like to be advised about what is happening please.

I would also like this email to be tabled in the next Council meeting for everyone to see and for it to go on the record.

Kind regards,
Jennifer Johnston

General Manager's response:

Please refer to Agenda Item 15.8.1.

Council, at a recent workshop requested than an update in relation to the proposed Swimming Pool be provided to this Council meeting. Details in relation to proposed timeframes and final design specifications were requested. The content of this report addressed the issues raised by Mrs Johnston.

TERRY LOFTUS - OATLANDS

The following email was submitted on the 19th June 2019 addressed to the General Manager and Councillors.

From: info@smnews.com.au
Sent: Wednesday, 19 June 2019 10:13 AM
To: Timothy Kirkwood
Cc: Karen Dudgeon ; Rowena McDougall ; Anthony Bantick ; Anthony Bisdee ; Edwin Batt ; Alexander Green
Subject: Questions to be presented July SMC meeting

ATTENTION: Tim Kirkwood, GM, Southern Midlands Council

Please find a list of questions I would like answered at the July 2019, Southern Midlands Council meeting:

- Can an update be provided to the progress of the proposed new swimming pool?

General Manager's response:

Please refer to Agenda Item 15.8.1

- Two different dates have been presented at council meetings regarding the tender for the swimming pool project, what has been the cause of the delay?

General Manager's response:

Please refer to Agenda Item 15.8.1

- What effect will these delays, some two years, have on the cost of the project?

General Manager's response:

The actual construction amount can only be tested by going through the formal tender process. It has been previously indicated that the delayed timeframe may add an additional loading of some 5% to 7% (say \$325,000).

- Has the elected council sighted and approved the redesign of the pool?

General Manager's response:

Council has previously sighted and approved the redesign of the pool. As an outcome of the Planning Appeal (i.e. mediated solution), Council acting as the Planning Authority, was required to sign a Consent Memorandum to conclude the appeal. This was in July 2018.

- If so, is a copy available to public?

General Manager's response:

Please refer to Agenda Item 15.8.1

- With the number of changes to the pool design (eg: removal of hydra-therapy pool, reduced number of lanes, etc) will the new design be provided to the community for comment?

General Manager's response:

Council to comment, noting that the aim is to design and construct a facility that is 'fit-for-purpose' but within Council's financial capacity to fund, both from a capital and operating perspective.

- Has the council done their due diligence regarding the ongoing running and maintenance costs related to the new swimming pool?

General Manager's response:

In 2009, KPMG was engaged to prepare the "Midlands Aquatic & Recreation Centre Business Plan 2009-2011".

Note: This Business Plan provided the early foundation for progressing the project through the various stages of concept design; sourcing of grant funding etc. Council has previously acknowledged that the key elements of the design (i.e. total size of the facility; exclusion of hydrotherapy pool etc.) have changed due to the need to minimise the overall capital cost of the facility and the ongoing operational costs, all of which have been aimed at affordability and achieving 'fit-for-purpose'. The need to revise this Business Plan has always been recognised once a total cost of construction has been determined through a tender process; and more precise details regarding the level of energy consumption details, this being a key cost component of the operation.

A copy of this Business Plan is circulated with the Agenda in relation to Agenda Item 10.1

- Has the council administration provided a business plan to the elected members and/or community for consideration?

General Manager's response:

Refer above.

- Has the business plan be presented for approval to a council meeting?

General Manager's response:

Yes.

Terry Loftus

John Summers – Baden

Mr Summers spoke about the Telstra tower installed at 3372 Woodsdale Road, Whitefoord. Mr Summers advised that he objected to the proposed location and sent a representation to Council in regard to this. Why wasn't it provided to Council?

It was advised that the representation provided by Mr Summers in relation to the tower was incorporated in the planning report considered by Council in 2016 (with his name redacted as per procedure for planning matters).

In terms of location, this is Telstra's decision and Council can only consider a Development Application as submitted.

Question regarding the Baden Hall and request for further information?

The Mayor advised that this item was on the agenda for further consideration by Council (agenda item 16.1.1). Council wish to work towards an acceptable solution for all parties involved and have spent considerable time to try and mediate this matter.

The General Manager advised that Council can only act as a facilitator in this matter, noting that Council does not have any direct ownership or control of the Hall.

Jayne Paterson - Oatlands

Statement made by Ms Patterson that she can barely hear Councillors around the table and that Councillors may need to project their voices a little better if they wish for members of the public to attend.

Question regarding the summary of consultation that occurred regarding the Aquatic Centre. In particular, Ms Paterson commented that a public meeting was not held back in 2008. Ms Paterson read an extract from Council's consultation policy and believes that a public meeting should have been held. Whilst there may have been plenty of consultation with stakeholders, this did not include the general public and the people most affected were not personally consulted in regard to this project. Was it an oversight by Council or deliberate?

The General Manager noted Ms Paterson's concerns. Cllr Bisdee advised that a number of meetings were held over the years where members of the public were invited. The Mayor made mention of the Oatlands Integrated Development Strategy that was out for public comment in 2008 which referenced the pool site and recalls a number of instances where engagement with members of the community occurred.

David Laugher - Oatlands

Mr Laugher, representing Rotary, provided Council with an update relating to the Rotary Club of Southern Midlands (previously Oatlands Rotary Club). In recent times, a decision has been taken to change the name to the Rotary Club of Passport Tasmania which now includes members from across the state and membership is growing.

As the outgoing President of the Rotary Club of Southern Midlands, the Club wish to provide Council with an amount of \$2,000 that can be distributed via a community

grants scheme (noting the detail and process is still to be worked through between Rotary and the Council).

Mayor Green on behalf of Council thanked Rotary very much for its very generous and kind donation and acknowledged the work of Rotary over the years. Council look forward to working with the Passport Club and building on this legacy.

Martin Bloomfield - Oatlands

Mr Bloomfield reiterated Jayne Paterson's comments during Public Question Time regarding public consultation and asked why doesn't Council engage with members of the public in system of a survey? Surveys have been undertaken by many mainland Councils and it is a good way to gauge public opinion in relation to Council services etc. The Aquatic Centre could be the ideal subject of a survey.

Request for an update regarding presentation provided to Council approximately 6 months ago by M Bloomfield and K Mathieson regarding business tourism survey in Oatlands. How is this proceeding and where are we at with the tourism concept?

The General Manager advised that the content of the presentation by M Bloomfield and K Mathieson has been incorporated into Councils' considerations in terms of tourism and economic development. Council has held two workshops with a focus on tourism to determine actual priorities from a full Council perspective. All existing plans and strategies have had priorities/initiatives extracted including marketing/promotion initiatives. The CEO of Destination Southern Tasmania has also addressed Council in regard to tourism initiatives.

When can businesses on High Street expect an answer regarding tourism?

It was advised that Council are also working closely with the High Street traders group in this regard. The Mayor advised that Council's responsibility was to the entire Southern Midlands and not just Oatlands operators. There are local tourism structures in place that Council are trying to engage with. Council wish to engage with tourism operators across the entire Southern Midlands (not just Oatlands operators) so that they all have the opportunity to provide input into a strategy.

It was further advised that the Oatlands Structure Plan is also in development stage.

Elizabeth Palmer – Baden

Question regarding recycling and there is nowhere at the Waste Transfer Station(s) to dispose of old televisions / computers etc. (e-waste).

The General Manager advised that the issue of 'e-waste management' will be referred to Waste Strategy South, this being the regional body that can effectively work with individual Councils to address this matter. In addition, Council is also reviewing the layout of the respective Waste Transfer Station's, and this requirement can be considered as part of the process.

DECISION

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

THAT the meeting be adjourned for morning tea at 11.17 a.m.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A 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 reconvened at 11.39 a.m.

CARRIED

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

DECISION

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

THAT agenda item 16.1.1 relating to Baden Hall be brought forward.

CARRIED

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

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.

16.1.1 BADEN HALL

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 21 JUNE 2019

ISSUE

Council was asked by a local Community Member, John Summers at a Council meeting in Tunnack to assist with determining the future of the Baden Hall. The Baden Hall is not a Council owned Hall and was built using funds raised by the local Community circa 1900. The Hall is on private property. There are differing views between the Community & the property owner (Peter Collins) as to the future of the Hall.

Council is not the Hall owner and therefore not a decision maker in this interaction. Council officers have undertaken the research to arrive at a position where all of the known facts are available to the parties and by enlarge taken a facilitation style role in sharing this information in an effort for the parties to arrive at an agreed position. An agreed position between the parties has not been arrived at.

BACKGROUND

[EXTRACT from the Minutes of the Council meeting dated 28th March 2018]

Public Question Time

John Summers - Tunnack

Question regarding the Baden Hall and what is happening with this site? The hall is now beyond repair and has significantly deteriorated. Can it be demolished with the suggestion of a picnic area located in this same site with a map / interpretative signage relating to the history of Baden. Would like some direction from Council on how to go about this.

Clr Fish advised that the Facilities and Recreation Committee are aware of this issue with the Baden Hall. The Deputy Mayor advised that demolition of the Hall would require a planning permit and that there were some issues regarding ownership of the land. The Deputy General Manager provided a commitment that himself and the Manager - Works and Technical Services will be in direct contact with Mr Summers in the near future to discuss a process going forward.

[END OF EXTRACT from the Minutes of the Council meeting dated 28th March 2018]

[EXTRACT from the Minutes of the Facilities & Recreation Committee of Council meeting dated 13th September 2018]

9.2 Baden/Mt Seymour Community Hall

Discussions have been held recently with Mr Summers about the demolition of the Baden Hall. Mr Summers late parents were custodians of the keys and were the people who had a very close association with the Hall. Deputy General Manager Andrew Benson and Manager, Infrastructure & Works Jack Lyall have also met with the property owner, Mr Peter Collins to discuss this matter. Unfortunately the Hall is in poor condition and would cost a considerable expense to repair and it would also appear to have very little usage in this day and age. The Committee agreed in partnership with the property owner to seek views and feedback from community members regarding the future of the Hall before a final decision is made. An item will be included in Council's next Newsletter as well as posting information to residents in the Baden area.

RESOLVED to seek community feedback by providing an article in the next Council newsletter which will also be circulated via social media, notices to local residents and flyers to surrounding areas (e.g Tunnack Club/Hall) to seek input from community members prior to making a final determination on the future of the Hall being made in partnership with the property owner.

[END OF EXTRACT from the Minutes of the Facilities & Recreation Committee of Council meeting dated 13th September 2018]

Manager Infrastructure & Works (Jack Lyall) and Deputy General Manager (Andrew Benson) contacted the property owner (Peter Collins) and met on site at the Baden Hall.

Mr Collins stated that he did not know that the Baden Hall was on the land that he had purchased. Discussion then ensued around the future of the Hall, with Andrew Benson providing him the background to Council's interest, as flagged by a Community members at the Tunnack Council Meeting. Andrew Benson advised that he would write, confirm the discussion, with a possible was forward.

[Letter from Council to Peter Collins dated 31st January 2019]

31st January 2019

*Peter Collins
1739 Tunnack Road
BADEN TAS 7120*

Dear Peter

BADEN HALL

Thank you for your time today in talking with Jack Lyall and myself about the matters surrounding the Baden Hall.

In summary,

- 1. The Baden Hall was built at the turn of the 18th and 19th century and it appears that it was in use up until the end of the 1940s, maybe even longer;*
- 2. The Hall was established and managed by a Trust and there appears to be only surviving Trustee who is in her nineties;*

3. *The Hall has progressively been underutilised due to a more mobile Community and the advent of better transport options. As you know Community Halls were the focal point of Community activities in years gone by;*
4. *The Hall has fallen into disrepair and whilst members of the Community have fond memories of a bygone era there is now no Committee to maintain the Hall and it is a shadow of its former glory;*
5. *If the Hall was refurbished, at considerable cost, taking into account the requirements of the Public Health Act, the Building Act and the Disability Discrimination Act, who would use the Hall and provide the funds to cover the cost of ongoing maintenance;*
6. *The Hall is currently a risk for you the property owner if someone throws a match in there or has an accident in there;*
7. *There is an interest by members of the local district to recognise the significant role that the Hall has played in the family lives of the district, by means of some interpretation at the site if the Hall was demolished; and*
8. *There was some dispute as to ownership of the Hall site and as to whether it is situated on the road reservation, so a registered Surveyor, Noel Leary was engaged to undertake an Identification Survey, to plot the exact location in relation to property boundaries. The attached Plan 10701 dated 25.01.19 verifies the position, that being, it is wholly situated on CT 144596/1, your land.*

I confirm that Council has no formal role in relation to this matter; however, we have offered our services to assist in mediating a solution that is acceptable to all parties.

In conclusion, as we discussed, I am prepared to put a report to Council, on yours and the Community's behalf, suggesting the following;

- *the Hall footprint and an adjacent area be subdivided from your land as Public Open Space (POS) (the Southern Midlands Interim Planning Scheme 2015 only allows subdivision for POS in the Rural Resource Zone, as opposed to that of creating a new parcel of land for any other purposes) and vesting the POS Lot in Southern Midlands Council;*
- *the area of that land would be less than the area currently taken up within the fenced area of the Hall, subject to a concept plan being developed;*
- *the purchase price would be \$1;*
- *Council to cover the cost of subdivision and fencing the proposed POS Lot;*
- *the Hall to be demolished, whilst retaining the sandstone on the site to create part of the interpretation of the site;*
- *the footprint at ground level of the Hall to be established in the retained sandstone;*
- *consultation be undertaken with the Community, including yourself to agree on some interpretation panels covering the district and a symbolic vertical structural element to identify the site. It would also be acknowledged on the panel that the land was donated by you for the benefit of the Community;*
- *some car parking (maybe three spaces) with gravel surface to be included in the POS Lot; and*
- *funding of the interpretation be subject to Council budget allocation and/or Grant funding.*

If you are in agreement with this way forward, please advise me and I will prepare the report for Council consideration. Of course, you would be most welcome to attend the Council meeting for that discussion and decision making process.

I look forward to your response and please give me a call if you require any further information at this point of time.

Regards



*Andrew Benson
Deputy General Manager*

Encl. Identification Plan 10701 dated 25.01.19

[End of letter from Council to Peter Collins dated 31st January 2019]

The response email from Peter Collins is detailed below.

[Email from Peter Collins to Council dated 7th February 2019]

7/02/2019

Hi Andrew

Thanks for your input and suggestions of what we can do with the Hall and the site.

In regards to our meeting and your letter:

I have decided that I would like to keep the Hall erected and spend some money on fixing it up. I am thinking that I would convert the Hall into a shearing shed with a additional part built on for the sheep to be housed over night. This way I can preserve some history and make it functional and add a purpose to my property.

I am all for preserving the history of Baden, as there seems to be a lot.

As you have talked about in the letter about putting some history of the area on the site, I am more than happy to give up some land so that can be done.

eg; If you wanted to use the wall of the Hall that faces onto Woodsdale rd to put some history on?

Car park?

Regards

Peter Collins

[End of email from Peter Collins to Council dated 7th February 2019]

The following letter was sent to John Summers by Council.

[Letter from Council to John Summers dated 7th February 2019]

7th February 2019

Mr J Summers
10 Clarks Lane
BADEN TAS 7120

Dear John

BADEN HALL

The purpose of this letter is to advise you of the actions that I have taken in respect of the recent discussions concerning the Baden Hall.

As you know, Surveyor Noel Leary has undertaken an identification survey to accurately locate the Hall in respect of its property location and he has identified that it sits wholly on the land owned by Peter Collin adjacent to the Woodsdale Road.

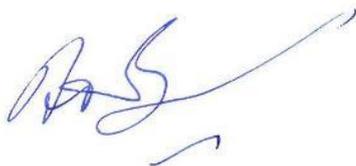
After the discussions that you, Jack Lyall and I had in relation to 'Community expectations' for the Hall, I wrote to Peter Collins articulating those desires (copy of letter attached), where I offered to prepare a report for Council's consideration in relation to those matters. I have today received a response from Peter Collins and I attach that for your information.

I am compelled to state that whilst Council has no formal interest in this matter, other than to encourage the heritage of the district to be recognised as well as possibly interpreted at the site and secondly to see an amicable solution arrived at between Community Members and Peter Collins. Clearly in respect of the later point I have been successful in achieving only a partial acceptance by the land owner of the Community expectations.

I would ask that you review both letters and if you would like Council's further assistance in acquiring land from Peter Collins as he has suggested, it would be subject to a report to Council to take this matter further.

I look forward to hearing from you in due course.

Regards



Andrew Benson
Deputy General Manager

Encl. Letter from Council to Peter Collins
Response from Peter Collins

[End of letter from Council to John Summers dated 7th February 2019]

A verbal response from John was that he was not happy with Peter Collins' response.

[EXTRACT from the Minutes of the Council meeting dated 30th April 2019]

Questions Without Notice

Clr Dudgeon – requesting an update on the investigations into the location and ownership of the Baden Hall.

The Deputy General Manager tabled a copy of a document outlining the chronology of the investigations in respect of the Baden Hall and he spoke to the content of that document.

It covered the

- *initial discussions with both Mr Summers (representing the interests of the Hall) and Mr Collins (the land owner);*
- *commissioning Surveyor Noel Leary to investigate and prepare an Identification Survey Plan showing the exact location of the Baden Hall;*
- *title search by Council Officers in respect of the Baden Hall site (Tunnack Main Road opposite Stonor Road);*
- *investigation by the Valuer General's Office in respect of the Baden Hall being recorded on the wrong title.*

Council requested that a Report be provided to the next Council meeting following a detailed title/archive search of all transactions on the property owned by Mr Collins. Plus a review of the road reservation/boundary adjustments on the corner of Woodsdale Road & Tunnack Road. Then an article being prepared for the next Council Newsletter seeking Community input on the history of the Hall, including any formal documentation in regard to the Hall.

[END OF EXTRACT from the Minutes of the Council meeting dated 30th April 2019]

[EXTRACT from the Minutes of the Council meeting dated 22nd May 2019]

Questions Without Notice

Clr K Dudgeon – question regarding the Baden Hall and how this is progressing?

The Deputy General Manager advised that extensive research has been conducted into the Titles associated with this property/building. Council Minutes have been researched from 1897-1910 and there is no reference in relation to the land. All Titles appear to be consistent and there does not seem to be any anomalies.

A letter will be circulated to residents of Mt Seymour, Stonor, Baden, Whitefoord and Tunnack to explain the situation and to request copies of any formal documentation that may be held by property owners/residents in these districts that may help shed some light. This is not a Council owned property and Council is simply trying to assist in mediating with the community/property owner.

[END OF EXTRACT from the Minutes of the Council meeting dated 22nd May 2019]

The following letter was circulated to ratepayers in the Council database that were registered with the following 'suburbs' Mt Seymour, Stonor, Baden, Whitefoord and Tunnack. There were 156 letters posted.

[Letter from Council to Rate Payers dated 7th June 2019]

7 June 2019

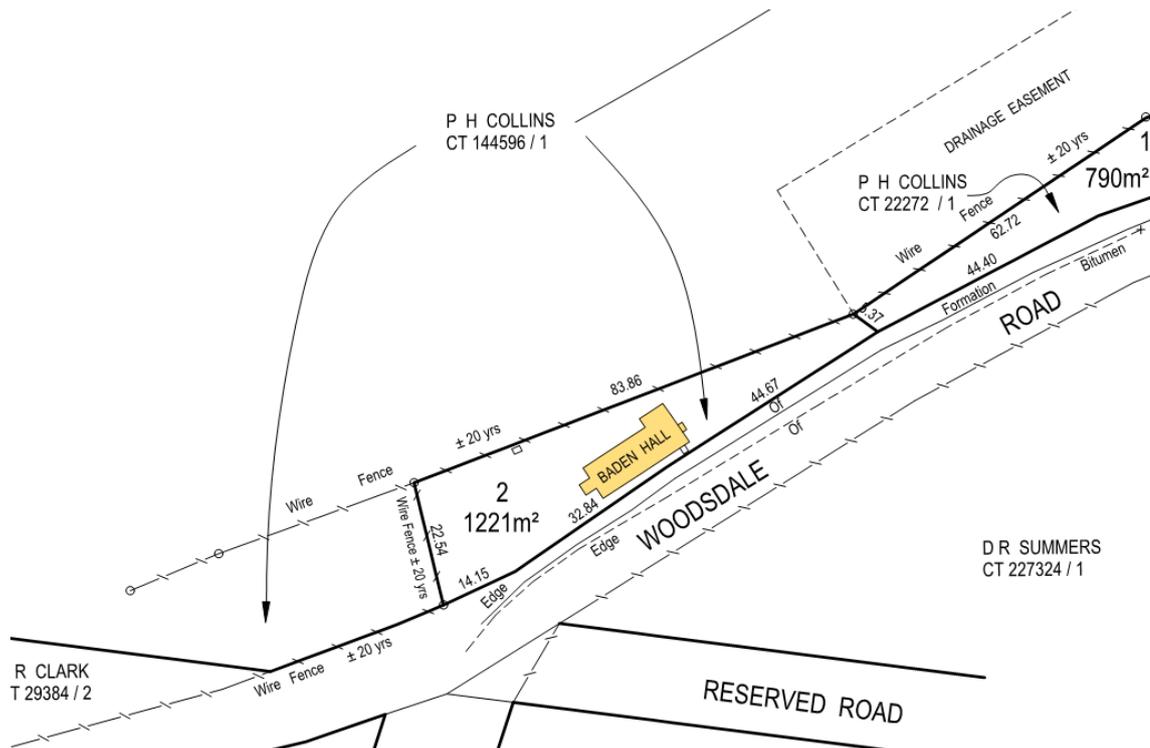
BADEN HALL

Council are currently undertaking research into the origins of the Baden Hall, and we are seeking input from the Community with any documents that would provide evidence of the ownership or custodianship of the Hall itself. I have written to property owner's in Baden, Tunnack, Mt Seymour, Stonor and Whitefoord.

We have systemically worked through the Oatlands Council meeting minutes from 1897 to 1910, old newspapers through Trove, the ownership history of the Certificate of Title that the Hall sits on, land acquisition / transfers at the junction of Tunnack Road & Woodsdale Road as well as local history books such as J S Weeding 's History of the Lower Midlands circa 1970, to 'build the picture'.

In summary, what we know.

- 1. George Nettlefold, was a leading figure in local affairs, serving as Warden of the Oatlands Municipality from 1895 to 1897 and 1907 to 1910. He was also instrumental in community fundraising to build the Baden Hall, which was officially opened in 1902;*
- 2. The Hall was managed by a Trust, however we have no documentation in respect of the Trust's role, responsibilities or custodianship arrangements for the Hall;*
- 3. A big part of the life the Hall was with it being the focal point of Community activities, such as agricultural shows, flower shows, dances, sporting events and of course 'coming of age' parties as well as significant events such as farewelling the young locals off to fight for King & Country half a world away;*
- 4. The Hall has progressively been underutilised due to a more mobile Community and the advent of better transport options;*
- 5. The Hall has fallen into disrepair and whilst members of the Community have fond memories of a bygone era there is now no Committee to maintain the Hall with it being a shadow of its former glory and in truth if it was repaired, it would probably not be used very often;*
- 6. There is an interest by some members of the local district to recognise the significant role that the Hall has played in the family lives of the district and do something with the building;*
- 7. There was some dispute as to ownership of the Hall site and as to whether it is situated in the road reservation, so a registered Surveyor, was engaged to undertake an Identification Survey, to plot the exact location of the Hall in relation to existing property boundaries. The survey verified the position of the Hall being, wholly situated on Certificate of Title 144596/1, the land formally owned by George Nettlefold.*



EXTRACT FROM THE SURVEY IDENTIFICATION PLAN

I confirm that Council has no formal role in relation to this matter; however, we have offered our services to assist in undertaking some research to support all parties in fully understanding the status of the Hall.

In conclusion, you may have, or may know of documents that can assist us with our research. It would be greatly appreciated if you could provide Council a copy of any such documentation. If you are able to share that information, it could be either brought in to the Council office to enable it to be copied, or indeed could be emailed to my email address as detailed below. I am keen to provide a Report to the next Council meeting about this matter, therefore if I could receive information on or before Monday 24th June 2019 that would be greatly appreciated.

I look forward to the Community response to this request and please give me a call if you require any further information at this point of time, on either my mobile or office number.

Yours sincerely

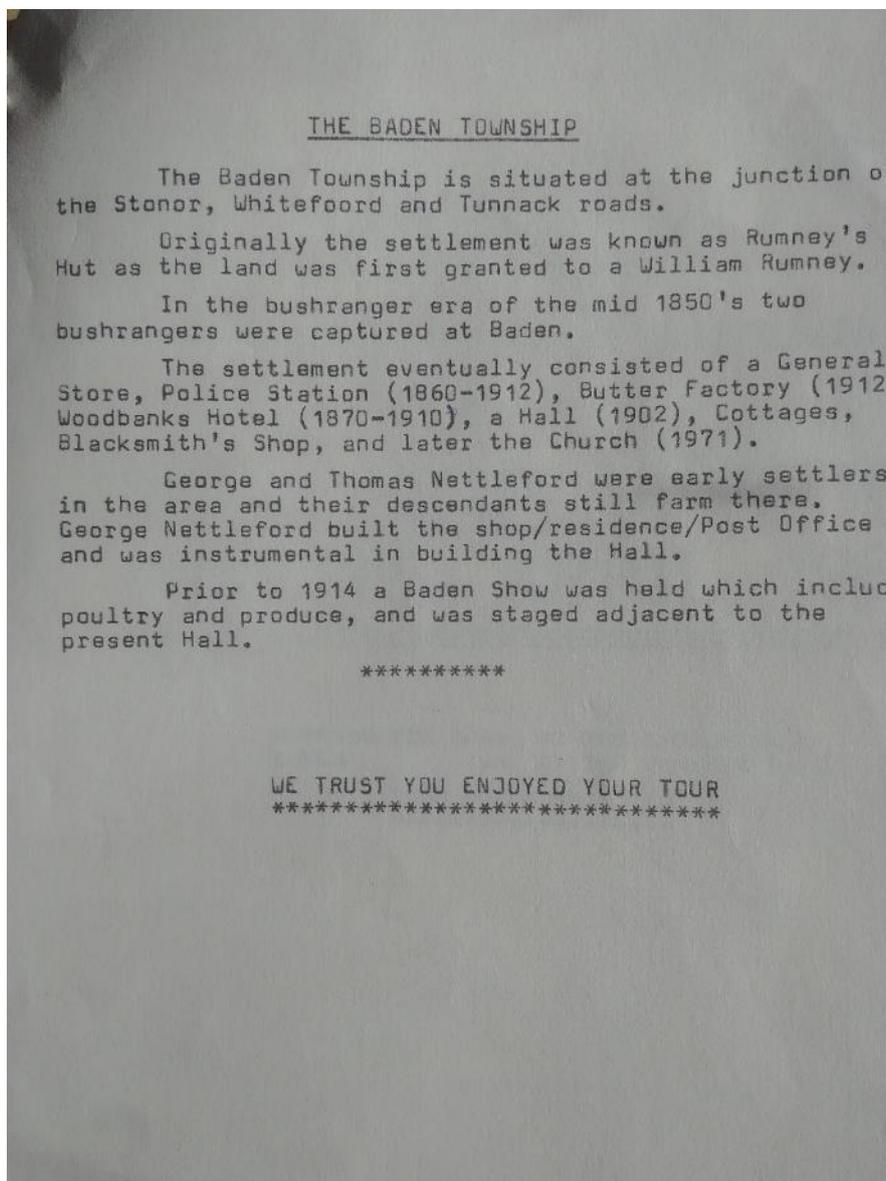
*Andrew Benson
Deputy General Manager
Manager Community & Corporate Development*

Ph: 03 6254 5050 **Fax:** 03 6254 5014 **Mob:** 0429 852730

Email: abenson@southernmidlands.tas.gov.au

[End of letter from Council to Rate Payers dated 7th June 2019]

From that letter, some images were received from Stephanie Burbury in respect of the Baden Show Notice and also showing members of the Show Committee as well as the information below, titled 'The Baden Township'.



An email was received from Elizabeth Palmer.

20/06/2019

Hi Andrew,

Please find attached my response to your letter regarding the baden Hall. I feel that as a community minded resident I need to have my say. What has been in place for over a century should remain in place, no need to stir up ill feelings. I have spoken to othe residents of Baden and surrounds who are all in agreement. Many have also stated that they are happy and willing to help restore the Hall and make a memorial and history building for Baden and surrounding areas.

I have also sent a copy of your letter and my response to Brian Mitchell M.P. as well as Rowena McDougall and Karen Dudgeon on council. I feel the community need more time to digest what is happeneing and find any relevant documents or historical articles

regarding the Hall. I feel we could do with some legal advice and input from other community members as the decision should ultimately be a community one not an individual one.

*Elizabeth Palmer
20th June 2019*

Letter attached to Elizabeth Palmer's email

20th June 2019

Mr Benson

I received your letter regarding the Baden Hall stating that you are undertaking research into the Baden Hall. As far as the locals of Baden and surrounds the community owns the Hall and or land it sits on, this has been common community knowledge for well over 100 years. Most of the local halls in the district are community built on community donated land as is the Baden Hall. Back in those days this was common practice and often legal papers were not drawn up and the handshake deal or Gentleman's agreement was considered satisfactory and oral contracts can still be legally binding even after 100 plus years.

As the Hall was built with funds raised by the community it is therefore a community owned building and the community should be deciding what becomes of it, not an individual nor a council member or members.

The Baden community and Hall share a lot of history with the Southern Midlands and this history needs preserving somewhere, so why not in the local Hall along with the photographs of the soldiers who fought in one of the many wars.

A few articles of interest found with a quick Google search include

- Baden Farewell. Pte. Terence Bresnehan, who has joined the A.I.F., was farewelled in the Baden Hall on Monday. The Warden of Oatlands (Mr. A. H. Fisher) presented a wrist watch to Pie. Bresnehan on behalf of residents. (The Mercury Tas May 20 1942, p6)*
- The BADEN SHOW. Intending exhibitors are reminded that entries for the Baden Agricultural and Horticultural Society's show on Thursday, the 20th inst., close tomorrow (Thursday), and may be received by Messrs. G. R. and A. W. Nettlefold. Baden; F. H. Fox. Parattah, Eric Graveley, Stonor; W. Fisher. Oatlands; W. Wilson, Mount Seymour; T. L Nettlefold. Tunnack; P. C. Wagner, Woodsdale; and Mr D. N. Wilson. Whitefoord, who is the hon. secretary. The schedule is a lengthy and comprehensive one (Wed 12 May 1915 Mercury p. 3)*
- RESIGNATION OF A CORONER. HOBART, Thursday. At a meeting of the executive council the resignation of Mr. George Nettlefold, of Baden, as coroner for Tasmania was accepted.(Examiner 15 Jan 1915 p 6)*
- RAAF MAN MARRIED AT PARATTAH. Doreen Rose, youngest daughter of Mr and Mrs J, D. Nettlefold, Baden, and George James Summers (late RAAF), only son of Mr and Mrs J. Summers, Scottsdale, were married at St. Joseph's Church, Parattah, on Saturday.*
- The ceremony was performed by the Rev J. Halpin, Oatlands. Miss Kath Fox was organist, and Miss Molly Palmer sang "I'll Walk Be-side you." The bride, who was given away by her father, wore a gown of deep cream slipper satin, featuring a short train, and silver embroidery on the bodice. The bride's embroidered Maltese lace veil was lent by the nuns of Mt. St. Canice. A bouquet of Christmas roses was carried, and a gold cross and chain worn by the bride was worn by her mother on her wedding day. Miss Olga Summers, sister of the*

bridegroom, was bridesmaid. She wore a long-waisted frock of pink brocaded satin, with toning flowers, and a topknot of pink and blue flowers. The bride's brother, Mr Eric Nettlefold, was best man. A reception was held at the home of Mrs R. E. Blair, Parattah. The bride's mother wore a brown frock beneath a beige coat, and carried a posy of pink flowers. A black tailored suit was worn by the bridegroom's mother, who carried a pink and blue posy. The wedding cake was made by the bridegroom's mother and was decorated by Mr G. Guy, Scottsdale. The honeymoon is being spent on the East Coast. A becoming suit of green tweed with brown accessories was chosen by the bride for travelling. Mr and Mrs G. J. Summers will make their home in Launceston. (June 4 1945 Mercury p 7).

- *George Nettlefold, son of a Hobart blacksmith, bought land at Rumney's Huts where he supplemented his farm income by opening a shop and post office. Nettlefold was a leading figure in local affairs, serving as Warden of the Oatlands Municipality from 1895 to 1897 and 1907 to 1910. He was also instrumental in community fundraising to build the Baden Hall, officially opened in 1902. Around this time, following the Boer War, the town was renamed Baden after Robert Baden Powell, hero of the siege of Mafeking and founder of the Boy Scouts movement. By this stage there was a growing population in the district, mostly small farmers. In 1902 Baden held its first horticultural and agricultural show. In 1911 the Midlands Co-operative Butter Factory was established at Baden, with cream being collected from local suppliers three times a week. The butter factory proved to be very successful, providing both jobs at the factory and a market for local dairy farmers. (<https://www.southernmidlands.tas.gov.au/towns-villages-areas-baden-mtseymour/>).*
- *Other information and photos of interest can be found on the Facebook page The Tasmanian Midlands - a pictorial history.*
- *As well as a lot more history if one had the time and resources to find it.*

An extract from your council meeting dated 13 September 2018.

9.2 BADEN/MT SEYMOUR COMMUNITY HALL Discussions have been held recently with Mr Summers about the demolition of the Baden Hall. Mr Summer's late parents were custodians of the keys and were the people who had a very close association with the Hall. Deputy General Manager Andrew Benson and Manager, Infrastructure & Works Jack Lyall have also met with the property owner, Mr Peter Collins to discuss this matter. Unfortunately the Hall is in poor condition and would cost a considerable expense to repair and it would also appear to have very little usage in this day and age. The Committee agreed in partnership with the property owner to seek views and feedback from community members regarding the future of the Hall before a final decision is made. An item will be included in Council's next Newsletter as well as posting information to residents in the Baden area.

The Hall is sadly in bad shape but nothing that cannot be repaired by some working bees and formation of a committee (and I am sure many would put their hand up to get started, me being one) eager to help restore the grand old building as a place for the many historical articles of the district, even creating a memorial for those that lost their lives in wars and farming accidents in the district. A nice garden and stopover place to the coast could easily be created around the hall. Regardless of whether or not the Hall is ever used again is not the point, heritage buildings are important to keep, especially community owned ones where district history can be kept.

Regardless if there are any remaining trustees or custodian left the property and the building still belongs to the community, and as the hall can be repaired and many local community members have offered to help, myself included, we should be given the encouragement from the local council to do just that. If the building is beyond repair a memorial and history site could still be established on the land. Baden was named after

Baden Powell, a war hero, and the soldiers leaving to other wars were farewelled at the hall, so it could even be considered a war memorial to those families who lost loved ones during war times. There are several photos of the local boys who fought for their country in the hall that need to remain in their local area and be preserved for future generations.

Anyone with a common sense of decency and community spirit would not be trying to claim a public building for their own personal needs, nor would they be trying to claim what has been considered public land for their own private use, for what the tiny bit of land is worth it is best off being kept as a public area for future generations, and if it were next to my land I certainly would not be trying to claim it as my own.

I would appreciate that Council give the community more time than a week to gather the relevant information and or respond to the letter

I have sent a copy of this letter to Brian Mitchel and Karen Dudgeon

Yours sincerely

*Elizabeth Palmer
Baden Resident*

A phone call was also made by Helen Clark to Andrew Benson on the 19th June 2019 expressing her disappointment with the Baden Hall not being in Community ownership.

At the time of writing this Report, no other information or correspondence has been presented for consideration.

CONCLUSION

As has been stated to all parties this is not a Council matter and Council has no decision-making rights in relation to ownership or indeed usage of the Baden Hall. Council Officers have been working through in a systematic matter to gather the known facts to aid the parties in their decision-making processes about the Baden Hall.

However, the author of this Report would make the following and some might say courageous comments in relation to this matter;

1. **FACT:** The original owner of the land that the Baden Hall is built on was owned by Mr Nettlefold and he, as has been documented, championed the fund raising for the building of the Hall and it is believed that he was the first President of the Baden Show Committee.

COMMENT: this generous contribution by the local land owner was a marvellous gesture that demonstrated a very strong commitment to the Community and this was not uncommon for many land owners to see it as 'their duty' to provide significant support to the surrounding Community in providing a mechanism to facilitate the 'bonding together of the district'.

Given the facts of this contribution, it would be highly appropriate for the existing land owner to follow that very proud tradition established by Mr Nettlefold and his contemporaries in donating the land to Council as custodians for the Community (given the current owner did not know that he did in fact 'own' the building by virtue it is on the land he purchased) and that Council in partnership with the Community & the land owner, to design an appropriate 'commemorative space' on the site.

2. FACT: The external facade of the building has gradually deteriorated over many years so much so that it is fair to say that the building is an ‘eyesore’ and has been for many years.

COMMENT: She was clearly a ‘grand lady’ that stood very proudly in the Baden landscape and has been part of many wonderful as well as equally sad occasions in the district. If the Community has so much in the way of fond memories and love of this building why has it not been cared for and been kept in a better condition over the years?

RECOMMENDATION

For Discussion

DECISION

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

THAT Council research the possibility of negotiating with the Landowner and Crown Land Services to transfer the Title encompassing the Baden Hall property in exchange for the Police Reserve Title.

CARRIED

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

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

10.1 OATLANDS AQUATIC CENTRE

Clr R McDougall has submitted the following Notice of Motion:

“That Southern Midlands Council commission the Tasmanian Electoral Commission to conduct a survey as appended below, about the Oatlands Aquatic Centre development and that this be done as soon as possible in 2019”.

BACKGROUND (Comments provided by Clr R McDougall)

As a recently elected Councillor I have concerns about how the now 13 plus years Oatlands Aquatic Centre development has been conducted - no independent Feasibility Study or Business Case has been carried out that I am aware of, or that has been published, and no independent and non-selective community wide consultation process has been undertaken.

This project is the largest infrastructure project Council has ever undertaken and will commit Council to many years' operational subsidy, of an unknown amount, of the facility, likely for the life of the pool.

So I am putting a motion to Council today that we conduct, as per Section 60B of the *Local Government Act 1993*, an elector poll on this issue.

As part of due diligence I wish to propose that Council hold a survey to provide necessary information to Councillors to assist in responsible decision making on this pool development.

I am proposing that the Tasmanian Electoral Commission as a completely independent and trusted entity, do the survey on Council's behalf.

DECISION

Moved by Clr R McDougall, seconded by Clr A Bantick

THAT Southern Midlands Council commission the Tasmanian Electoral Commission to conduct a survey as appended below, about the Oatlands Aquatic Centre development and that this be done as soon as possible in 2019.

MOTION LOST

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

Proposed Oatlands Pool Survey 2019

Southern Midlands Council is planning to build a new aquatic facility to replace the current ageing pool in Oatlands.

- 1. Do you support a new pool being built in Oatlands to replace the current pool?**

Yes

(1) On the old depot site

or

(2) On a properly investigated site elsewhere in the town

No

- 2. Will you or your household use a pool in Oatlands ?** yes/no

How many people in your household would use a pool?

if yes, how often? Once a week

once a month

at least 3 times a week?

Other:

- 3. Would you take out a yearly pool membership ?** yes/no

How much are you prepared to pay for an annual membership?

How much would you pay for casual entry?

- 4. How much are you prepared to pay extra in rates per year** to repay the loan and subsidise the annual running costs of the pool ?

\$0

\$1-\$100

\$101 - \$200

\$201 - \$300

- 5. Are there any features or facilities that you consider are essential in the design of the pool?**

- 6. Do you have any other comments**

General Manager's Comments:

Attachment(s):

- 2009 – KPMG - Midlands Aquatic & Recreation Centre “Business Plan 2009-2011”
- December 2006 – Midlands Aquatic & Recreation Centre “Building a Health Community” – Feasibility Analysis - Farley Consulting Group
- October 2008 – Oatlands Integrated Development Strategy ‘A Plan for Council and the Community’ – Creating Preferred Futures and Pitt & Sherry
- 2009 – Overview of community consultation – Oatlands goal and swimming pool projects 2003-2009

The Notice of Motion refers to section 60B of the *Local Government Act 1993 (the Act)*. For information, the following is an extract from the Act:

“60B. Council-initiated elector polls

(1) *A council, on its own motion, may hold an elector poll on any issue the council determines.*

(2) *An elector poll under subsection (1) may be conducted in any manner the council determines.”*

In relation to past feasibility studies, including Business Case, it is important to refer (and provide copies) of past reports that have been commissioned in relation to the project:

- December 2006 – Midlands Aquatic & Recreation Centre “Building a Health Community” – Feasibility Analysis - Farley Consulting Group
- October 2008 – Oatlands Integrated Development Strategy ‘A Plan for Council and the Community’ – Creating Preferred Futures and Pitt & Sherry
- 2009 – Overview of community consultation – Oatlands goal and swimming pool projects 2003-2009
- 2009 – KPMG - Midlands Aquatic & Recreation Centre “Business Plan 2009-2011”

Note: This Business Plan provided the early foundation for progressing the project through the various stages of concept design; sourcing of grant funding etc. Council has previously acknowledged that the key elements of the design (i.e. total size of the facility; exclusion of hydrotherapy pool etc.) have changed due to the need to minimise the overall capital cost of the facility and the ongoing operational costs, all of which have been aimed at affordability and achieving ‘fit-for-purpose’. The need to revise this Business Plan has always been recognised once a total cost of construction has been determined through a tender process; and more precise details regarding the level of energy consumption details, this being a key cost component of the operation.

10.2 ACKNOWLEDGEMENT - KATE GILLHAM (CAMPANIA VOLUNTEER FIRE BRIGADE)

Mayor A O Green has submitted the following Notice of Motion:

“That the Southern Midlands Council formally recognise and congratulate Kate Gillham who was recently awarded the Lifeline Tasmania Emergency Services Award for her contribution to the Tasmania Fire Service (Campania Volunteer Fire Brigade).”

BACKGROUND (Comments extracted from Volunteering Tasmania)

Kate holds several roles in Campania Fire Brigade as the Second Officer, Training Coordinator, Junior Brigade Coordinator and during fire season she is District Resource Coordinator, sourcing crews from other local brigades to attend significant fires. Her passion is evident in the number of roles she has volunteered for in the brigade.

Kate has a great passion for educating and informing the community on safety procedures and bushfire preparedness. She is highly respected for her knowledge and her willingness to help educate others. She is the driving force and coordinator of the ‘Bushfire Ready Community’ talks, displays and information sessions. Through Kate’s initiative, attendance at these sessions has grown significantly.

Kate’s key strength is her communication skills. She is committed to providing a great program for the Junior Brigade. Her input, commitment and great rapport with the children are the foundation of the program. Campania Fire Brigade feel fortunate to have such an inspirational leader as Kate.

DECISION

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

THAT the Southern Midlands Council formally recognise and congratulate Kate Gillham who was recently awarded the Lifeline Tasmania Emergency Services Award for her contribution to the Tasmania Fire Service (Campania Volunteer Fire Brigade).

CARRIED

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

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

Nil.

11.2 SUBDIVISIONS

Nil.

11.3 MUNICIPAL SEAL (Planning Authority)

Nil.

11.4 PLANNING (OTHER)

11.4.1 PROGRESS OF PLANNING SCHEME REFORM: UPDATE ON THE PROGRESS OF THE TASMANIA PLANNING SCHEME AND PREPARATION OF SOUTHERN MIDLANDS LOCAL PROVISIONS SCHEDULE (JUNE 2019)

Author: MANAGER, DEVELOPMENT & ENVIRONMENTAL SERVICES (DAVID CUNDALL)

Date: 20 JUNE 2019

Enclosure(s):

- *Southern Midlands Draft LPS – Post Lodgement Conference List of Issues discussed 9th May 2019.*
- *Draft Local Provisions Schedule Approval Process, Tasmanian Planning Commission - April 2017.*

ISSUE

This report will provide Council (and the wider community) with an overview and update on the progress of the draft Local Provisions Schedule (LPS).

The recommendation is Council receive this report.

BACKGROUND

As Council would recall, the LPS forms a part of the overall Tasmanian Planning Scheme (TPS). The scheme is comprised of the State Planning Provisions (SPPs) and the Local Provisions Schedules (LPSs). The SPPs were prepared by the State Government (declared by the Minister February 2017) and the LPS is to be prepared by each Council (still in progress). The TPS does not come into effect until the LPS has been approved by the Minister for Planning. This will be subject to public consultation, further consideration by Council and hearings held by the TPC. A copy of the process is included as an enclosure with this report.

The content of the LPS consists of two parts:

- A. Zone maps and overlay maps; and
- B. Written ordinance

The overlay maps and zone maps spatially define the application of the zones, specific area plans and the application of certain planning scheme codes.

The draft LPS is supported by a “Supporting Report” which explains the content of the LPS and provides justification against the particulars of the *Land Use Planning and Approvals Act 1993* (the Act).

UPDATE

The Minister for Planning wrote to all Councils in 2018 seeking that draft LPSs be submitted to the TPC by the end of June 2019.

Council endorsed the draft as suitable for submission to the TPC at the November 2018 Council Meeting. It was then submitted in early December 2018.

Since lodgement, the TPC have commenced the preliminary assessment to determine compliance with the provisions of the Act. This involves the following:

- TPC ensure all documentation and mapping files are submitted and in correct format.
- TPC commence comparison with the Interim Planning Scheme.
- TPC compile a list of issues or anomalies in mapping and ordinance.
- TPC compile a request for further information from Council Officers.
- TPC hold a “post lodgement” conference with Council Officers. Held 9th May 2019.
- TPC provide Council Officers with the outcomes of the conference in a directions type letter seeking further information and corrections of mapping or ordinance anomalies or errors. Council Officers are currently attending to this matter.

Per the dot points above, the directions letter from the TPC issued post conference has been reviewed by Council Officers. There are no strategic or policy issues that require Council direction. The further information required is largely contained to providing additional explanation and justification of content of the draft LPS.

This exercise will be completed over the coming weeks and an amended “Supporting Report” together with a revised version of the draft LPS will be submitted to the TPC for final consideration.

Should the TPC find the draft LPS and the “supporting report” compliant then they will make a recommendation to the Minister that Council be directed to commence public exhibition.

A date for public exhibition is not known but is likely to commence later this year.

RECOMMENDATION

THAT the information be received.

DECISION

Moved by Clr R McDougall, 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 Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

ENCLOSURE

Agenda Item 11.4.1

Southern Midlands Planning Authority (PA)

Draft Local Provisions Schedule (LPS)

Post Lodgement Conference

9 May 2019 at 10:30am

Tasmanian Planning Commission, 144 Macquarie Street, Hobart

TPC Panel members:	Claire Hynes and John Ramsay
Southern Midlands PA Representatives:	David Cundall and Jacqui Tyson
TPC Planning Adviser:	Mitchell Clark
	Commissioner Ann Cunningham (Observer)

Matters to discuss

1. Zones – minor clarifications
2. Zones – major changes or new
3. Codes
4. Mapping - general
5. New PPZ and SAPs and section 32(4) of the Act
6. Transitioning SAPs and SSQs
7. Supporting report
8. Drafting
9. Next steps

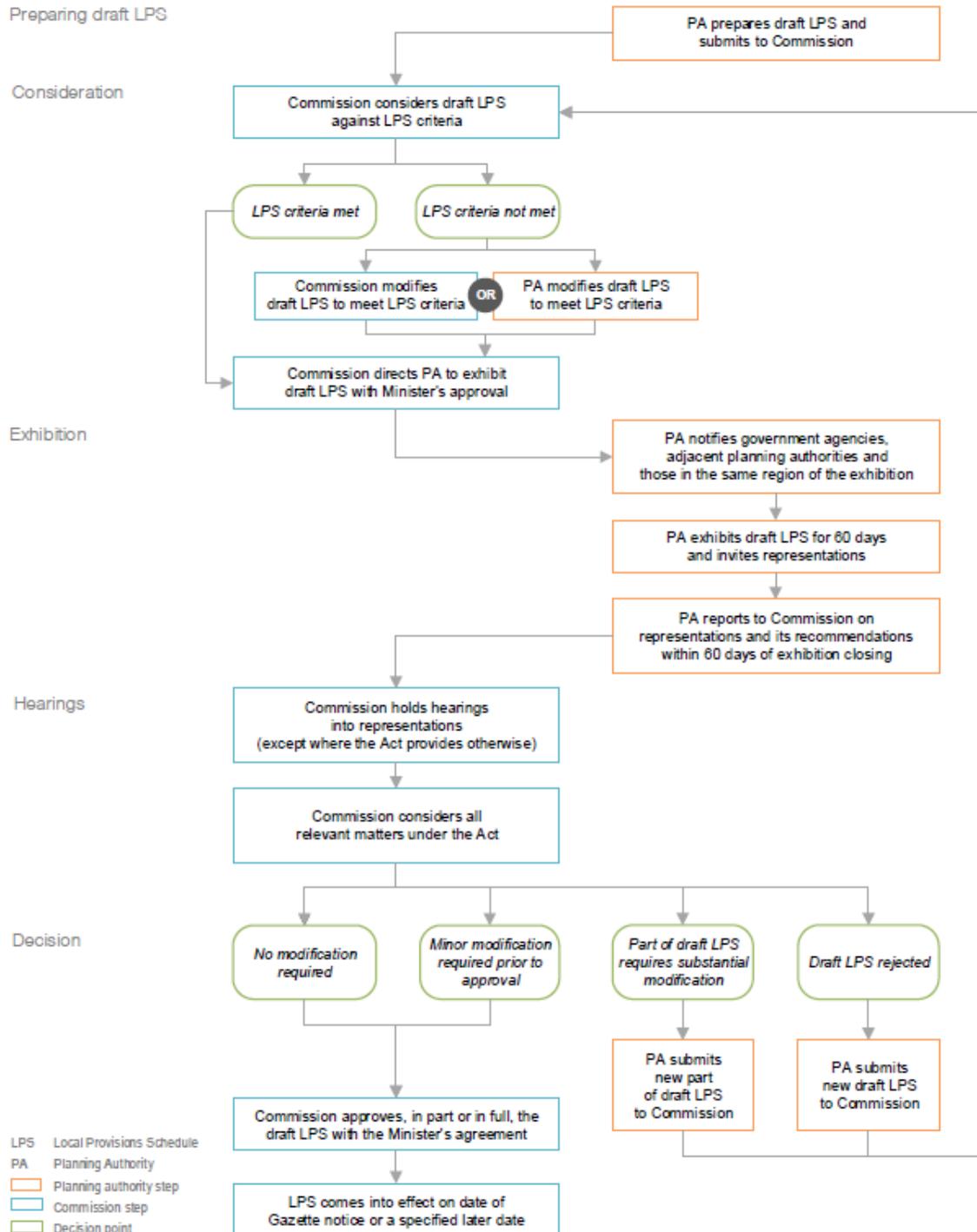
Note: A digital recording of the meeting will occur to assist the Panels deliberations. A transcription of the recording will not be made.



TASMANIAN PLANNING COMMISSION

TASMANIAN PLANNING COMMISSION

Draft Local Provisions Schedule Approval Process



APRIL 2017

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

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.

Nil.

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.

Nil.

12.6 Sewers / Water

Strategic Plan Reference(s) 1.6.1 & 1.6.2

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

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.

12.10 Officer Reports – Infrastructure & Works

12.10.1 MANAGER – INFRASTRUCTURE & WORKS REPORT

Author: MANAGER INFRASTRUCTURE & WORKS (JACK LYALL)

Date: 21 JUNE 2019

Grading works have occurred on New Country Marsh Road.

Grader currently working at Melton Mowbray and then on to Sugarloaf Road and into the Broadmarsh area.

Woodsdale and Eldon Roads have been dusted due to heavy frost/ice early in the week.

A litter collection by Council staff is occurring in the Bagdad/Mangalore/Kempton areas.

Road widening on Clifton Vale Road will be completed by the end of week.

Some section of footpaths in Oatlands is lifting due to trees.

Clean up of green waste at Dysart Waste Transfer Station.

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Clr McDougall – advice that the seal on the edge of Grices Road at Tea Tree is steep. *Advised that gravel shouldering works would occur.*

Mayor Green – request for the Traffic Counter to be placed at the commencement of Buckland Road and again in the Christmas/New Year period. *To be actioned.*

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr 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	√	
Clr A Bantick	√	
Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

Mr J Lyall (Manager, Infrastructure and Works) left the meeting at 12.51 p.m.

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.

DECISION

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

THAT agenda items 14.1.1 and 14.1.12 be deferred pending the arrival of the Heritage Projects Manager.

CARRIED

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

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: 18 JUNE 2019

ISSUE: Southern Midlands Landcare Unit Monthly Report.

DETAIL

- Kempton Streetscape - a preliminary design of proposed changes to the immediate area in the front of the building will be graphically drawn up by an urban design person, ready for the next committee meeting of the Streetscape Group (date to be set). This will enable a better illustration of considerations in respect to road levels, guttering and storm water management and how they will integrate with the proposed changes proposed to the area immediately outside the building.
- Helen Geard and Maria Weeding recently attended a function whereby the Minister for Primary Industries and Water Hon Guy Barnett announced the rollout of Stage 1 of the State Government funded Weeds Action Fund. The overall program has a budget of \$5 million dollars over 5 years, with an initial small grants round available closing July 31 2019. The funds will allow primary producers to tackle high priority weeds that affect agriculture and the environment. For Southern Midlands, this will be an opportunity for assisting landholders with Cotton, Saffron and Nodding thistle problems. It will also be an opportunity to assist with the management of Chilean Needle Grass sites in the Coal River Valley.
- The Weeds Officer and Maria Weeding attended a state-wide meeting of all Weed Officers at Campbell Town on Wednesday, 22nd May 2019. The meeting was run by the Biosecurity Division of the Department of Primary Industries, Parks, Water and Environment. The meeting was very informative and it was a chance to meet officers from other Councils that work in the area of weed control. Almost all Tasmanian Councils were represented at the meeting, as well as staff from a number of other State Government business units.
- Helen Geard has ordered a number of trees for local landholders, as part of the Midlands Tree Committee commitment to continuing to promote and facilitate tree planting in the Oatlands, York Plains, Lemont, Jericho and Tunnack areas of the Southern Midlands.
- Helen Geard has been busy with DrumMuster work relating to the Oatlands Waste Transfer Station. Additionally, one landholder had several hundred chemical containers that were part of the DrumMuster program. In this instance Helen

organised the Veoila contractor to pick up the drums directly from the property rather than the drums going to the Southern Midlands transfer site collection point.

- Helen Geard and Maria Weeding have done some maintenance work on the Dulverton Walkway.
- The Weeds Officer, Jen Milne, is due to return back to work from maternity leave on Tuesday, 2 July 2019.

RECOMMENDATION

THAT the Landcare Unit Report be received and the information noted

DECISION

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

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 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.

15.8 Recreation

Strategic Plan Reference 4.8.1

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

15.8.1 OATLANDS AQUATIC CENTRE (PROPOSED) - UPDATE

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 21 JUNE 2019

Enclosure(s):

Design / drawings – Oatlands Aquatic Centre by Bzowy Architecture

ISSUE

To provide Council with an update in relation to the proposed Oatlands Aquatic Centre Development.

BACKGROUND

This update was requested at a recent workshop conducted by Council.

DETAIL

Firstly, the following timeframe has been developed:

Date	Action	Responsibility
17-Jun-19	Staged Building Approval submitted to Council	Architect (completed)
24-Jun-19	Staged Building Approval - Building Permit issued	SMC
12-Aug-19	All Plans and Documents delivered to Building Surveyor	Architect
16-Sep-19	Certificate of Likely Compliance and all documents considered & ready for Building Application lodgement to SMC	Building Surveyor
17-Sep-19	Building Application Lodged	Architect
26-Sep-19	Building Permit Issued	SMC
30-Sep-19	Tender Released through Council's Tenderlink system	Architect / AB
18-Nov-19	Tender Closes through Council's Tenderlink System	Architect / AB
18-Nov-19 to 12-Dec-19	Review of KPMG Business Case	SMC / TK
12-Dec-19	Agenda Report for Council Meeting	Architect / AB
18-Dec-19	Council Meeting for decision	Council
19-Dec-19	Appoint Successful Contractor	
30-Jun-21	Practical Completion - Operational	
30-Jun-22	Final Completion (after 12 months Defects Liability Period)	

In terms of design, the facility incorporates the following:

- 25 metre x 6 lane pool – with access stairs (incl. railings);
 - o A dedicated access ramp within the pool, requiring approx. 1.50 metres of additional pool width (and overall increase in the building structure) was removed and a 'Poolpod Platform Lift' has been incorporated in the design.
- This Pod is independently operated and the user can choose to either remain standing or sit using the custom submersible chair. The Pod lowers to a depth of 0.90metres and takes just 20 seconds to lower into the Pool.
- Toddlers Pool (beach type entry)
- Amenities area;
- Dry activity area;
- Administration area;

A number of preliminary plans/drawings have been included as an attachment for reference:

- Plan 1 – Entrance detail
- Plan 2 – View of the pool hall (north)
- Plan 3 – Roof design structure
- Plan 4 – View of the facility (High Street)
- Plan 5 – Floor plan of the facility
- Plan 6 – The main Pool

Whilst there are numerous plans/drawings of a more technical and detailed nature, the aim is provide a general overview of the facility lay-out.

It is expected that further plans may be available prior to the meeting which will be tabled for information.

Human Resources & Financial Implications – N/A

Community Consultation & Public Relations Implications – community information.

Policy Implications – N/A

Priority - Implementation Time Frame – N/A

RECOMMENDATION

THAT the information be received.

DECISION

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

THAT the information be received.

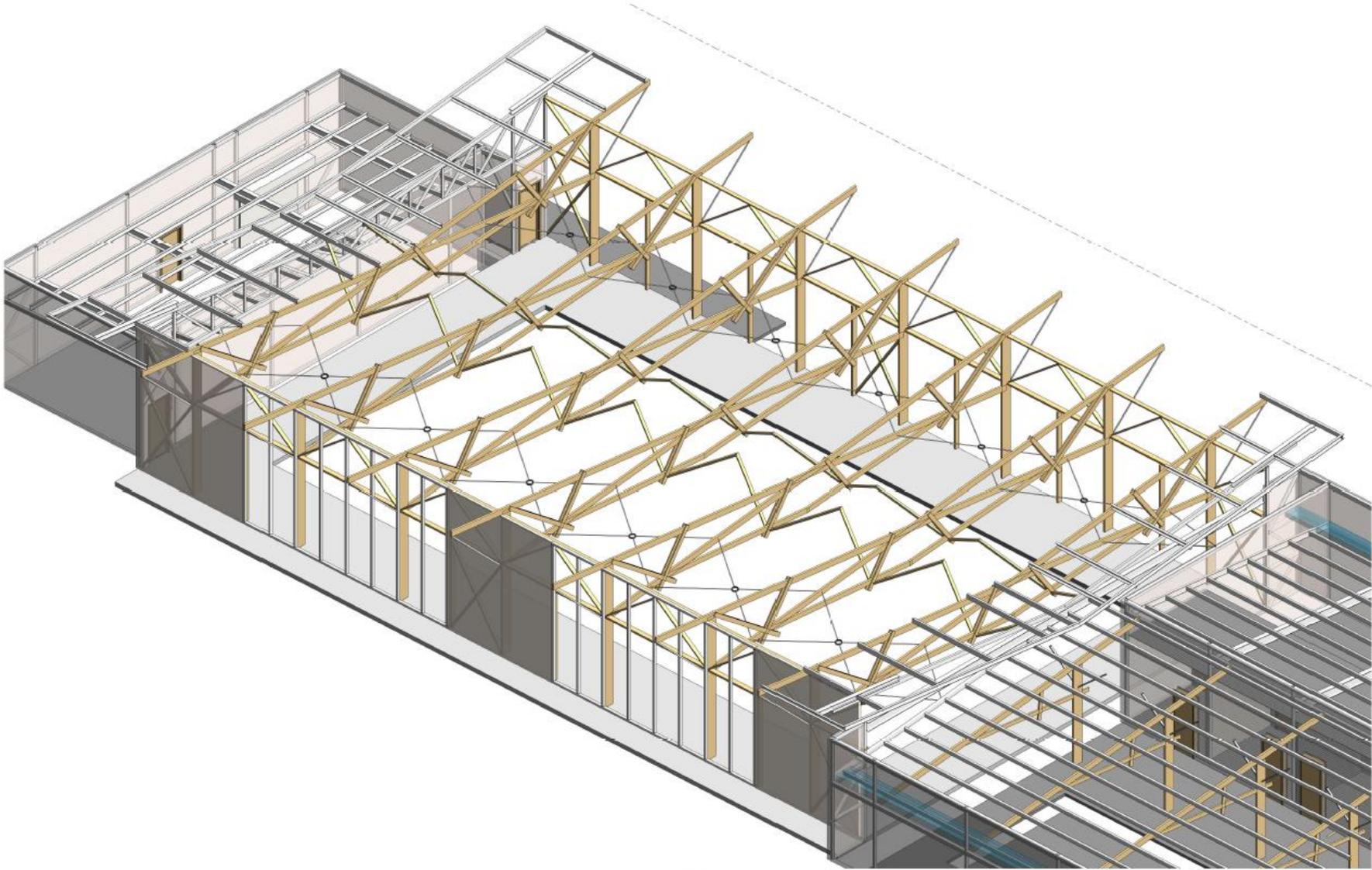
CARRIED

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

ENCLOSURE
Agenda Item 15.8.1



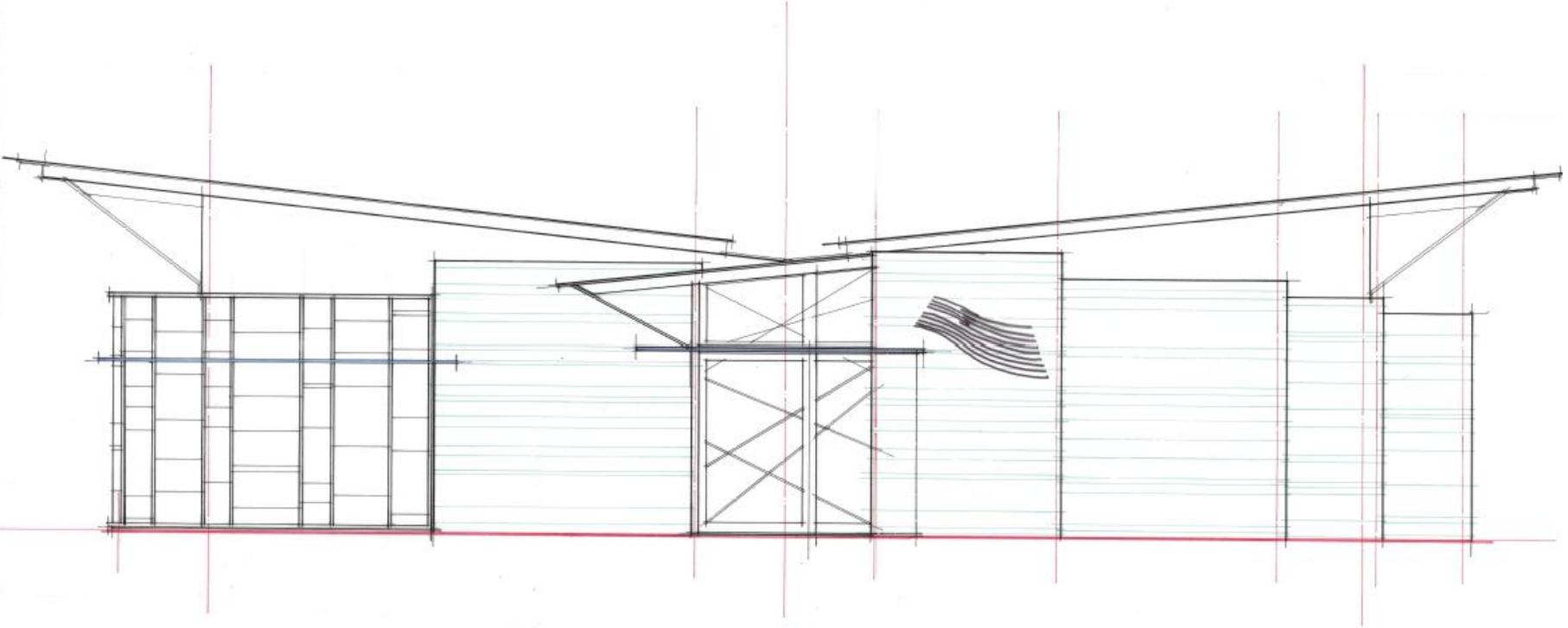




1 -3D VIEW - POOL ROOF

STATUS: - <PROJECT STATUS> <small>DO NOT SCALE - IF IN DOUBT, ASK THE DESIGNER FOR THE ORIGINAL DRAWING OR PRINTOUT WORKING: 5 YEAR ARCHITECTURAL PRINT: 10 YEAR ARCHITECT</small>		DESIGN BY: - DESIGN CHK: - DRAWN BY: - DRAFT CHK: - DATE: -	rare. <small>rarein.com.au P 03 6388 9033</small>	PROJECT: - CLIENT: - ADDRESS: -	TITLE: TRUSS ISO - SHEET 2 SCALE: SHEET SIZE: A1 594x841 IN SET PROJECT No: - DWG No: S621.3REV					
REV	DESCRIPTION	By:	DATE:	APPROVED: -	ACIES No: -	DATE: -				

B Z O W Y
 A R C H I T E C T U R E
 11880 TASMAN HIGHWAY (PO BOX 382) SWANSEA TASMANIA 7190 T +61 8 6257 8999 F +61 8 6257 8999 M +61 8 6257 8999
 E design@bzowy.com.au



OATLANDS AQUATIC CENTRE
 70 HIGH STREET OATLANDS TAS 7190
 PROJECT

STATUS 18C81
 JOB DWG SCALE DRAWN DATE
 DRAWING

REV DATE DETAIL
 REVISIONS

REV DATE DETAIL
 REVISIONS



CLIENT

BZOWY ARCHITECTURE
188P FULHAM HIGHWAY PO BOX 382 SWANSEA, SOMERSET TA10 9JG
M 01452 825 555 E design@bzowyarchitecture.co.uk
T 01452 8257 8999

OATLANDS AQUATIC CENTRE
 TITLE: 79 HIGH STREET OATLANDS TAS 7196
 ADDRESS: PROJECT

STATUS	REF
18081	

REV	DATE	SCALE	DRAWN	DATE
DRAWING				

REV	DATE	DETAIL
REVISIONS		

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SOUTHERN MIDLANDS COUNCIL
CLIENT

Floor Plan

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.

15.9.1 ANIMAL MANAGEMENT REPORT

Author: ANIMAL MANAGEMENT/COMPLIANCE OFFICER (HELEN BRYANT)

Date: 21 JUNE 2019

Attachment:

Animal Management Statement – June 2019

ISSUE

Consideration of the Animal Management/Compliance Officer's report for June 2019

The purpose of the report is twofold:

1. To inform Council and the Community of infringements issued by Council Officers in relation to Animal Management for June 2019; *and*
2. Provide a brief summary of actions and duties undertaken by Council Officers in relation to animal management.

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

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

Resource Sharing

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

INFRINGEMENT DETAILS

14 January 2019 - Dog attacked another dog in Kempton area causing superficial injuries, no vet treatment required and Infringements issued.

22 February 2019 - Two dogs attacking sheep on numerous properties around Dysart area, Infringements issued and two dogs declared dangerous by General Manager.

5 March 2019 - Dog entered neighbouring property in Tunnack harassing stock, nil injuries sustained. Infringements issued.

5 March 2019 - Dog ran onto road chasing and attacking a passing cyclist in Levendale area, medical treatment required, Infringements issued.

5 April 2019 - Dog entered neighbouring property attacking and killing one chicken. Infringements issued.

11 April 2019 - Dog chasing and harassing sheep on neighbouring property in Tunnack, nil injuries sustained. Infringements issued.

11 May 2019 - Dog ran onto road chasing and biting a passing cyclist in Levendale area, medical treatment required. Dog euthanased and infringements issued.

16 May 2019 - Two dogs entered neighbouring property in Colebrook area, attacked sheep, one sheep deceased. One euthanased, Infringements issued and other dog declared dangerous by General Manager.

25 May 2019 - Two dogs entered neighbouring property in Campania area, attacking and mauling four sheep, one dog euthanased, Infringements issued, other dog declared Dangerous by General Manager.

2 June 2019 - Two dogs entered neighbouring property attacking and mauling sheep, three sheep deceased. Both dogs euthanased, Infringements issued.

12 June 2019 - Dog entered neighbouring property in Bagdad area, attacking and mauling three sheep, dog euthanased and Infringements issued.

Relevant Information:

There has been a significant increase in the number of reported attacks on stock in recent months which has prompted a public notice be placed on Council’s Facebook page advising the community of responsibilities and likely outcomes of dogs wandering and attacking. This public notice will also be included in the next Southern Midlands Council Newsletter.

RECOMMENDATION

THAT the information be received.

DECISION

Moved by Clr A Bantick, 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 Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

**SOUTHERN MIDLANDS COUNCIL
YTD ANIMAL MANAGEMENT STATEMENT**

January – June 2019

DOG IMPOUNDS	RECLAIMED	ADOPTED	EUTHANISED
25	20	1	4
OTHER IMPOUNDS	RECLAIMED	ADOPTED	EUTHANISED

JOBS ATTENDED January 2019 – June 2019

DOGS AT LARGE	DOG ATTACKS	DOG BARKING	DOG GENERAL	NEW KENNEL INSPECT	WELFARE	STOCK	OTHER
37	12	5	12		4	14	18
Central Highlands	Central Highlands 1	Central Highlands 3					

REGISTERED DOGS: 436
INFRINGEMENTS ISSUED: 21

DECISION

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

THAT the meeting be adjourned for lunch at 1.04 p.m.

CARRIED

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

DECISION

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

THAT the meeting be reconvened at 1.29 p.m.

CARRIED

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

14.1 Heritage

Strategic Plan Reference 3.1.1, 3.1.2 & 3.1.3

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

14.1.1 HERITAGE PROJECT PROGRAM REPORT

Author: MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

Date: 21 JUNE 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:

- The official opening of the Oatlands Commissariat by the Governor of Tasmania on 1st June 2019 was attended by approximately 60 people. Extremely positive feedback has been received on the project.
- Finalisation of the installation of the Oatlands Key system on the Commissariat as well as an additional equal-access door at the Gaoler's Residence and for staff access at the Heritage Hub.
- Liaison with the Hunter Island Press Group for an Artist in Residence residency to coincide with the Heritage and Bullock Festival. Further information on this residency will be included in a future Councillor Information Bulletin. Note that Michelle Blake's proposed Historian in Residence will not go ahead as Michelle has advised that she has moved to Sydney.
- A series on people connected to Oatlands Heritage Buildings is being produced for inclusion in Southern Midlands Regional News.
- A debrief workshop was held with the University of Tasmania on the Convict Archaeology Field School. UTas has commended SMC for their inputs and confirmed that they wish to stage another fieldschool next year (Jan-Feb), with SMC as the lead partner (together with the Tasmanian Archive and Heritage Office, Port Arthur Historic Site and the Tasmanian Museum and Art Gallery. Prof. Eleanor Casella has been employed by UTas to deliver the fieldschool in conjunction with SMC staff on a convict site within the Southern Midlands.
- Funding has been gained in conjunction with the Heritage Education and Skills Centre for the *History and Heritage School Holiday Program* to commence during the July school holidays. This involves four days over the course of a year where children will participate in four 1-day 'streams' – Archaeology, Research,

Traditional Building Materials and Measuring and Mapping. Further detail will be provided in a future Councillor Information Bulletin.

- Exploring partnerships 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.
- Ongoing organisation and planning for the Heritage and Bullock Festival.
- Providing support to the community for the manufacture of a free ‘library’ of hand-made colonial-style costumes for the use of the community during special events.
- Participation in SMC Tourism workshop and follow-up work associated with such.
- Formulation of expression of interest documentation for the commissariat oven use – forming a separate report to this Council meeting.
- Basic interpretation has been installed at the Commissariat to provide some information to visitors. The overall interpretation plan is currently on public exhibition.
- Brad Williams has been providing input to Derwent Valley Council’s planning scheme translation on charge-out basis.

RECOMMENDATION

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

DECISION

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

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	√	
Cllr A Bantick	√	
Cllr A Bisdee OAM	√	
Cllr K Dudgeon	√	
Cllr D F Fish	√	
Cllr R McDougall	√	

14.1.2 OATLANDS COMMISSARIAT OVEN – CALL FOR EXPRESSIONS OF INTEREST FOR USE

Author: MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

Date: 21 JUNE 2019

Enclosure:

Guidelines for submissions of expressions of interest – Oatlands Commissariat Oven

ISSUE

Seeking Council endorsement of the Expression of Interest documentation for use of the Commissariat Oven.

BACKGROUND

Council purchased the Oatlands Commissariat in 2012 and a major restoration program on the site has just been completed, further to the previously endorsed *Oatlands Commissariat and 79 High Street Conservation Management Plan (2012)*, and the *Oatlands Commissariat Project Master Plan (2013)*.

The Vision Statement for the site as detailed in the CMP includes:

Commissariat building:

The extant commissariat provides a unique opportunity for the promotion and interpretation of the site and its place in the wider convict and provisioning system of the district and the colony. Being one of only three buildings of its type in Tasmania, the commissariat offers significant opportunities as guided by the adaptive usage policy as defined below. This may involve commercial operations subject to the policies of this document.

The baker's oven provides a significant opportunity to link the concept of provisioning with present food trends (i.e. local, slow-cooked etc). Coupled with the space of the commissariat building and the proximity to the Callington Windmill, the baker's oven provides opportunities for initiatives such as an Oatlands Community Oven, where people can utilise the space and the oven to use local products in food preparation. The oven provides an opportunity for the Heritage Education and Skills Centre to demonstrate/teach traditional cooking methods (again tapping into Callington Windmill as a partner).

The CMP provided guidance for the intent of restoration of the oven to original working condition.

Further, the Master Plan provided the following Opportunities Statement:

The baker's oven has the potential for training and community use, particularly exploring linkages with nearby Callington Windmill.

Consider the idea of reinvigorating the baker's oven for community use, such as by an 'Oatlands Community Oven' project.

The Development Application for the restoration included the restoration of the oven and its use for baking (subject to environmental health approval).

The expression of interest process seeks to 'test the market' as to gaining a commercial operator to operate the oven, preferably with maximised community involvement and benefit and the possibility of using it for training of traditional baking.

DETAIL

The expression of interest process seeks to 'test the market' as to gaining a commercial operator to operate the oven, preferably with maximised community involvement and benefit. Given that the oven is a specialised piece of equipment and there are a range of considerations in ensuring its effective, safe and efficient operation within a building that is somewhat 'fragile' it is sought that a sole operator be installed – rather than any form of casual use arrangement which is considered to be too high a risk to the oven and building (as well as being a management impost to Council and less desirable in ensuring compatibility with other users).

The expression of interest document represents council officers 'wish list' for such a compatible user. This is subject to negotiation with such prospective (in consultation with other stakeholders) to ensure a mutually agreeable and beneficial arrangement that seeks to fulfil the stated objectives.

It is envisaged that such an operator will have their primary premises elsewhere, and only use the oven for baking of pre-prepared goods for immediate removal from the building (either by delivery or sale) – which is consistent with the preliminary advice from Council's Environmental Health Officer to comply with the limitations provided by the nature of the building and facilities.

Human Resources and Financial Implications - The expression of interest process seeks to install a commercial operator who can operate the oven for maximum community benefit without any direct cost impost to Council.

The expression of interest documentation requires that a prospective operator propose a model for community benefit and engagement arising from the use of the oven and a proposed return to Council.

Community Consultation and Public Relations Implications - The restoration and use of the oven is consistent with a range of endorsed plans as cited above, all of which have been subject to public consultation at the time of endorsement.

Priority – Implementation Timeframe - The release of the expression of interest document is to occur as soon as practicable and have a one-month response period. A start-date would be negotiated with the preferred user.

RECOMMENDATION

THAT:

- a) Council endorse the expression of interest documentation for public release.
- b) The General Manager be given delegation to enter into an agreement with a preferred user if their submission is in accordance with the EoI document. Any proposed variation is to be further considered by Council.

DECISION

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

THAT

- a) **Council endorse the expression of interest documentation for public release;**
- b) **The General Manager be given delegation to enter into an agreement with a preferred user if their submission is in accordance with the EoI document. Any proposed variation is to be further considered by Council.**

CARRIED

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

Mr B Williams (Manager, Heritage Projects) left the meeting at 1.44 p.m.

ENCLOSURE
Agenda Item 14.1.2



Guidelines for submission of expressions of interest

Oatlands Commissariat Oven

June 2019

Enquiries:

Brad Williams

Manager Heritage Projects

bwilliams@southernmidlands.tas.gov.au

0418 303 184

Expressions of interest close on XX/XX/2019



1

BACKGROUND

In 2013, Southern Midlands Council purchased the property at 79 High Street known as the Oatlands Commissariat – which was built in 1828 as the provisioning store for the convict and military in the first settlement of Oatlands. The building was used as such until 1859 when it was sold into private enterprise. In the 1860s a cottage was built in the front of the commissariat and in 1885 a baker's shop was built on the front of the cottage. At that time, a massive scotch oven was built on the side of the commissariat which became the bakery. That bakery operated for some 60 years from that oven.

The site fell into disrepair during the latter-half of the twentieth century, with the oven falling into ruin. As part of the 2016-18 restoration program, the oven has been rebuilt by a specialist and is now in full and original working order. Council has invested over \$300,000 into the building with the support of the Australian Government through the *National Stronger Regions Fund*, which seeks to use the building both for commercial return through business development as well as providing public access to the heritage site.

It is Council's aspiration to see the oven working and for community benefit to arise from such as well as to provide the opportunity for a commercial operator to gain profit from the use of the oven.

The cottage and former baker's shop building is now occupied by a social enterprise group known as the *Oatlands Heritage Hub*. The commissariat is occupied by the *Centre for Heritage at Oatlands* as an office and training room.

The Centre for Heritage do not require 7-day per week use of the training room space, therefore there is the capacity for a shared user agreement for the use of the oven.

The Oatlands Commissariat and the oven are in a central position in the historic township of Oatlands, where tourism is considered to be a key opportunity in the future of the town and its many heritage buildings and attractions.



- | | |
|----------------------------|---|
| 1. Subject site | 7. High Street 'boutique shopping area' |
| 2. Oatlands Gaol | 8. Town Hall and Council Chambers |
| 3. Oatlands Court House | 9. High Street 'services area' |
| 4. New aquatic centre site | 10. Pugin Church, |
| 5. Callington Windmill | 11. Carpark |
| 6. New distillery site | 12. Lake Dulverton conservation area. |



2



Oatlands Commissariat – before and after restoration



View from High Street, the commissariat and oven at rear.



THE SPACE

It is important to note that, further to the conservation management plan for the site, the main room of the commissariat has been presented as an 'aged' interior – that the building retains a patina which is conducive to communicating the heritage values of the building but does place certain limitations on the ability to provide a more comprehensive foodservice facility (see limitations below). This does however provide the opportunity for a unique visitor experience and branding that a more 'greenfield' bakery site may not offer. The branding of the commissariat oven therefore offers an opportunity to promote a traditional/heritage context for baking – which can filter into 'slow-food', traditional and home-grown (etc.) concepts associated with an iconic heritage buildings. Oatlands, largely through Callington Mill, has established a brand for such traditional food processing which the commissariat oven has the potential to build upon. Also, given that the commissariat was established as a provisioning store for the convict and military department – there are range of branding opportunities that arise from this association.

It is proposed to make available the Oatlands Commissariat Oven on a time/space-share arrangement with the Centre for Heritage, who are the primary tenant of the building. It is envisaged that the oven may be used 3-days per week which would not inhibit Centre for Heritage use of the building and that the oven initiative may take up 1/3 of the space within the main commissariat room on the days of operation, with any major infrastructure required (e.g. workbench) to be wheeled up against the walls when not in use so as to not inhibit other users. Standard days and hours of operation are to be nominated through the expression of interest and are subject to negotiation with the Centre for Heritage.

Note that the agreed oven user will be given sole access to the oven – no others are to use the oven once an agreement is in place. There is the expectation that the oven will be used for demonstration purposes during major community events (e.g. Heritage and Bullock Festival).

THE OVEN

The oven itself is a massive 'scotch' style oven, with an internal footprint of approximately 2m x 2m. It is fired by a firebox to the side, with a dampener system and the oven itself is accessed by the original cast iron 'Small and Shattell' iron door. All ironwork is original and in excellent condition. The firebox has been totally rebuilt, as have the chimneys and external superstructure. Test-firings have all proven highly successful.



5



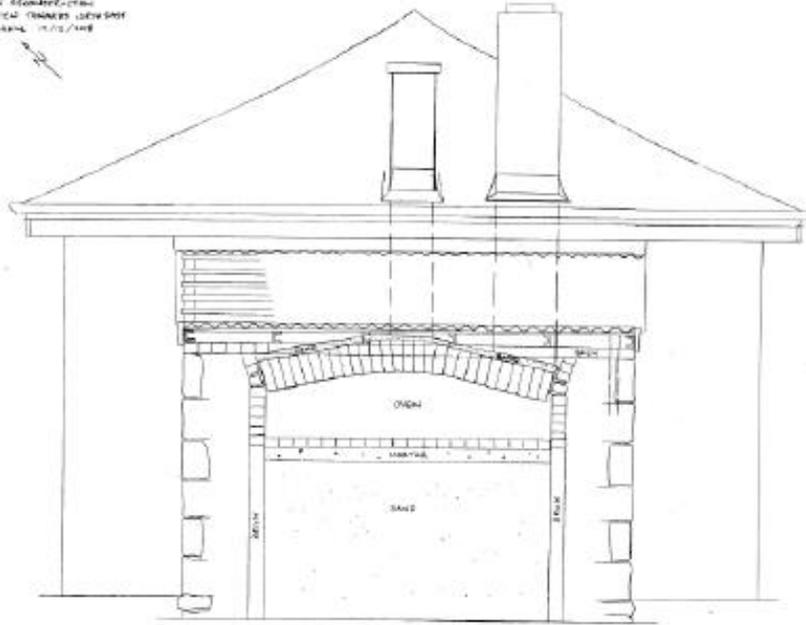
Before restoration



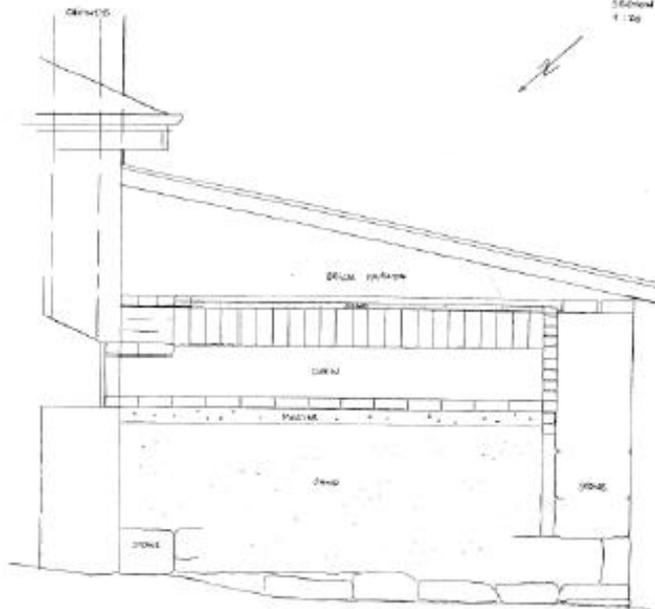
The oven in action



SOUTHERN MIDLANDS COUNCIL
ARCHITECTURAL DRAWINGS
SECTION 1: WEST WALL (SEE PLAN)
1:20 DATE: 15/12/2017



SOUTHERN MIDLANDS COUNCIL
ARCHITECTURAL DRAWINGS
SECTION 2: EAST WALL (SEE PLAN)
1:20 DATE: 15/12/2017



SHARED USER GROUPS

The Heritage Education and Skills Centre: This is a not-for-profit entity (owned by Southern Midlands Council) which works collaboratively with industry partners (heritage, education and building sectors) to address the heritage trades skills training needs of Tasmania. HESC occupy the commissariat building, with an office space (for exclusive CfH use) and training room and offer that room for shared use when training is not active. The oven user will be required to share this space. Standard days of use are to be agreed with CfH and it is anticipated that simultaneous use will not be desirable. Drawn from the SMC/CfH Memorandum of Understanding is the following agreement for use:

Tenancy

The CfH will be the 'lead tenant' however there is an obligation for shared community use of the space(s) subject to CfH requirements and the principles of this MOU.

The CfH will be given priority use of the place (subject to SMC negotiations with other users).

Commissariat training room and kitchen:

- CfH is the priority user of this space and is to be given first preference for booked use. Bookings must be made at least one month in advance to guarantee use.
- The oven may be used by a commercial operator on a part-time basis as a sole user, by agreement with CfH. The oven is not to be made available for 'casual' use by others.
- Other users may use the space if booked at least one month in advance and if not booked by CfH (or at the discretion of CfH if less than a month in advance).
- When not used by CfH (or other users) the public will have access to this room by the 'Oatlands Key' system for visitation and to view heritage interpretation media.

The Oatlands Heritage Hub: This is a not-for-profit social enterprise group, managed by Southern Midlands Council, which seeks to engage local artisans and craftspeople to provide a cooperative space for training, meetings, workshops and a shopfront to sell products. There is a synergy between the Heritage Hub and HESC who use the buildings as shared spaces and form an important partnership to promote cultural values to a wide audience. The oven user will have access to toilet facilities in this building (although a separate standalone toilet is planned for the 2019/20 financial year).

OPERATIONAL LIMITATIONS & OTHER CONSIDERATIONS

The following are stated limitations upon use:

- The use may not be full-time (i.e. not 7 days per week). It is intended that 3-days per week will be the standard. It is a requirement that the oven be operated a minimum of 2 days per week.
- The space for oven use is limited to 1/3 the floor space of the commissariat (plus access) and shared use of the kitchen (see figure on p.3).
- The kitchen is non-commercial and is only intended for staff and training participant use and tea/coffee provisioning and for serving food prepared off-site.
- Advice from Council's Environmental Health Officer has indicated that food may not be prepared in the building, but the intent is that the oven may be used to cook pre-prepared food (e.g. bread dough that is prepared elsewhere). All food cooked in the oven must either be sold or packaged and removed from the building at the end of each day.



- Additional physical infrastructure in the room is limited to a freestanding stainless steel (wheeled) bench (with lockable cupboard beneath if desired) – to be approved by Council's Environmental Health Officer.
- Whilst customers may visit the building, there is to be no in-house dining.
- Additional major infrastructure (e.g. drinks fridges) are not permitted.

Other considerations include:

- Signage space will be made available on the main site tenancy board if desired. No signage is to be installed on the building.
- The oven user may utilise Oatlands Commissariat branding if desired.
- The oven user will be given initial training and an induction on use and be required to give that training to all future staff/persons using the oven.

OUTGOINGS AND COMMERCIAL RETURN TO COUNCIL

Council will be responsible for the following outgoings associated with the site:

- Rates and land tax
- Public liability insurance for the site and building
- Building insurance
- Electricity
- Maintenance and repairs associated with fair wear and tear
- Building and oven depreciation

The oven user will be responsible for the following outgoings:

- Staffing and cost of goods sold
- Wood
- Public and products liability insurance associated with the specific oven operation
- Insurance for plant/equipment, stock and loss of business. This is to include an indemnity Clause for Council. Certificates of currency are to be supplied upon request.
- Any damage through misuse or omission
- Telecommunications
- Cleaning of the area used.

The oven user will have the right to all profits from their operation.

Co-branding and promotion may be negotiated between the oven user and other stakeholder groups.

Council does not seek a commercial return from the operation of the oven; however a small return is desired in order to offset the capital expenditure associated with the restoration of the building and oven. A return commensurate with the likely community benefit will be negotiated with a prospective user. For example, if the oven user contributes to community participation through demonstration or training, then Council would seek a lower financial return than a purely commercial 'closed-door' operation. This is to be negotiated with the prospective oven user and any expression of interest is to include a proposed model for community benefit and public engagement, together with a proposed remuneration to Council.



A memorandum of understanding is to be entered between SMC and the oven user to reflect the terms of the terms of agreement.

SELECTION/ASSESSMENT CRITERIA

The following selection criteria will be used to consider any expressions of interest, each with a weighting that reflects Council's aspirations for the site:

CRITERION	WEIGHTING
Demonstrated experience/qualifications in operating a successful bakery with a traditional/heritage focus. Alternatively, demonstrated qualifications a business plan for how such success is envisaged.	30%
Model for Public access, community engagement and benefit	30%
Demonstrated fit with other site users/stakeholders	30%
Financial return to Council	10%





Expression of Interest

Use of the Oatlands Commissariat Oven

Business Name..... Contact person

Postal address..... Email.....

Phone.....

Proposed use.....

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

Proposed days/hours of operation.....

Experience/current business operations.....

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

Likely community benefit.....

.....
.....

Please attached any supplementary information towards addressing the Selection Criteria.

Please return to
Brad Williams – Manager Heritage Projects
Southern Midlands Council
71 High Street
OATLANDS TAS 7120
bwilliams@southernmidlands.tas.gov.au
By 5pm xx/xx/2019

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)

16.2 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: 21 JUNE 2019

NOTE:

Reports for the Local Government Shared Services (May 2019 updates) were not available for this meeting and the May and June reports will be included in the July 2019 agenda.

17.2.2 CONSIDERATION OF MOTIONS - LOCAL GOVERNMENT ASSOCIATION OF TASMANIA – GENERAL MEETING

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 6 JUNE 2019

Attachment:

Agenda & Attachments – LGAT General Meeting – 3rd July 2019

ISSUE

Council to consider items contained within the LGAT General Meeting Agenda to be held on the 3rd July 2019 and provide policy direction to Mayor A O Green for voting purposes.

BACKGROUND

The LGAT General Meeting (and AGM) is being held on the 3rd July 2019 at Wrest Point in Hobart.

The Mayor, Clr A E Bisdie OAM and General Manager will be attending.

At times, the Agenda(s) contain:

- a) certain policy matters which require prior direction from Council; or
- b) input from Councillors to enable the Mayor to adequately represent (or submit) issues to the Association.

DETAIL

In reference to the Agenda, whilst it is intended to consider all Items, the following Items are highlighted (in particular) to capture input from elected members:

ROADS AND INFRASTRUCTURE	
10.1 Reinstatement of Heavy Vehicle Road Tax	That member Council of LGAT recommend that the State Government provides an immediate commitment to reinstatement of the equitable distribution of the total heavy motor vehicle road tax collected, to the percentage distribution at the time of inception of the scheme in 1996/1997.
10.2 Compensation for No Indexation of Heavy Vehicle Road Tax	Member Councils of LGAT recommend that the State Government make to all Local Councils a one off additional annual payment allocation of the heavy motor vehicle road tax distribution as compensation for 24 years of no indexation of the funding allocation.
SECTOR PROFILE AND REFORM	
11.1 Amend Meeting Procedures	That LGAT lobby the State Government requesting changes be made to Part 3, Sections 27 and 28 – Voting as well as the inclusion of reasons to be

	listed in Section 32 – Minutes of the Local Government (Meeting Procedures) Regulations 2015 with regard to elected members voting against an “Officer’s Recommendation” or “Motion”.
ENVIRONMENTAL MANAGEMENT	
14.1 Climate Change	That the Local Government Association of Tasmania investigate opportunities for the sector to develop a position on climate change including acknowledging: -there is a climate emergency that requires action by all levels of government; -Human induced climate change is at the forefront of the climate emergency; and -The State Government has a particular role in assisting local governments in dealing with the impacts of climate change.
14.2 Climate Change	That the LGAT call upon the Federal and Tasmanian State Governments and Parliaments urging them to: a- acknowledge the urgency created by climate change that requires immediate and collaborative action across all tiers of government; b- acknowledge that the world climate crisis is an issue of social and environmental injustice and, to a great extent, the burden of the frontline impacts of climate change fall on low income communities vulnerable groups and future generations; and c- facilitate emergency action to address the climate crisis, reduce greenhouse gas emissions and meet or exceed targets in the Paris Agreement.
14.3 Single Use Plastics/Waste Strategy	That the Local Government Association of Tasmania lobbies the State Government to complete a statewide Waste Strategy that includes Policy and Legislation that will phase out single use plastics across the State and support the establishment of regional composting facilities.
14.4 Single Use Plastics	Request that LGAT lobby the State Government to take leadership in developing a consistent state wide approach to banning the use of single use plastics in takeaway food packaging.
14.5 State Weed Management	That LGAT lobby the heads of the Tasmanian Government’s Departments and GBE’s with responsibilities for management of public lands or works on public lands to have new increased and sustained resourcing levels committed in government agency budgets to manage weeds on public land in coordination with the efforts of others in local areas.
14.6 Waste Management Storage & Collection	That LGAT lobby the Tasmanian Government for: Reform of multiple dwelling standards in the Tasmanian Planning Scheme to require consideration of:

	<p>-waste management storage and collection impacts for multiple dwelling developments; and -allowing for alternative waste storage and collection means such as site skip bins.</p>
<p>14.7 Feral Cats</p>	<p>That LGAT calls on the State Government as a matter of urgency to set up, resource and authorise a program within the relevant State agency of a kind equivalent to the former Fox Eradication Taskforce with a specific purpose of taken and coordinating immediate and continuing long-term direct action to control and reduce the population of stray and feral cats in all parts of Tasmania.</p>
<p>PLANNING AND DEVELOPMENT</p>	
<p>15.1 Certificate 337's</p>	<p>That the LGAT lobby the Tasmanian Government for:</p> <ol style="list-style-type: none"> 1. Urgent review of the 337 certificate form under Schedule 5 of the Local Government (General) Regulations 2015 to address the following omissions from current regulatory regimes that impact the subject lands: <ol style="list-style-type: none"> a) <i>Land Use Planning and Approvals Act 1993 – Codes (such as landslip); specific area plans; local provisions; applications for a new planning scheme, including the Tasmanian Planning Scheme.</i> b) <i>Building Act 2016 – submitted form 80's for low risk building work; whether any natural hazard considerations affect the land; q31(a) add a new section iii asking about onside waste water systems approved prior to the Plumbing Regulations 1994; q38-40 be revised to ask whether notifiable building work has been completed and then to provide details regardless of the answer; and</i> 2. Revisions to the Property Agents and Land Transactions Act 2016 to consider: <ol style="list-style-type: none"> a) <i>Requiring a 337 certificate prior to listing of a property and making it available as part of the sale process; and</i> b) <i>seeking full disclosure for properties as part of the listing process rather than the current process.</i>
<p>15.2 Increased penalties for unlawful use and development</p>	<p>That LGAT lobby the State Government to amend the Land Use Planning and Approvals Act 1993 to increase penalties and introduce alternative sentencing options for unlawful use and development consistent with the provisions in the Environmental Planning and Assessment Act 1979 introduced by the NSW State Government in 2014/2015 by the Environmental Planning and Assessment Amendment Act 2014.</p>

PUBLIC POLICY GENERAL	
16.1 Smoke Free Areas	That the LGAT lobby the State Government to increase the smoking distance from doorways from 3 metres to 5 metres in support of local businesses.
16.2 Gun Control Laws	That LGAT lobby the State Government to ensure any amendments to the Tasmanian Firearms Act 1996 and associated regulations further align Tasmanian law with the National Firearms Agreement.

Councillors are to review the full Agenda and raise any other matters for discussion.

Human Resources & Financial Implications – Refer comment above.

Community Consultation & Public Relations Implications – Not applicable.

Council Web Site Implications: - Nil.

Policy Implications – Policy position.

Priority - Implementation Time Frame – The General Meeting is to be held on 3rd July 2019 so Council must determine a position at this meeting.

RECOMMENDATION

THAT Council:

- a) receive a copy of the Local Government Association of Tasmania General Meeting Agenda for 3rd July 2019; and
- b) consider the items contained within the Agenda and provide input and direction to Mayor A O Green for voting purposes.

DECISION

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

THAT Council

- a) receive a copy of the Local Government Association of Tasmania General Meeting Agenda for 3rd July 2019; and
- b) Council note the input and discussion in response to the Motions being considered at the LGAT Meeting, this providing direction to Mayor A O Green for voting purposes.

CARRIED

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

Clr R McDougall	√	
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17.2.3 TABLING OF DOCUMENTS

CORRESPONDENCE FROM JACOBS – MIDLAND HIGHWAY SAFETY UPGRADE – NORTH OF MELTON MOWBRAY TO LOVELY BANKS



100 Melville St, Hobart 7000
GPO Box 1725
Hobart TAS 7001 Australia
T +61 3 6221 3711
F +61 3 6221 3766
www.jacobs.com

June 11, 2019

Mr Tim Kirkwood
General Manager
Southern Midlands Council
PO Box 21
Oatlands TAS 7120

Project Name: Midland Highway Upgrades - Melton Mowbray to Lovely Banks
Project Number: IS262303

Dear Mr Kirkwood,

Re: Midland Highway Safety Upgrade – North of Melton Mowbray to Lovely Banks

Thank you for providing the Council's comment on the proposed designs relating to safety upgrades along the Midland Highway between Melton Mowbray and Lovely Banks. The comments have been included in the Consultation and Feedback Report for consideration and will help inform the Department's decision-making and design process.

I would like to provide a response to each of the issues you have raised individually:

Lovely Banks Road requires a dedicated left turn in, as is standard treatment of all other public roads.

The Department approves the design and construction of Category One roads in accordance with Austroads design and Department of State Growth Guidelines respectively. These design guidelines outline what 'treatment' is suitable and acceptable for a given road scenario based on the speed and Average Annual Daily Traffic (AADT).

With the southbound left turn into Lovely Banks Rd, the Department has adopted a basic left-turn treatment which is suitable for road categories similar to the Midland Highway. This treatment has been specifically provided throughout the state under similar scenarios.

Lovely Banks property (main entrance) needs a dedicated left turn in due to the sight distance to the south.

The north bound left turn into the Lovely Banks property is a basic left-turn treatment which is appropriate for the level of vehicle movements into and out of the property.



June 11, 2019

The current design satisfies the requirements for safe intersection sight distance (SISD) based on Austroads design guidelines. Having assessed the sight distance to the south, it has been determined based on the available information on the frequency of vehicle movements that the proposed basic left turn pocket into the property (3m wide and sealed) negates the need for any benching to the south. There will still be a requirement for some tree removal to the south.

Many farms along the Midland Highway have heavy vehicles turning into and out of their properties but do not have dedicated turn lanes. These properties have been provided shoulder widening before the turn.

Southbound climbing lane – there is a net loss of overtaking lane distance, this lane has been made shorter on both ends when compared to the existing; to start as close to Lovely Banks Road as possible due to steep climb ahead.

We appreciate that at face value the shortening of an existing overtaking lane might sound like a backwards step. However, this decision has been taken with consideration of safety concerns on the downhill section at the southern end of the overtaking lane, so that the net effect of the proposed changes is an improvement in safety.

We have designed a climbing lane/overtaking lane which is longer than a typical climbing lane and the minimum desired length for an overtaking lane as per the guidelines adopted for the Midland Highway. It is acknowledged that whilst the overtaking lane will be shorter than the current overtaking lane, our solution is a compromise between the two. This is based on a heavy vehicle performance assessment which indicates that the starting location is positioned appropriately to minimise the potential for heavy vehicles to delay light vehicles.

The result of this assessment provides that the climbing lane can be shortened with minimal impact on the operating speed of the Highway. Under the Austroads design guidelines, the climbing lane can begin when a heavy vehicle reaches 40kmph on the climb and end when the heavy vehicle reaches a speed of 95kmph. The Department recognises that 40kmph may cause driver frustration, so has adopted 70kmph as the vehicle speed to start the climbing lane. This approach is designed to achieve best value for money without jeopardising safety and still satisfying Austroads design guidelines for diverge and merging speeds with heavy vehicles.

Highlands Lakes Road junction merge lane – short overtaking/merging lane to facilitate slow moving vehicles heading north out of Highlands Lakes Road. Extend overtaking lane through and past Muddy Plains Road to join onto designed climbing lane north of Muddy Plains Road.

As with the southbound climbing lane/overtaking lane, the retention of the short Highland Lakes Road junction merge lane is a compromise position to achieve best value for money, balancing safety requirements with the Austroads and Department of State Growth design guidelines.



June 11, 2019

Based on the design parameters and the Average Annual Daily Traffic (AADT) including heavy vehicles, there is no requirement to provide an auxiliary lane or extension of the overtaking lane at Highland Lakes Road or to extend north of Muddy Plains Road.

North bound overtaking lane from Lovely Banks Road – overtaking lane starting as close to the north of this intersection as possible, very little sight distance.

We understand the concern about slow-moving traffic turning out of Lovely Banks Road northbound onto the Midland Highway. Based on available information, we do not believe that the frequency of vehicle movements northbound out of Lovely Banks Road, based on Average Annual Daily Traffic (AADT) justifies prioritising the extension of the overtaking lane. The safe intersection sight distance (SISD) assessment has been provided on all Midland Highway intersections based on the criteria specified in the Austroads design guidelines.

Thank you again for providing feedback. Please be assured that the Council's concerns are taken seriously, and we understand and appreciate the Council raising their concerns. I trust that the Council appreciates the challenges of delivering best value from public funds, balancing the need for improved safety, compliance with the national guidelines, and the available resources. I hope that the information provided addresses your concerns adequately and provides further information on the Department's position.

Yours sincerely

A handwritten signature in blue ink that reads "Catherine Searle".

Catherine Searle
Senior Stakeholder Engagement Consultant
03 6221 3744
catherine.searle@jacobs.com

Copies to: State Roads, Department of State Growth

CORRESPONDENCE FROM HELEN CLARK – BADEN HALL

On 25 Jun 2019, at 6:09 pm,

BADEN HALL

I am writing to ask that you may consider my input at tomorrow's council meeting, which I unfortunately cannot attend owing to a previous commitment, on Baden Hall.

As you well know I have always been a keen supporter of local groups and I was quite distressed by what seems to be happening to the Baden Hall.

I have had an association with Baden Hall since the 1980's when the Oatlands Rural Youth Club, of which I was a founding member of the reformed club, quite often held functions in the hall. Mrs Doreen Summers was the committee person from whom we obtained the key for the Public Hall.

When I was a Councillor on the Oatlands Municipal Council in the 1980's the Hall was always regarded as a Public Hall and Doreen Summers was the contact person.

In 2000 I moved to Baden to live with my late husband Andrew Iles and renewed my association with the hall through chats with our neighbour Doreen Summers. She filled me in on the history of the Hall and showed me posters of the Agricultural shows that were held at Baden in the early 1900's.

My recollection is that she told me her Grandfather donated the land to build the Hall upon. I have more recently come across information that a Mr Nettlefold, who must have been Doreen's Grandfather donated the land and that he was Warden of the Oatlands Council at that time.

My understanding is that Doreen paid for the electricity and upkeep of the Hall. Unfortunately rising costs saw the electricity disconnected and the Hall pass from use. Since Doreen moved into the Multi-Purpose Centre her son John became the key holder for the hall. It was generally thought that something should be done with the hall but no one seemed to want to take the responsibility for approaching the Summers Family to do anything about it.

I was absolutely gob smacked when told that the Southern Midlands Council had contacted Peter Collins and told him he owned the Hall. For over a hundred and twenty years the hall and the land it stands upon have been public land. Why was no one in the Baden area contacted about the Hall before this was bought to pass? Everyone knows the Summers family were the contact

people. Apparently SMC staff didn't think to contact neighbours like myself or John Summers before making this decision.

I know that recent changes to the law mean that people can no longer claim land under adverse possession but this land and building have been considered public property for over a hundred and twenty years long before this law was changed. I am also sure that if you contacted the previous owners who were an old Baden Family they would also tell you that the Hall was not part of the property they sold to Peter Collins.

I have no idea why there appears to be no deed or title to this land but as it has been in the care of the one family for all this time it should account for some means of ownership particularly as it is historically noted that the land was donated.

I rang and spoke to Andrew Benson the Deputy General Manager last week as he was the nominated contact in the letter I recently received and felt that in his opinion History and possession had nothing to do with the Hall. I am also unsure whether he would even pass my concerns on, hence my writing to you.

It is my opinion that the Hall and that land it stands upon are public property and that further research into the Oatlands Council Minutes of the time would support this fact. The land is currently used by council as a storage area and the general public as a Meeting and Parking area and school bus stop. Council should if they think it belongs to Peter Collins purchase the land from him and leave it as the public area it was always meant to be and if necessary to remove the hall erect a suitable memorial to the pioneers and returned service men and women of the Baden area which is what the Hall stands for.

I sincerely hope that you will consider my input when discussing the Baden Hall tomorrow.

Kind regards

Helen Clark

1976 Tunnack Road
Baden Tas 7120
Ph 62547198

DECISION

Moved by Cllr K Dudgeon, seconded by Cllr D Fish

THAT

- a) the correspondence from Jacobs dated 11th June 2019 regarding the Midland Highway Safety Upgrade (Melton Mowbray) be received and noted; and
- b) the email correspondence from Helen Clark dated 25th June 2019 regarding the Baden Hall be received and noted.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Cllr A Bantick	√	
Cllr A Bisdee OAM	√	
Cllr K Dudgeon	√	
Cllr D F Fish	√	
Cllr 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 MAY 2019)

Author: FINANCE OFFICER (COURTNEY PENNICOTT)

Date: 19 JUNE 2019

ISSUE

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

BACKGROUND

The format of the Operating Expenditure Report has been amended to include 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 2018 to 31 May 2019.
- Operating Expenditure Budget Report – as at 31 May 2019.
- Capital Expenditure Estimates – as at 31 May 2019.
- Cash Flow Statement – 1 July 2018 to 31 May 2019.
- Rates & Charges – as at 13th June 2019.

OPERATING EXPENDITURE ESTIMATES (OPERATING BUDGET)

Overall, operating expenditure to end of May 2019 was \$6,762,709, which represents 96.18% 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

Sub-Program – Bridges – expenditure to date (\$56,276 – 159.21% of YTD Budget) relates to engineering assessments required for NHVR (Special Purpose Vehicles network assessment) which is a one-off exercise at a cost of \$20,802. This assessment also relates to the Road Program and the amount expended can be offset against the Road Program Budget.

Sub-Program – Walkways – expenditure to date (\$210,633 – 116.54% of YTD Budget). Costs relate to annual township mowing, spraying and litter collection. Budget to be monitored for remainder of financial year.

Sub-Program – Public Toilets – expenditure to date (\$67,193 – 112.00%). Additional unforeseen costs associated with internal sewerage blockages at Colebrook History Room Toilets.

Strategic Theme – Growth

Nil.

Strategic Theme – Landscapes

Sub-Program – Natural – expenditure to date (\$173,153 – 108.06%). Expenditure relates to works at the Chauncy Vale Reserve (i.e. safety upgrades) and land care facilitator costs. Costs will be monitored to reduce expenditure in the remainder of the financial year.

Strategic Theme – Lifestyle

Nil.

Strategic Theme –Community

Sub-Program – Capacity – expenditure to date (\$57,439 – 220.44%). Expenditure includes Council’s contribution of \$5K to the Green Ponds Progress Association (being its contribution towards the purchase of a community bus) and costs associated with the Heritage Festival and the Kempton Memorial Avenue event.

Strategic Theme –Organisation

Nil.

RECOMMENDATION

THAT the Financial Report be received and the information noted.

DECISION

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

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 Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD
1st JULY 2018 to 31st MAY 2019

	Annual Budget	Year to Date as at 31st MAY	%	Comments
Income				
General rates	\$ 5,390,741	\$ 5,379,505	99.8%	Budget includes Interest & Penalties to be imposed to end of June 2019
User Fees (refer Note 1)	\$ 730,602	\$ 902,360	123.5%	
Interest	\$ 177,000	\$ 207,798	117.4%	
Government Subsidies	\$ 24,000	\$ 11,751	49.0%	Heavy Vehicle Licence Fees & Road Rescue MAIB reimbursements
Contract Income	\$ 0	\$ 0	0.0%	
Other (refer Note 2)	\$ 162,000	\$ 84,516	52.2%	
Sub-Total	\$ 6,484,343	\$ 6,585,930	101.6%	
Grants - Operating	\$ 3,356,130	\$ 1,707,867	50.9%	\$1,703,103 FAGS; \$4,764 ANZAC
Total Income	\$ 9,840,473	\$ 8,293,797	84.3%	
Expenses				
Employee benefits	\$ (3,914,764)	\$ (3,178,073)	81.2%	Less Roads - Resheeting Capitalised
Materials and contracts	\$ (3,042,876)	\$ (3,217,969)	105.8%	Less Roads - Resheeting Capitalised, Includes Land Tax
Depreciation and amortisation	\$ (2,855,500)	\$ (2,627,060)	92.0%	Percentage Calculation (based on year-to-date)
Finance costs	\$ (30,723)	\$ (23,359)	76.0%	
Contributions	\$ (221,180)	\$ (221,180)	100.0%	Fire Service Levies
Other	\$ (141,075)	\$ (122,127)	86.6%	Incls Rate Discounts
Total expenses	\$ (10,206,118)	\$ (9,389,769)	92.0%	
Surplus (deficit) from operations	\$ (365,645)	\$ (1,095,972)	299.7%	
Grants - Capital (refer Note 3)	\$ 1,669,375	\$ 521,959	31.3%	
Sale Proceeds (Plant & Machinery)	\$ 353,000	\$ 75,806	0.0%	
Net gain / (loss on disposal of non-current assets)	\$ 0	\$ 0	0.0%	
Surplus / (Deficit)	\$ 1,656,730	-\$ (498,207)	-30.1%	

NOTES				
1. Income - User Fees (Budget \$730,602) includes:				
- All other Programs	\$ 399,869	\$ 533,532	133.4%	Actual Income Received (i.e. excluding Debtors)
- Private Works	\$ 170,733	\$ 270,930	158.7%	
- Callington Mill	\$ 160,000	\$ 97,898	61.2%	
	\$ 730,602	\$ 902,360		
2. Income - Other (Budget \$162,000) includes:				
- Tas Water Distributions	\$ 152,000	\$ 76,000	50.00%	
- HBS Dividend	\$ 10,000	\$ -	0.0%	
- Other	\$ -	\$ 8,516	0.0%	
	\$ 162,000	\$ 84,516	52.2%	dftgh
3. Grant - Capital (Budget \$1,669,375) includes:				
- Swimming Pool	\$ 1,250,000	\$ -	0.0%	
- Kempton Comm Health Centre	\$ 75,000	\$ -	0.0%	Received 30/6/18
- Roads To Recovery Grant	\$ 344,375	\$ 344,375	100.0%	
- Twin Equestrian Arenas	\$ -	\$ 36,784	0.0%	
- Infrastructure Grant	\$ -	\$ 17,000		
- Commissariat NSRF Grant	\$ -	\$ 123,800	0.0%	
	\$ 1,669,375	\$ 521,959	31.3%	
4. Grant - Operating (Budget \$1,669,375) includes:				
Operating Grants				
FAGS	\$ 3,356,130	\$ 1,703,103	50.7%	
ANZAC Memorial Grant	\$ -	\$ 4,764		
	\$ 3,356,130	\$ 1,707,867		

CAPITAL EXPENDITURE PROGRAM 2018-19
AS AT 31 MAY 2019

			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
INFRASTRUCTURE						
ROAD ASSETS						
Resheeting Program	Various	Roads Resheeting	\$ 450,000	\$ 361,018	\$ 64,974	
		Hardings Road		\$ 24,008		RTR
Reseal Program		Roads Resealing (as per agreed program)	\$ 500,000	\$ -	\$ 330,010	
	C1010047	Kempton Intersections		\$ 16,800		
	C1010081	Interlaken Road		\$ 69,588		
	C1010082	Bangalore Court		\$ 4,484		
	C1010083	Horfield Court		\$ 7,801		
	C1010084	Iden Road		\$ 12,043		
	C1010085	Franklin Road Reseal		\$ 8,820		
	C1010086	Marla Court Reseal		\$ 7,252		
	C1010087	Maconochie Street Reseal		\$ 11,711		
	C1040025	- Tunnack Main Road Kerb & Gutter		\$ 10,080		Tunnack Main - Asphaltting
	C1090013	- Swan Street (Blackport Rd to Green Valley Rd)		\$ 21,411		Swan Street - Asphaltting
	C1010017	Glen Morey Road	\$ 135,000	\$ 144,453	\$ (9,453)	RTR
	C1010080	Woodsdale Road	\$ 135,000	\$ 162,718	\$ (27,718)	RTR
	C1020033	Yarlington Road (Smarts Hill - 150 metres)	\$ 22,500	\$ 7,740	\$ 14,760	\$22.5K Budget c/fwd
Reconstruct & Seal	C1010001	Blackbrush Road - new seal (400 metres each end)	\$ 72,000	\$ 89,973	\$ (17,973)	\$72K Budget c/fwd
	C1010021	Huntington Tier (350 metres, Huntington Tier End)	\$ 52,000	\$ 31,487	\$ 20,513	
Minor Seals (New)	C1020064	Ryndaston Road Dust Suppressant Seal	\$ 20,000	\$ 12,833	\$ 7,167	
		Church Road (Brighton Council end)	\$ 10,000	\$ -	\$ 10,000	\$10K Budget c/fwd
	C1020032	Hasting Street Junction	\$ 15,000	\$ 959	\$ 14,041	\$15K Budget c/fwd WIP 30/6/18 \$959
Unsealed - Road Widening	C1010077	Clifton Vale - (Cliff Section)	\$ 40,000	\$ -	\$ 40,000	\$40K Budget c/fwd
	C1020062	Brown Mountain Road (vicinity of Ferniehurst)	\$ 15,000	\$ 735	\$ 14,265	
	C1020061	Native Corners Road (Far end, Widening/Guard Rail)	\$ 20,000	\$ 10,975	\$ 9,025	
Junction / Road Realignment / Other	C1010037	Campania - Reeve St / Clime Street (includes Footpath)	\$ 70,000	\$ 2,617	\$ 67,383	\$45K Budget c/fwd WIP 30/6/18 \$2,617
	C1010079	Reeve St - Hall Street to Rec Ground (K&G) - 70 metres	\$ 20,000	\$ 6,887	\$ 13,114	Budget c/fwd
		Reeve Street - Footpath (continuation to Hall)	\$ 18,000	\$ -	\$ 18,000	
	C1020047	Lovely Banks Road (junction with Colebrook)	\$ -	\$ 3,230	\$ (3,230)	Final Survey & Acquisition Plan
	C1010088	Bagdad Primary School - Car Park (contribution)	\$ 25,000	\$ 3,488	\$ 21,512	
	C1040022	Tunbridge Main Road - Kerb & Gutter Renewal	\$ 20,000	\$ -	\$ 20,000	
	C1010039	Woodsdale Road - Landslip Area(s) - Engineering Assessment	\$ 9,500	\$ 3,662	\$ 5,838	\$9.5K Budget c/fwd
	G1010002	Bagdad Community Club - Car Park	\$ 32,000	\$ 28,025	\$ 3,975	Grant Funded (Grant Received June 18)
			\$ 1,681,000	\$ 1,064,798	\$ 616,202	

BRIDGE ASSETS	C1030006	Fields Road Bridge (B1851)	\$ -	\$ 1,469	\$ (1,469)	WIP 30/6/18
	C1030049	Inglewood Road (B 4289)	\$ -	\$ 15,462	\$ (15,462)	Capitalised 16/17
	C1030055	Link Road (B3820)		\$ 6,071	\$ (6,071)	
	C1030056	Noyes Road (Limekiln Creek T268.00051)	\$ -	\$ 350	\$ (350)	Capitalised 17/18
	C1030057	Reynolds Road (Burns Creek B5301)	\$ -	\$ 4,510	\$ (4,510)	WIP 30/6/18
				\$ -	\$ 27,862	\$ (27,862)
WALKWAYS	C1040003	Footpaths - General Streetscapes Bagdad Township	\$ 5,000	\$ -	\$ 5,000	
	C1090013	- Swan Street (Blackport Rd to Green Valley Rd)	\$ 110,000	\$ 114,365	\$ (4,365)	\$4K Budget c/fwd WIP 30/6/18 \$2,687
	C1040014	- East Bagdad Road Campania Township		\$ 3,486	\$ (3,486)	
		- Review Management Plan (Site Plan) / Walking Tracks (Bush)	\$ 5,000	\$ -	\$ 5,000	\$5K Budget c/fwd
		Colebrook Township				
	C1040015	- Streetscape Plan Development & Implementation (Part) Kempton Township	\$ 15,000	\$ 39,611	\$ (24,611)	\$15K Budget c/fwd
	C1040004	- Streetscape Plan (Review & Implementation (Part))	\$ 70,000	\$ 82,392	\$ (12,392)	\$40K Budget c/fwd WIP 30/6/18 \$9,660
	C1040006	- Main Street Footpath Construction	\$ 25,000	\$ 22,363	\$ 2,637	
		Parattah Township				
	C1040025	- Tunnack Main Road Kerb & Gutter	\$ 14,478	\$ 18,304	\$ (3,826)	
		Tunbridge Township				
	C1040024	- Streetscape Project (Part Implementation) - 2 yr program	\$ 9,500	\$ 11,057	\$ (1,557)	\$9.5K Budget c/fwd
			\$ 253,978	\$ 291,578	\$ (37,600)	

			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
LIGHTING	C1050001	Esplanade Project (Total Project Cost \$128k year 1-2)	\$ 64,000	\$ 158	\$ 63,843	
			\$ 64,000	\$ 158	\$ 63,843	
BUILDINGS	C4070037	Tunbridge Town Hall Toilets (Contribution)	\$ 10,000	\$ 3,265	\$ 6,735	
	C1110001	Colebrook History Room toilets	\$ -	\$ 3,625	\$ (3,625)	
			\$ 10,000	\$ 6,890	\$ 3,110	

DRAINAGE		Bagdad				
		- Lyndon Road	\$ 15,000	\$ -	\$ 15,000	
		- Cartledge Lane		\$ 3,204	\$ (3,204)	
		Campania				
		- Reeve Street Open Drain (north of Telephone Box)	\$ -	\$ 4,124	\$ (4,124)	WIP 30/6/18 \$4,124 - Budget c/fwd
		Oatlands				
		- Barrack Street (towards Mason Street)	\$ 10,000	\$ -	\$ 10,000	\$10K Budget c/fwd
		- High St/Wellington Street Junction	\$ 5,000	\$ -	\$ 5,000	\$5K Budget c/fwd
		- Queen Anne Street	\$ 7,500	\$ -	\$ 7,500	\$7.5K Budget c/fwd
		Kempton				
		- Memorial Avenue	\$ 10,000	\$ -	\$ 10,000	Expenditure allocated to 'Capacity Program' - Mem Ave Dev
			\$ 47,500	\$ 7,328	\$ 40,172	
WASTE	C110001	Wheelie Bins and Crates	\$ 17,000	\$ 180,322	\$ (163,322)	Funded Annual Depreciation
		Oatlands WTS - Concrete Pad(s)	\$ 25,000	\$ -	\$ 25,000	\$25K Budget c/fwd
		Dysart WTS - General Improvements	\$ 20,000	\$ -	\$ 20,000	\$20K Budget c/fwd
			\$ 62,000	\$ 180,322	\$ (118,322)	
GROWTH TOURISM						
	C2020002	Beacon Tourism Sub-Regional Project	\$ -	\$ 428	\$ (428)	Relating to 17-18 Grant
	C2020005	Lake Dulverton Arts Sculpture Project	\$ 12,000	\$ 14,446	\$ (2,446)	WIP 30/6/18 \$12,000
			\$ 12,000	\$ 14,874	\$ (2,874)	
HERITAGE						
	C3010003	Callington Mill (Asset Renewals)	\$ 10,000	\$ 24,841	\$ (14,841)	
		Callington Mill (Mill Tower - Fire Detection System & Exit Lighting)	\$ 6,500	\$ -	\$ 6,500	Budget c/fwd
		Callington Mill (Restoration of Fan Tail & Sails)	\$ -	\$ 27,494	\$ (27,494)	WIP 30/6/18 \$27,494
	G3010010	Commissariat (79 High Street)	\$ 141,800	\$ 358,663	\$ (216,863)	2018/19 - Excess includes \$45,501 - BW Wages & On-costs
Wood Stove (Women's Kitchen)		Oatlands Court House (Stabilisation & Gaol Cell)	\$ 8,000	\$ -	\$ 8,000	Budget c/fwd \$5k
	C3010002	Oatlands Gaol - Minor Capital Works	\$ 5,000	\$ -	\$ 5,000	Budget c/fwd
		Oatlands Gaol - Wingwall Completion	\$ 15,000	\$ -	\$ 15,000	
		Oatlands Gaol - Aluminum Temporary Steps (Entrance)	\$ 3,500	\$ -	\$ 3,500	
	G3010011	Heritage Building (Key Card System)	\$ 47,000	\$ 45,499	\$ 1,501	\$47K Budget c/fwd WIP \$37,192
		Kempton Watch House (Fitout)	\$ 7,500	\$ -	\$ 7,500	\$7.5K Budget c/fwd
	C3010011	Roche Hall Forecourt (Interps - Planning Condition of Approval)	\$ 40,000	\$ 3,845	\$ 36,156	
		Roche Hall - External Painting (excl. Gutters, Fascias & Soffits)	\$ 15,000	\$ -	\$ 15,000	
	C3010006	Parattah Railway Station - Guttering & Fascia	\$ 9,600	\$ 5,700	\$ 3,900	Budget c/fwd
			\$ 308,900	\$ 466,042	\$ (157,142)	

			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
NATURAL						
	C3020007	Chauncy Vale - Improvements	\$ 15,000	\$ 5,697	\$ 9,303	
	C3020008	Mahers Point - Lanscape Plan	\$ 25,000	\$ 2,596	\$ 22,404	
		Callington Park - BBQ Replacement	\$ 5,500	\$ 4,962	\$ 538	
			\$ 45,500	\$ 13,255	\$ 32,245	
REGULATORY	C3040001	Kempton Council Chambers - Restoration Works	\$ 46,500	\$ 23,137	\$ 23,363	\$11.5K Budget c/fwd
	C9990001	Kempton Council Chambers - Office Furniture & Equipment	\$ 8,400	\$ 3,050	\$ 5,350	
			\$ 54,900	\$ 26,187	\$ 28,713	
LIFESTYLE ACCESS						
	C4070035	All Buildings (Priority Approach - Year 3 of 5)	\$ 50,000	\$ -	\$ 50,000	
			\$ 50,000	\$ -	\$ 50,000	
PUBLIC HEALTH						
	C4070035	Kempton Community Health Facility	\$ 200,000	\$ 445	\$ 199,555	
			\$ 200,000	\$ 445	\$ 199,555	
RECREATION						
	C4070005	Recreation Committee	\$ 30,000	\$ 17,664	\$ 12,336	Colebrook Hall & Oat Community Centre
	C4070034	Oatlands Aquatic Centre (New Pool)	\$ 2,000,000	\$ 266,822	\$ 1,733,178	
	C4070034	Oatlands Aquatic Centre (New Pool)	\$ -	\$ 379,803	\$ (379,803)	WIP 30/6/18 \$379,803
	C4070015	Kempton Blue Place - Water/Sewerage Connections	\$ -	\$ 13,127	\$ (13,127)	WIP 30/6/18 \$3,844 Budget c/fwd
	C4070017	Kempton Hall - external repainting	\$ 50,000	\$ 63,723	\$ (13,723)	\$40K Budget c/fwd WIP 30/6/18 \$23,073
	G4070024	Mangalore Equestrian Arena	\$ 36,784	\$ 9,046	\$ 27,738	Grant of \$36,784 added to Budget
		Mangalore Hall (replace Gutters and Roofing)	\$ 18,000	\$ -	\$ 18,000	
		Recreation Ground - Campania (Nets)	\$ 45,000	\$ -	\$ 45,000	
	C4070019	Recreation Ground - Kempton (Granstand Rails & Seating)	\$ 10,000	\$ 4,042	\$ 5,958	
		Recreation Gorund - Kempton (Lighting)	\$ 10,000	\$ -	\$ 10,000	
		Recreation Ground - Mt Pleasant (Upgrade Toilets)	\$ 13,000	\$ -	\$ 13,000	\$13K Budget c/fwd
	C4070001	Rec Ground - Parattah (Facility Development)	\$ 14,000	\$ 13,750	\$ 250	\$14K Budget c/fwd WIP \$407
		Tunbridge Park - Perimeter Fence (Safety)	\$ 7,500	\$ -	\$ 7,500	\$7.5K Budget c/fwd
COMMUNITY			\$ 2,234,284	\$ 767,978	\$ 1,466,306	

CAPACITY						
	C5020001	Levendale Community Centre	\$ 8,000	\$ -	\$ 8,000	\$8K Budget c/fwd
	2017-18	Memorial Avenue Development (Island: Survey; Fencing & Aquisit	\$ 68,032	\$ 54,902	\$ 13,130	CFIG Grant - C/Fwd WIP 30/6/18
	G4070022	Memorial Avenue Development (Interps)	\$ 19,764	\$ 44,205	\$ (24,441)	Grant of \$4,764 added to Budget
			\$ 95,796	\$ 99,108	\$ (3,312)	
SAFETY						
		Road Accident Rescue Unit	\$ 3,000	\$ -	\$ 3,000	
			\$ 3,000	\$ -	\$ 3,000	
ORGANISATION SUSTAINABILITY						
	C4070011	Council Chambers - Building Improvements	\$ 10,500	\$ 1,864	\$ 8,636	\$7.5K Budget c/fwd
		Council Chambers - Works Office	\$ 5,000	\$ -	\$ 5,000	
		Floor Coverings (Works Office)	\$ 6,000	\$ -	\$ 6,000	
		Council Chambers - Damp Issues & Stonemasonry	\$ 15,000	\$ -	\$ 15,000	\$15K Budget c/fwd
	C6020003	Computer System (Hardware / Software)	\$ 42,000	\$ 21,505	\$ 20,495	
	C6020008	Telephone / Comms System	\$ 55,000	\$ 27,959	\$ 27,041	\$35K Budget c/fwd
	C9990001	Town Hall (General - Incl. Office Equip/Furniture)	\$ 8,400	\$ 4,230	\$ 4,170	
		Photo Reframing	\$ 3,000	\$ -	\$ 3,000	
		Computers/Phones - Councillors	\$ 21,000	\$ 15,940	\$ 5,060	
			\$ 165,900	\$ 71,498	\$ 94,402	
WORKS						
	C6020011	Kempton Depot - External Painting	\$ 10,000	\$ 1,820	\$ 8,180	\$10K Budget c/fwd
	C6020001	Depot Relocation (Site / Concept Plans/ Amneities/ Redords Storz	\$ 358,000	\$ 485,166	\$ (127,166)	\$80K Budget c/fwd
		Minor Plant Purchases	\$ 9,500	\$ 10,138	\$ (638)	
	C6020008	Radio System	\$ 2,000	\$ -	\$ 2,000	
		Plant Replacement Program				
		Refer separate Schedule (Gross)	\$ 770,000	\$ 178,000	\$ 592,000	
		Light Vehicles (Gross)	\$ 210,000	\$ 103,388	\$ 106,612	
		(Trade Allowance - \$180K)				
			\$ 1,359,500	\$ 778,513	\$ 580,987	
		GRAND TOTALS	\$ 6,648,258	\$ 3,816,833	\$ 2,831,425	

	INFLWS (OUTFLWS) (July 2018)	INFLWS (OUTFLWS) (August 2018)	INFLWS (OUTFLWS) (September 2018)	INFLWS (OUTFLWS) (October 2018)	INFLWS (OUTFLWS) (November 2018)	INFLWS (OUTFLWS) (December 2018)	INFLWS (OUTFLWS) (January 2019)	INFLWS (OUTFLWS) (February 2019)	INFLWS (OUTFLWS) (March 2019)	INFLWS (OUTFLWS) (April 2019)	INFLWS (OUTFLWS) (May 2019)	INFLWS (OUTFLWS) (Year to Date)
Cash flows from operating activities												
Payments												
Employee costs	- 285,779.85	- 295,693.96	- 410,844.19	- 269,413.22	- 283,683.04	- 290,906.17	- 194,373.00	- 277,637.38	- 292,991.27	- 367,356.05	- 261,245.61	- 3,229,923.74
Materials and contracts	- 519,098.51	- 220,305.02	- 228,473.09	- 381,364.15	- 272,557.44	- 307,766.87	- 181,446.63	- 248,831.51	- 311,564.83	- 249,172.45	- 383,064.07	- 3,303,644.57
Interest	- 4,426.65	-	-	-	- 3,530.34	- 7,847.96	- 4,288.97	-	-	-	- 3,265.49	- 23,359.41
Other	- 25,671.40	- 41,219.25	- 71,621.86	- 92,680.45	- 29,909.04	- 35,452.97	- 127,530.20	- 25,699.36	- 65,056.57	- 82,298.00	- 88,295.91	- 685,435.01
	- 834,976.41	- 557,218.23	- 710,939.14	- 743,457.82	- 589,679.86	- 641,973.97	- 507,638.80	- 552,168.25	- 669,612.67	- 698,826.50	- 735,871.08	- 7,242,362.73
Receipts												
Rates	114,381.50	1,201,186.32	1,358,690.78	235,199.99	452,880.36	285,301.89	440,823.51	308,115.18	442,299.54	283,740.79	155,521.89	5,278,141.75
User charges	979,934.15	78,692.91	66,852.70	97,915.47	71,652.87	61,926.41	- 57,440.99	64,210.98	234,223.19	45,912.42	101,712.13	1,745,592.24
Interest received	15,678.88	19,293.05	16,295.02	18,406.88	18,528.99	14,239.46	21,354.28	10,579.55	31,779.00	8,282.93	33,359.95	207,797.99
Subsidies	-	11,751.00	-	-	-	-	-	-	-	-	-	11,751.00
Other revenue grants	-	425,775.75	-	-	425,775.75	-	-	425,834.84	53,815.82	-	425,684.84	1,756,887.00
GST Refunds from ATO	-	-	-	-	-	-	-	-	-	-	-	-
Other	43,984.35	65,480.21	88,924.84	- 72,721.22	129,033.57	33,085.96	- 39,866.03	81,407.37	- 80,441.61	- 28,330.93	197,782.42	418,338.93
	1,153,978.88	1,802,179.24	1,530,763.34	278,801.12	1,097,871.54	394,553.72	364,870.77	890,147.92	681,675.94	309,605.21	914,061.23	9,418,508.91
Net cash from operating activities	319,002.47	1,244,961.01	819,824.20	- 464,656.70	508,191.68	- 247,420.25	- 142,768.03	337,979.67	12,063.27	- 389,221.29	178,190.15	2,176,146.18
Cash flows from investing activities												
Payments for property, plant & equipment	- 140,397.25	- 369,085.11	- 311,770.44	- 132,413.29	- 180,280.39	- 590,148.80	- 159,515.48	- 95,630.81	- 278,820.02	- 405,973.53	- 230,006.05	- 2,894,041.17
Proceeds from sale of property, plant & equipment	-	-	-	909.09	40,909.09	92.89	21,636.36	-	8,613.62	3,327.25	318.18	75,806.48
Proceeds from Capital grants	-	-	-	4,764.00	4,146.00	-	123,800.00	-	340,229.00	-	-	472,939.00
Proceeds from Investments	-	-	-	-	-	-	-	-	-	-	-	-
Payment for Investments	-	-	-	-	-	-	-	-	-	-	-	-
Net cash used in investing activities	- 140,397.25	- 369,085.11	- 311,770.44	- 126,740.20	- 135,225.30	- 590,055.91	- 14,079.12	- 95,630.81	70,022.60	- 402,646.28	- 229,687.87	- 2,345,295.69
Cash flows from financing activities												
Repayment of borrowings	- 6,781.93	-	-	-	- 14,013.38	- 17,144.62	- 6,919.61	-	-	-	- 14,278.23	- 59,137.77
Proceeds from borrowings	-	-	-	-	-	-	-	-	-	-	-	-
Net cash from (used in) financing activities	- 6,781.93	-	-	-	- 14,013.38	- 17,144.62	- 6,919.61	-	-	-	- 14,278.23	- 59,137.77
Net increase/(decrease) in cash held	171,823.29	875,875.90	508,053.76	- 591,396.90	358,953.00	- 854,620.78	- 163,766.76	242,348.86	82,085.87	- 791,867.57	- 65,775.95	- 228,287.28
Cash at beginning of reporting year	11,567,278.62	11,739,101.91	12,614,977.81	13,123,031.57	12,531,634.67	12,890,587.67	12,035,966.89	11,872,200.13	12,114,548.99	12,196,634.86	11,404,767.29	11,567,278.62
Cash at end of reporting year	11,739,101.91	12,614,977.81	13,123,031.57	12,531,634.67	12,890,587.67	12,035,966.89	11,872,200.13	12,114,548.99	12,196,634.86	11,404,767.29	11,338,991.34	11,338,991.34

SOUTHERN MIDLANDS COUNCIL : OPERATING EXPENDITURE 2018/19

SUMMARY SHEET

PROGRAM	YTD ACTUAL (as at 31 May 19)	YTD BUDGET (as at 31 May 19)	YTD VARIANCE	YTD VARIANCE %	FULL YEAR BUDGET - REVISED INC. GRANTS & OTHER
INFRASTRUCTURE					
Roads	1,215,994	1,261,401	45,407	96.40%	3,176,074
Bridges	56,276	35,347	20,929	159.21%	372,719
Walkways	210,633	180,735	29,898	116.54%	194,893
Lighting	75,150	79,310	4,160	94.75%	86,520
Irrigation	-	-	-	-	-
Drainage	14,653	25,705	11,052	57.00%	80,042
Waste	784,464	736,582	47,882	106.50%	825,181
Public Toilets	67,193	59,992	7,201	112.00%	64,173
Communications	-	-	-	-	-
Signage	6,555	6,944	389	94.41%	7,575
INFRASTRUCTURE TOTAL:	2,430,919	2,386,016	-44,903	101.88%	4,807,177
GROWTH					
Residential	-	-	-	-	-
Business	399,772	388,613	11,159	102.87%	1,173,941
Tourism	19,629	41,804	22,175	46.95%	43,950
Agriculture	-	-	-	-	-
GROWTH TOTAL:	419,401	430,417	11,016	97.44%	1,217,891
LANDSCAPES					
Heritage	293,611	274,293	19,318	107.04%	298,546
Natural	173,605	160,239	13,366	108.34%	173,266
Cultural	5,288	8,800	3,512	60.09%	9,600
Regulatory	650,903	726,076	75,173	89.65%	792,083
Climate Change	-	9,210	9,210	-	10,047
LANDSCAPES TOTAL:	1,123,407	1,178,618	55,211	95.32%	1,283,542
LIFESTYLE					
Youth	259,247	237,366	21,881	109.22%	257,126
Aged	383	2,292	1,909	16.73%	2,500
Childcare	5,130	7,292	2,162	70.35%	7,500
Volunteers	30,948	39,167	8,219	79.02%	40,000
Access	-	-	-	-	-
Public Health	6,492	9,252	2,760	70.16%	10,093
Recreation	355,053	439,728	84,675	80.74%	473,710
Animals	96,559	96,756	197	99.80%	105,552
Education	2,548	-	2,548	-	-
LIFESTYLE TOTAL:	756,360	831,853	75,493	90.92%	896,481
COMMUNITY					
Retention	-	-	-	-	-
Capacity	57,439	26,056	31,383	220.44%	27,925
Safety	32,400	49,179	16,779	65.88%	56,650
Consultation	14,350	21,723	7,373	66.06%	23,425
COMMUNITY TOTAL:	104,189	96,958	7,231	107.46%	108,000
ORGANISATION					
Improvement	89,861	96,235	6,374	93.38%	104,984
Sustainability	1,553,838	1,719,165	165,327	90.36%	2,256,362
Finances	284,734	292,388	7,654	97.38%	296,680
ORGANISATION TOTAL:	1,928,433	2,107,788	179,355	91.49%	2,658,028
TOTALS	6,762,709	7,031,650	268,941	96.18%	10,971,117

SOUTHERN MIDLANDS COUNCIL				
SUMMARY OF RATES AND CHARGES LEVIED, REMITTED AND COLLECTED				
	This Financial Year		Last Financial Year	
	13th June 2019		13th June 2018	
Arrears brought forward as at July 1		\$ 419,894.17		\$ 379,430.89
ADD current rates and charges levied		\$ 5,297,178.42		\$ 5,114,230.28
ADD current interest and penalty		\$ 86,018.12		\$ 86,637.12
TOTAL rates and charges demanded	100.00%	\$ 5,803,090.71	100.00%	\$ 5,580,298.29
LESS rates and charges collected	86.76%	\$ 5,034,651.88	86.70%	\$ 4,838,257.72
LESS pensioner remissions	3.93%	\$ 228,291.04	4.11%	\$ 229,443.54
LESS other remissions and refunds	0.46%	\$ 26,504.92	0.24%	\$ 13,361.14
LESS discounts	0.49%	\$ 28,524.85	0.47%	\$ 26,244.14
TOTAL rates and charges collected and remitted	91.64%	\$ 5,317,972.69	91.52%	\$ 5,107,306.54
UNPAID RATES AND CHARGES	8.36%	\$ 485,118.02	8.48%	\$ 472,991.75

17.3.2 2019 / 2020 ANNUAL PLAN & BUDGETS (OPERATING & CAPITAL)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 21 JUNE 2019

Attachment(s):

Attachment 1 - 2019/20 Annual Plan & Operating Budget

Attachment 2 - 2019/20 Capital Works Program Budget Estimates

ISSUE

Formal adoption of the 2019/2020 Annual Plan and Budget (Operating and Capital).

BACKGROUND

Under section 71 of the *Local Government Act 1993*, Council is required to have an annual plan.

Section 82 of the *Local Government Act 1993* (the Act) requires the General Manager to prepare estimates of the Council's revenue and expenditure for each financial year. The Council's 2019/20 Budget estimates have been prepared in accordance with the Act.

DETAIL

The following documents have been updated following the workshops held 21st May and 13th June 2018.

1. Annual Plan and Program Budget Operating;
2. Estimates Worksheets for Current Expenditure (Operating);
3. Capital Expenditure Estimates – Source of Funds Analysis.

The documents are submitted for formal endorsement and approval at this meeting.

Commentary

2019/20 BUDGET

The Annual Plan aligns to those strategies identified in the Southern Midlands Council Strategic Plan 2018 to 2027. The specific actions have been extracted and included in the Annual Plan under each of the respective Programs.

The Annual Plan is coupled to the budget development process recognising the direct influence on the allocation of resources.

The key features of the 2019/20 Budget estimates are:

- Total estimated operating revenue of \$11.016 million
- Total estimated operating expenditure of \$11.190 million
- Total estimated depreciation and asset write off of \$3.061 million

- Estimated net operating deficit of \$174K in comparison to the Long Term Financial Management Plan deficit of \$327K
- Total estimated capital expenditure of \$8.716 million (excluding carry forward amounts unspent)
- Total estimated capital grant funding of \$4.526 million
- Total estimated asset sales of \$664K
- New borrowings of \$250K
- Increase in total Rates collected of \$291K

Section 82 of the Act requires the General Manager to prepare estimates of the Council's revenue and expenditure for each financial year. Section (82 (2) and (3) reads as follows:

“82. Estimates

....

(2) Estimates are to contain detail of the following:

- (a) the estimated revenue of the council;*
- (b) the estimated expenditure of the council;*
- (c) the estimated borrowings of the council;*
- (d) the estimated capital works of the council;*
- (e) any other detail required by the Minister.*

(3) Estimates for each financial year must –

- (a) be adopted by the council, with or without alteration, by absolute majority;*
- and*
- (b) be adopted before 31 August in each financial year; and*
- (c) not be adopted more than one month before the start of that financial year.”*

The following Attachments are included:

- Attachment 1 – 2019/20 Annual Plan and Operating Budget
- Attachment 2 – 2019/20 Capital Works Program Budget Estimates

Budgeted Operating Income and Expenditure 2019/20

The net operating result is a deficit of \$174K exclusive of capital funding and net revenue from sale of assets. This compares to a \$365K deficit forecast for 2018/19.

This operating position has resulted primarily through an increase in Operating revenue of \$411K, and an increase in Operating expenditure of \$219K.

Table 1.1 – Budget Income Statement

	2017/18 Actual (\$'000)	2018/19 Forecast (\$'000)	2019/20 Budget (\$'000)
REVENUE (Excluding Capital Grants & Property Sales)			
Rates & Charges	\$5,214	\$5,391	\$5,725
User Charges	\$842	\$730	\$694
Interest	\$200	\$177	\$180
Gov't Subsidies	\$0	\$24	\$29
Commercial Revenue	\$652	\$765	\$765
Operating Grants	\$3,359	\$3,356	\$3,471
Other	\$387	\$228	\$152
Total Revenue	\$10,654	\$10,605	\$11,016
EXPENDITURE			
Employee Costs	\$3,986	\$3,915	\$3,906
Materials & Contracts	\$3,206	\$3,043	\$3,063
Deprec. & Amortisation	\$3,075	\$2,855	\$3,061
Borrowing Costs	\$34	\$31	\$27
Fire Service Levy	\$210	\$221	\$234
Commercial Expenses	\$0	\$765	\$765
Other	\$359	\$141	\$134
Total Expenses	\$10,870	\$10,971	\$11,190
Operating Surplus / (Deficit)	(\$216)	(\$366)	(\$174)
Add Grants – Capital	\$1,949	\$1,669	\$4,526
Add / (Less) Proceeds from Disposal (NCA'S)	(\$241)	\$353	(\$108)
Assets Taken Up	\$0		
Revaluation & Val Adjustments – NCA's	\$878		
Surplus / (Deficit)	\$2,370	\$1,656	\$4,244

REVENUE

Revenue – Rating Income

General Rate - The Budget is based on increasing the amount of General Rates collected by approximately \$291K. This represents an overall increase of 6.7% on the amount demanded in 2018/19. Growth in the rating base is reflected in the additional amount to be collected.

Council is yet to determine to adopt the final rating model to apply for the 2019/20 period, as a number of rating options are still being examined. The need to consider alternative rating options follows receipt of new adjustment factors which are provided by the Valuer-General every two years and applied to the Assessed Annual Values

(refer following detail). Council's aim is to maintain an equitable rating arrangement yet minimise the impact of these adjustment factors on property owners.

The Southern Midlands Council area was last revalued effective from 1st July 2015, which is in accordance with the six yearly revaluation cycle. In the intervening years, the Valuer-General provides adjustment factors every two years which are applied to the Assessed Annual Value. An adjustment factor of 1.05 for example means a 5% rise in AAV.

Effective from 1st July 2019, the adjustment factor was 1.0 (meaning no change) for properties classed as Commercial, Industrial, Community Services and Other; 1.10 for Primary Production Land; 1.15 for properties classified as Residential (Vacant Land); and 1.2 for properties classified as Residential (excluding Vacant Land). Adjustment factors greater than 1.0, as determined by the Valuer-General, will automatically increase the amount of rates payable by that class of ratepayer because it increases the AAV on which rates are based.

It is envisaged that the Rates and Charges will be adopted at the Council Meeting scheduled for July 2019.

Fire Service Levy – the Fire Service Levy is an amount determined by the State Fire Commission under the *Fire Service Act 1979*, which Council is required to collect. The Levy is paid direct to the Commission, less retention of 4% commission.

The total levy to be collected in 2019/20 is \$233,907 - an increase of \$12,727 or 5.75%.

Waste Management Levy – this is a charge levied on all rateable land. Multiple charges are levied where there is more than one dwelling on the property capable of being occupied.

	2018/19	2019/20
Waste Management Charge	\$158 (Occupied)	\$165 (Occupied)
	\$52 (Vacant Allotment)	\$55 (Vacant Allotment)

The need to increase the Waste Management Charge is influenced by:

- The ever-increasing amount of waste that this being disposed of at the Stations and the resultant transport / disposal costs; and
- Significant increase in the costs per tonne being levied at the landfill disposal sites.

Household Collection Charge - This charge is only levied on properties that receive the fortnightly collection service. The level of charges must be sufficient to meet the total cost of providing the services (both domestic and recycling).

	2018/19	2019/20
Household Garbage and Kerbside Recycling Charge	\$165	\$170

The increase in annual charge also reflects the higher cost of collection and subsequent disposal at landfill and/or the recycling centre.

Fees and Charges - The 2019/20 Schedule of Fees and Charges is included as an attachment in agenda item 17.3.3. It provides details on the proposed fees for 2019/20.

Operating Grants (excludes Capital Grants) - Budgeted Operating Grant Income of \$3.471 million (\$3.406 million in 2018/19).

The total budgeted amount solely relates to the General Purpose Financial Assistance Grant (FAGS) provided by the Australian Government. Following removal of the indexation freeze in 2017/18, an increase of 2.1% has been forecast.

Revenue Other - The 2019/20 Budget for Other Revenue (\$152K) solely relates to distributions received from the Tasmanian Water Corporation (TasWater). The level of distributions is determined by the percentage of ownership. The Southern Midlands Council holds a 0.76% ownership in TasWater.

EXPENDITURE

Employee Expenses - Employee expenses are budgeted to decrease by \$9,000 which is due to the transfer of the Callington Mill Precinct (i.e. Lease), offset by salary increases flowing from the Southern Midlands Council Enterprise Agreement. The amount of Employee Expenses in the Operating Budget is also influenced by the extent of Capital Works which are undertaken by Council employees (i.e. Wages are allocated in the Capital Budget).

Materials & Contracts - The budgeted amount of \$3.057 million represents a minor percentage increase above the forecast 2018/19 allocation. Despite the anticipated savings associated with the transfer of the Callington Mill Precinct, these are offset by a significant increase in payments to external Contractors to provide waste collection; transport and disposal services.

Capital Grant Funding - Council has budgeted to receive:

- a) 'Roads to Recovery' Grant of \$666 (\$344K in 2018/19);
- b) \$31K from the Australian Government, being the final instalment for the Oatlands Commissariat project;
- c) \$800K from the Tasmanian Government as the second instalment of the Government's \$2.0M commitment to the Oatlands Aquatic Centre;
- d) \$1.10 million from the Australian Government as its contribution to the Oatlands Aquatic Centre; and
- e) \$1.93 million from the Australian Government which was committed through the May 2019 Election process.

Balance Sheet - Total borrowings will increase by \$102,152 resulting from new loans of \$250K (\$100K Kempton Community Health Centre; \$50K Kempton Depot; \$100K Oatlands Depot) and \$147,849 being repaid in loan principle.

Total loan borrowings at the end of the 2019/20 financial year will be \$706,520.

Budgeted Capital Expenditure - Total Capital Investment of \$8.716 million (excluding any carry forward projects). This is budgeted across the various Asset Classes – refer Attachment 2.

The \$8.716 million consists of:

- \$3.909 million on asset renewal / replacement projects – internally funded;
- \$652K on new assets – internally funded;
- \$3.830 million on Grant funded projects (combination of asset renewals and new assets); and
- \$325K on Loan funded / Internal Reserve funded projects (new assets).

Notes:

1. Asset Renewal/Replacement Projects

The \$3.909 million on asset renewal/replacements projects is \$876K greater than the annual depreciated budget for 2019/20 of \$3,033,160.

The \$876K includes an additional spend of \$858K on the replacement of existing Plant, Machinery and Equipment (PME) i.e. \$1.145 million to purchase replacement items of PME compared to the annual depreciation expense for PME of \$287K. The increased amount in 2019/20 is mainly due to having deferred replacing items in previous years. The excess amount is to be funded from the Plant Replacement Reserve.

2. Capital Expenditure - New Assets

The \$652K spend on new Assets is \$402K more than the amount allocated in Council's Long-Term Financial Management Strategy (i.e. \$250K).

RECOMMENDATION

THAT Council formally approve the 2019 / 2020 Annual Plan and Budget – Operating and Capital.

DECISION

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

THAT Council formally approve the 2019 / 2020 Annual Plan and Budget – Operating and Capital.

CARRIED

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

17.3.3 REVIEW AND CHANGES TO THE SCHEDULE OF FEES AND CHARGES 2018-2019 AND ADOPTION OF SCHEDULE OF FEES AND CHARGES 2019-2020

Author: MANAGER DEVELOPMENT AND ENVIRONMENTAL SERVICES (DAVID CUNDALL)

Date: 19 JUNE 2019

Enclosure:
Schedule of Fees and Charges 2019-2020

INTRODUCTION

The purpose of this report is to consider a general price increase for fees charged in the Southern Midlands *Schedule of Fees and Charges* and to adopt the Schedule of Fees and Charges for the upcoming 2019-2020 financial year.

In order to charge a fee for goods and services it is a requirement of Division 7 of the *Local Government Act 1993* (“the Act”) that Council must first specify the fee and include such a fee in the “Schedule of Fees and Charges”. An extract from the Act is provided as follows:

Division 7 - Fees and charges

205. Fees and charges

- 1) *In addition to any other power to impose fees and charges but subject to subsection , a council may impose fees and charges in respect of any one or all of the following matters:*
 - a. *the use of any property or facility owned, controlled, managed or maintained by the council;*
 - b. *services supplied at a person's request;*
 - c. *carrying out work at a person's request;*
 - d. *providing information or materials, or providing copies of, or extracts from, records of the council;*
 - e. *any application to the council;*
 - f. *any licence, permit, registration or authorization granted by the council;*
 - g. *any other prescribed matter.*
- 2) *A council may not impose a fee or charge in respect of a matter if –*
 - a. *a fee or charge is prescribed in respect of that matter; or*
 - b. *this or any other Act provides that a fee or charge is not payable in respect of that matter.*
- 3) *Any fee or charge under subsection (1) need not be fixed by reference to the cost to the council.*

206. List of fees and charges

A general manager of a council is to –

- a) *keep a list of all fees and charges fixed under this Division; and*

- b) *make the list available for public inspection during ordinary hours of business at the public office.*

207. *Remission of fees and charges*

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

In considering the fees and charges Council are reminded that the schedule for animal management fees and services was adopted by Council separately at the May 2019 meeting. Accordingly this component of the proposed schedule is not under consideration.

It is recommended that Council approve the attached *SMC - Schedule of Fees and Charges: 2019-2020* and adopt the fee schedule for the upcoming financial year.

BACKGROUND

The fees and charges of the Southern Midlands Council are captured in the succinct document *Schedule of Fees and Charges: 2018-2019*. The document is typically reviewed each financial year to account for changes to legislation, review of services and review of charges in line with other Councils in Tasmania.

The current *Schedule of Fees and Charges: 2018-2019* was adopted in June 2018. The 2018 review included several specific fee increases for complicated Planning Scheme Amendment Applications, amendments to Building Permits and a minor fee increase to the “Right to Information” application in line with the fee set by the Department of Justice.

The current review for the year 2019-2020 is a general price increase in line with the Consumer Price Index (CPI) for Hobart. The last general price increase was in 2016.

PRICE INCREASE

The cumulative CPI increase from the March quarter 2017 to the March quarter 2019 for Hobart is 6.4%. That is based on the percentage change from the March Quarter from the previous year:

- March 2017 – 2.3%
- March 2018 – 2.0%
- March 2019- 2.1%

Source: Consumer Price Index, Abs Cat No 6401.0: Table 1.2

It is recommended that Council limit the fee increase to 5% (rounded to the nearest \$5.00). Noting that the fee increases have only been applied to Planning, Building and Development related charges (excluding Environmental Health).

Statutory charges e.g Code of Conduct and Right to Information requests have been adjusted consistent with the relevant guidelines.

The fee increase will be based on the fees set in June 2017 when Council workshopped and completed a comprehensive review of the fees and charges.

There is no additional annual compounding of the fees over the past 2 years.

Human Resources & Financial Implications - Human resources are contained to mostly Officer review of the Schedule, the administration of the review, Council consideration of the review (through this agenda report) the communication of the Schedule through website, and the internal communications and circulation of schedule to staff.

In terms of financial implications Council continue to prescribe to the principles of cost recovery for services.

Community Consultation & Public Relations Implications – The adopted Fees will be displayed on the website and are available at each Council Office. Ratepayers and members of the public can also request a copy of the Schedule.

Priority - Implementation Time Frame - The 2019-2020 Schedule of Fees and Charges if adopted by Council will be effective from 1st July 2019.

CONCLUSION

The report considers a general price increase to the current fee schedule and the adoption of the Schedule of Fees and Charges for the upcoming financial year 2019-2020. The price increase is in line with the cumulative CPI percentage change since March 2016 (figures accumulated from March 2017 – March 2019).

A full review of the Schedule is unnecessary at this time as Council undertook such a review for the 2017-2018 year. The Schedule is now considered up-to-date.

The recommendation is that Council adopt the attached schedule inclusive of the changes for the year 2019-2020.

RECOMMENDATION

THAT

- A. This report be received by Council; and
- B. The Schedule of Fees and Charges for 2019-2020 is adopted by Council inclusive fee increase in line with CPI.

DECISION

Moved by Clr R McDougall, seconded by Clr K Dudgeon

THAT

- A. This report be received by Council; and
- B. Council adopt the 2019-2020 Schedule of Fees and Charges.

CARRIED

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

Schedule of Fees & Charges



2019-2020

<i>Details</i>	<i>Description</i>	<i>Charge</i>
Building Fees (Building Authority)		
Building Permit and demolition work (Category 4 Works) Class 1 OR Class 10 OR Class 7B	Per application	\$250.00
Building Permit and demolition work (Category 4 Works) Class 2 -9 (excluding Class 7B)	Per application	\$250.00 Or 0.1% V.O.W. whichever is greater
Building Permit (Category 4 Works) Staged development	Per stage	\$ 250.00
Building Permit (Category 4 Works) Multiple Dwellings (2 or more)	Per application	\$ 315.00 + \$ 40.00 <i>per tenement unit</i>
Lodgement of Notifiable Building Works (Category 3 Works)	Per lodgement	\$250.00
Lodgement of Amended Certificate of Likely Compliance for Notifiable Works (Category 3 Works)	Per lodgement	\$125.00
Lodgement of Low Risk Notifiable Work (Category 1 and 2 Works)	Per lodgement	Nil
Certificate of Completion		\$ 120.00
Permit of Substantial Compliance		\$380.00
Variation to a Building Permit	Per amendment	\$ 125.00
Building Permit Extension – one-year extension Note: Building Surveying fees may also apply		\$ 110.00
Building Permit Extension - two-year extension Note: Building Surveying fees may also apply		\$ 220.00
Building Permit Extension – each year after 2 nd year Note: Building Surveying fees may also apply		\$ 220.00
Cancellation of Building Permit Refundable component	50% of the Permit Fee & 100% Inspection not carried out	
Building Permit Lapsed		Nil
Building Plan - Search Fee (Archived)	Per property	\$ 90.00
Building Plans Search Fee (non-Archived / Electronic)	Per property	\$ 40.00

<i>Details</i>	<i>Description</i>	<i>Charge</i>
State Government Levy		
Tasmanian Building & Construction Industry Levy As prescribed under Part 3 of the Building & Construction Industry Training Fund Act 1990 which applies to value of work more than \$20,000 – 0.2% of estimated costs of works		0.2% Value of works completed
<i>Building Administration Fee</i> Building Administration Fee as prescribed under Part 21 of the <i>Building Act 2016</i> which applies to value of works more than 20,000 – 0.1% of estimated cost of works		0.1% Value of works completed
Council Building Surveying Services		
Category 3 (Notifiable Works) for 10a works 7b and 10b works (farm buildings) <i>Includes Certificate of Completion and up to two inspections</i>	Per application	<u>Up to 108m²: \$755.00</u> <u>Over 108m²: \$860.00</u>
Category 4 (Permit works) for 10a, 10b and 7b works (farm buildings) <i>Includes Certificate Final Inspection and up to two inspections</i>	Per application	<u>Up to 108m²: \$755.00</u> <u>Over 108m²: \$860.00</u>
Notifiable Works (all categories) with bathroom facilities <i>Includes inspections and Final Certificate</i>	Per application	<u>Up to 108m²: \$860.00</u> <u>Over 108m²: \$965.00</u>
Inspection by Councils Building Surveyor	Per inspection	\$ 130.00 + GST + \$130.00 /hr
Amended Certificate of Likely Compliance (Category 3 and Category 4)	Per Amendment	\$220.00
Extension of Certificate of Likely Compliance (12 months) <i>Only if Council is Building Surveyor</i>	Per application	\$165.00
Occupancy Permit (where no other building approvals) <i>Includes one inspection</i>	Per application	\$580.00
Application for a Building Certificate (to the General Manager)	Per application	\$460.00

Details	Description	Charge
Building Certificate <i>(requested during the sale of a property)</i>	Per application	\$715.00 + inspection fee \$495.00
Temporary Occupancy Permit <i>Includes one inspection</i>	Per application	\$485.00
Schedule of Essential Safety Health Features & Measures <i>(this fee may be varied and is at the discretion of the Building Surveyor)</i>		\$ 495.00
Caravan Licence (refer to Council policy)	Minimum fee for 6 months, renewable up to 24 months	\$ 235.00 per 6 months

Plumbing/Drainage Fees		
Certificate of Likely Compliance - Class 1a & 1b (Category 3 or 4 Works)		\$295.00
Certificate of Likely Compliance (Category 3 or 4 Works) - Class 2-9's (excluding Class 7B) 0.1% of value of total works whichever is greater		\$295.00 min or 0.1% vow
Certificate of Likely Compliance (Category 3 or 4 Works) - Multiple Dwellings Class 1a's		\$295.00 + \$40.00 per unit
Certificate of Likely Compliance (Category 3 or 4 Works) – 10a (Garage, shed or like) with internal fixtures		\$295.00
Certificate of Likely Compliance (Category 3 or 4 Works) Staged development		\$295.00 + \$ 40.00 per unit
Plumbing Permit (Category 4 Works)	Per application	\$ 305.00
Plumbing Permit (Category 4 Works) – Other Backflow, Swimming Pools incl. of Plumbing Permit (which requires a CLC Plumbing)	Per application	\$305.00
Lodgement of Notification of Plumbing Works (Category 2B Works)	Per lodgement	Nil
Inspections	Per inspection	\$ 120.00
Certificate of Completion all categories	Per certificate	\$ 120.00

<i>Details</i>	<i>Description</i>	<i>Charge</i>
Variation to a Plumbing Permit (Category 4 Works)	Per Variation	\$150.00
Variation to a Certificate of Likely Compliance (Category 3 or 4 Works)	Per Variation	\$150.00
Extension of Duration of Plumbing Permit (Permit or CLC) – 1 st year	Annual	\$ 110.00
Extension of Duration of Plumbing Permit (Permit or CLC) - each year after 1 st extension	Annually	\$ 220.00
As Constructed Plans - Search Fee (Archived)	Per property	\$ 55.00
(non-Archived / Electronic)	Per property	\$ 25.00
Cancellation of Plumbing Permit or Certificate of Likely Compliance before Assessment	50% of the Permit Fee & 100% of Inspections not carried out	
Refundable component		
Cancellation of Plumbing Permit or Certificate of Likely Compliance after issued	100% of Inspections not carried out	
Refundable component		
Form 46 essential building services schedule of maintenance plumbing matters	Per application/request	\$80.00

Land Use Fees (Planning Permits, Sealing, Subdivision)

Planning Permit		
Application for a Planning Permit	Per application	\$ 200.00 min or 0.1% value of works
Application for a Minor Amendment to an existing Planning Permit		\$ 170.00
Application for Signage only		\$ 80.00
Application for Extractive Industry (quarries and mining) – level 1 or level 2	Per application	\$ 660.00 min or 0.15% value of works
Application for Level 2 Activities	Per application	\$660.00min or 0.15% value of works
Application for a Planning Scheme amendment		\$ 2,330.00 (price inclusive of two adverts in local paper)

<i>Details</i>	<i>Description</i>	<i>Charge</i>
Application for a Section 43A Planning Scheme amendment (permit and amendment to scheme)	Price inclusive of two adverts in local paper	\$ 2,330.00 + \$200.00 or 0.1% value of works (whichever is greater)
Application for an Extension of time to a Planning Permit		\$ 115.00
Advertising - Discretionary Use/Development		\$ 295.00
Planning Certification (where developer wants formal assessment of no permit required works or exempt works)		\$90.00
Tas. Heritage Council DA (Only)		\$125.00 <i>Plus advertising fee</i>
Review of Part 5 Agreements	Per agreement	\$210.00
Scanning of application documentation <i>(where submitted in hardcopy)</i>		\$2 per page (only up to A3)

Subdivision		
Application for Subdivision or Boundary Adjustment (Lot incl. road)	Per application	\$ 445.00 min + \$ 20.00 per lot including balance (Plus advertising fee)
Application for an Adhesion Order	Per application	\$ 125.00
Sealing Fee (approved final seal plans and schedule of easements and strata certificates)	Per request for seal of plans or certificates	\$ 250.00
Amendment to a Sealed Plan	Per request	\$ 315.00
Amendment to Sealed Plan Hearing (if objections)		\$840.00
Exemption Certificate <i>Local Government (Building & Miscellaneous Provisions) Act 1993</i>	Per request	\$ 230.00

<i>Details</i>	<i>Description</i>	<i>Charge</i>
Engineering Services Assessment of Subdivision or other Applications		
Engineering Assessment of Plans (Min fee or % whichever is the greater)		\$ 335.00 min or 1.0% value of works
Additional Inspections by Engineer		\$ 210.00

<i>Details</i>	<i>Description</i>	<i>Charge</i>
Environmental Health Fees		
Registration & Licence Fees		
LOW RISK Food Premises application and/or annual renewal fee (includes annual inspection) per financial year	Per application & per annual renewal	\$ 90.00
HIGH RISK Food Premises application and/or annual renewal fee (includes annual inspection) per financial year	Per application & per annual renewal	\$ 190.00
Temporary Food Licence Certificate of Registration <i>(food stalls etc)</i>	Per application	\$35.00
Temporary Food Licence Certificate of Registration <i>(Local Not-For-Profit Community Organisation etc)</i>	Per application	\$ 0.00
Food Business Inspection	Per notification	\$115.00
Place of Assembly Licence	Per year	\$ 140.00
Special Event Place of Assembly Licence (over 1000 people)	Per application	\$ 125.00
Special Event Place of Assembly Licence (over 1000 people) <i>Local Not-For-Profit Community Organisation</i>	Per application	Nil
Water Carrier Licence	Valid 3 years	\$ 210.00
Water Carrier Licence Renewal (every year after expiry)	Per renewal	\$100.00
Private Water Supply Licence		\$ 100.00
Registration of Premises / Licence (e.g. body piercing, tattoo studio)		\$80.00 + \$55 for licence per person
Air & Water Systems (Legionella)		\$ 100.00
Non Standard Inspection Fee		\$ 115.00
Supply of Sharps Container 1.4lt	Per container	\$6.00

<i>Details</i>	<i>Description</i>	<i>Charge</i>
Animal Control		
Registration fee		
Dog desexed	(Vet Certificate or Stat Dec Required)	\$30.00 annually
Dog Non-desexed		\$ 40.00 annually
Greyhound/Working Dog/Purebred Dog for breeding	Certificate required, TCA, or GRT membership or ABN	\$30.00 annually
Dangerous Dog/Restricted Breed/Guard Dog	Declared by General Manager	\$90.00 annually
Guide Dogs/Hearing Dogs		Nil
Pension Card Holder (one dog per property)	Pension Concession Card & Health Care Card	50% off scheduled fee (one dog only)
Guide Dogs/Hearing Dogs		Nil
Replacement Tag (metal lifetime tag)		\$10.00
Formal Notice of Complaint		\$ 60.00
Kennel Licence		
Application for a Licence under the <i>Dog Control Act 2000</i>	Per application	\$ 120.00 (+Advertising Fee)
Advertising of Application for Licence		\$280.00
Annual Licence renewal fee		\$ 50.00 annually
Impounding		
Impound Fee (for all animals)		\$ 30.00
Feed/Care Fee for impounded animals (daily charge)	Per day	\$10.00
Dogs Home of Tasmania Fee for impounding	Paid direct to Dogs Home	Refer Dogs Home of Tasmania

<i>Details</i>	<i>Description</i>	<i>Charge</i>
Cemeteries - Campania		
Reserved Cemetery Plot (non-refundable)		\$ 580.00
Wall of Remembrance		\$ 175.00
Exhumation		Cost recovery basis
Stormwater		
Price on application		
Road and Footpath Reinstatement		
Price on application		
Footpath and Crossover Construction		
Price on application		

<i>Details</i>	<i>Description</i>	<i>Charge</i>
Recreation Grounds & Club facilities - Usage		
The fees and charges for recreation ground usage have been developed to reflect costs incurred for maintenance, facility management, irrigation and general ground maintenance		
Oatlands Recreation Ground (not including Club Room hire)		Price on application
Oatlands Recreation Ground – Club Rooms Casual users to book through Oatlands Football Club	Oatlands Football Club	
Kempton Recreation Ground (not including Club Room hire)	Council	Price on application
Kempton Recreation Ground – Club Rooms Casual users to book through Council	Council	Price on application
Campania Recreation Ground Casual users to book through Management Committee	Management Committee	
Colebrook Recreation Ground Casual users to book through Management Committee	Management Committee	
Mangalore Recreation Ground Casual users to book through Council	Council	Price on application
Woodsdale Recreation Ground Casual users to book through Management Committee	Management Committee	
Tunnack Recreation Ground Casual users to book through Management Committee	Management Committee	
Parattah Recreation Ground Casual users to book through Management Committee	Management Committee	
Mt Pleasant Recreation Ground Casual users to book through Management Committee	Management Committee	

<i>Details</i>	<i>Description</i>	<i>Charge</i>
Halls		
Oatlands Town Hall (former Court Room) Local Organisation Other Organisation		\$ 16.50 per day \$ 33.00 per day
Gay Street Hall, Oatlands Casual users to book through Management Committee	Management Committee	
Victoria Memorial Hall, Kempton Casual user to book through Brighton Green Ponds RSL	Brighton/Green Ponds RSL	Booking contact: Ken Clark Ph: 6259 1216
Blue Place, Kempton		\$ 44.00 per day
Campania Community Hall & Campania War Memorial Hall Casual users to book through Management Committee	Management Committee	
Colebrook Memorial Hall Casual users to book through Management Committee	Management Committee	
Woodsdale Hall Casual users to book through Management Committee	Management Committee	

<i>Details</i>	<i>Description</i>	<i>Charge</i>
Oatlands Swimming Pool		
Campbell Street, Oatlands <i>(open approx. late Nov to late March every year – dates to be confirmed)</i> <i>Students require a current Student Identification Card</i>		
Daily Admission Fees		
Adults	Daily	\$ 5.00
Children/Students (Under 16)	Daily	\$ 4.00
Family	Daily	\$ 12.00
Season Ticket Fees		
Adults	Season	\$ 55.00
Children/Students (Under 16)	Season	\$ 42.00
Family	Season	\$ 110.00
After Hours Use – Hire Fee		
Out of hours bookings supervised. Application to be made to Council seven days in advance.	Per hours	\$ 45.00

<i>Details</i>	<i>Description</i>	<i>Charge</i>
Waste Management		
Waste Transfer Station Disposal Fees – Campania, Dysart & Oatlands		
Car Boot/Station Wagon		\$6.00
Utility/Single Axle Trailer		\$15.00
Double Axle Trailer		\$25.00
Light Truck (up to 3m3)		\$42.00
Tyres - Car / Motor Bike		\$6.00
Tyres - 4WD / Light Truck		\$12.00
Tyres - Heavy Truck		\$25.00
Whitegoods	per item	\$6.00
Car Bodies	per item	\$40.00
Large Construction Material	per m3	\$15.00
Roadside Collection Wheelie Bin Replacement		
Replacement Wheelie Bin	140 litre	\$ 71.50
Replacement Wheelie Bin	240 litre	\$ 71.50
Used Garbage Bins and Crates (for private use only)		
140 litre Wheelie Garbage Bin (used) <i>Used green plastic wheelie bin with Council logo removed. Axle and wheels damaged and removed. The wheels and axle are included if required by customer.</i>	140 litre	\$15.00
55 litre Black Crate (used) <i>Used black 55 lt recycling crate with Council logo removed.</i>	55 litre	\$10.00

<i>Details</i>	<i>Description</i>	<i>Charge</i>
General		
Photocopying A4 or A3 documents		
A4 Single copy		\$ 0.30
A4 Single	1 - 20	\$ 0.30
A4 Single	21 to 50	\$ 0.25
A4 Single	51 +	\$ 0.20
A4 Double	1 to 20	\$ 0.55
A4 Double	21 to 50	\$ 0.45
A4 Double	51 +	\$ 0.35
A3 Single copy		\$ 0.40
A3 Single	1 – 20	\$ 0.40
A3 Single	21 to 50	\$ 0.35
A3 Single	50 +	\$ 0.30
A3 Double	1- 20	\$ 0.75
A3 Double	21 to 50	\$ 0.65
A3 Double	50 +	\$ 0.55
Coloured copies		
A4 Single copy		\$ 1.25
A4 Single	1 – 20	\$ 1.25
A4 Single	21 to 50	\$ 1.20
A4 Single	51 +	\$ 1.15
A4 Double	1 to 20	\$ 1.45
A4 Double	21 to 50	\$ 1.35
A4 Double	51 +	\$ 1.25
A3 Single copy		\$2.25
A3 Single	1 - 20	\$ 2.25
A3 Single	21 to 50	\$ 2.15
A3 Single	50 +	\$ 2.10
A3 Double	1- 20	\$ 4.50
A3 Double	21 to 50	\$ 4.40
A3 Double	50 +	\$ 4.30
Laminating A4 or A3 documents		
A4		\$1.10
A3		\$1.50

<i>Details</i>	<i>Description</i>	<i>Charge</i>
Property & Rates Certificates		
132 Certificate of Liabilities (set by Regulation)		
337 Land Information Certificate (set by Regulation)		
Code of Conduct		
Complaint - Lodgement - 50 units		\$ 81.00
Copy of Documents		
Request for information under the <i>Right to Information Act 2009</i>		\$40.50
Copy of Council Minutes or Agenda		Nil
Copy of Council By-Law		N/A
Copy of Council Policy		\$2.00 (plus \$0.20 per page)
Facsimile		
Processing faxes for the Public Transmitted or receiving	per page	\$ 1.30

18. MUNICIPAL SEAL

Nil.

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

19.1 LETTER OF APPRECIATION - OATLANDS BARGAIN CENTRE VOLUNTEERS

DECISION

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

THAT Mayor A O Green provide a letter of appreciation to all volunteers associated with the Oatlands Bargain Centre recognising their combined contribution of 2,490.25 voluntary hours which has raised a total of \$26,546.05 over the past year for distribution to the various community organisations they represent.

CARRIED

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

PROPERTY MATTER – BAGDAD (CLOSED SESSION)

PROPERTY MATTER – CAMPANIA (CLOSED SESSION)

DECISION

Moved by Clr A Bisdee OAM, 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	Local Government (<i>Meeting Procedures</i>) Regulations 2015 Reference
<i>Closed Council Minutes - Confirmation</i>	15(2)
<i>Applications for Leave of Absence</i>	15(2)(h)
<i>Property Matter – Oatlands</i>	15(2)(f)
<i>Property Matter - Bagdad</i>	15(2)(f)
<i>Property Matter - Campania</i>	15(2)(g)

CARRIED

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

DECISION

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

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 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 PROPERTY MATTER - OATLANDS

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

20.4 PROPERTY MATTER – BAGDAD

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

20.5 ROAD MATTER - CAMPANIA

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

DECISION

Moved by Cllr R McDougall, seconded by Cllr K Dudgeon

THAT Council move out of “Closed Session”.

CARRIED

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

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 3.01 p.m.