

SOUTHERN  
MIDLANDS  
COUNCIL



# **MINUTES**

## **ORDINARY COUNCIL MEETING**

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Wednesday, 28<sup>th</sup> October 2020

Victoria Memorial Hall  
89 Main Street, Kempton

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# OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL  
HELD ON WEDNESDAY, 28<sup>TH</sup> OCTOBER 2020 AT VICTORIA MEMORIAL HALL, 89  
MAIN STREET, KEMPTON COMMENCING AT 10:01 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 A Benson (Acting General Manager), Mr D Cundall (Manager, Development & Environmental Services), Mrs L Brown (Planning Officer), Mr J Lyall (Manager, Infrastructure & Works), Mr B Williams (Manager, Heritage Projects), Ms W Young (Manager, Community & Corporate Development), Ms E Lang (Executive Assistant)

## 4. MINUTES

### 4.1 ORDINARY COUNCIL MINUTES

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 23<sup>rd</sup> September 2020, as circulated, are submitted for confirmation.

### DECISION

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

**THAT the Minutes of the previous meeting of Council held on the 23<sup>rd</sup> September 2020, as circulated, be confirmed.**

### CARRIED

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

- Woodsdale Community Memorial Hall Management Committee Annual General Meeting – 21<sup>st</sup> September 2020.
- Campania Hall's Management Committee Annual General Meeting – 22<sup>nd</sup> September 2020.
- Kempton Streetscape Group Meeting – 28<sup>th</sup> September 2020.
- Arts Advisory Committee Meeting – 15<sup>th</sup> October 2020.

### RECOMMENDATION

THAT the minutes of the above special committee of Council be received.

### DECISION

*Moved by Clr D Fish, seconded by Clr K Dudgeon*

**THAT the Minutes of the above special committees of Council be received.**

### CARRIED

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

- Woodsdale Community Memorial Hall Management Committee Annual General Meeting – 21<sup>st</sup> September 2020.
- Campania Hall's Management Committee Annual General Meeting – 22<sup>nd</sup> September 2020.
- Kempton Streetscape Group Meeting – 28<sup>th</sup> September 2020.
- Arts Advisory Committee Meeting – 15<sup>th</sup> October 2020.

## RECOMMENDATION

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

## DECISION

*Moved by Deputy Mayor E Batt, seconded by Cllr A Bisdee OAM*

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

## CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A Green	√	
Deputy Mayor E Batt	√	
Cllr A Bantick	√	
Cllr A E Bisdee OAM	√	
Cllr K Dudgeon	√	
Cllr D Fish	√	
Cllr 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 – Nil.

**DECISION NOT REQUIRED**

**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 – Nil.

**DECISION NOT REQUIRED**

## 5. NOTIFICATION OF COUNCIL WORKSHOPS

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

One workshop has been held since the last ordinary meeting of Council.

A workshop was held on the 12<sup>th</sup> October 2020 at the Oatlands Council Chambers.

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

Apologies: Nil.

Also in Attendance: Mayor A Green, A Benson, B Williams & D Baldwin

The purpose of the workshop was to consider and discuss the following items:

### 1. Heritage items

#### ***Enclosure: Heritage Projects Team presentation to Council***

Heritage Projects Manager (Brad Williams) and Heritage Collections, Exhibitions and Data Officer (Deborah Baldwin) attended the workshop and provided a presentation to Councillors on various heritage matters.

#### ***Council's heritage collections and management initiatives:***

Deborah Baldwin gave an overview of council's heritage and archaeological collections and the ongoing cataloguing and curatorial program. Also discussed were matters such as the policy background, the need for an expanded storage facility, the initiatives towards getting the collection accessible online and the active and valuable contribution made by volunteers. An overview of the upcoming exhibitions program was also provided.

#### ***Conservation management plans for the Oatlands Town Hall and Roche Hall:***

Brad Williams gave an update on the progress of the CMP's for the Oatlands Town Hall and Roche Hall and in particular the matters relating to several current/key issues including the 'town common' area in front, equal access infrastructure to the council chambers and town hall and toilet facilities. A 'constraints, opportunities and requirements' exercise was run through for each site. Completion of the CMP's are to be by mid-2021, however some issues are being pulled forward for current discussions (e.g. for the Oatlands Structure Plan).

#### ***Oatlands pool demolition and gaol yard***

Brad Williams provided an overview of the existing conservation and master planning documents for the Oatlands Gaol site and which documents are to be updated ahead of



the lodgement of a development application for the demolition and site rehabilitation – that application expected to be ready by mid 2021.

The Workshop concluded at approximately 11.30 a.m.

### RECOMMENDATION

THAT the information be received.

### DECISION

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

**THAT the information be received.**

### CARRIED

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

**ENCLOSURE(S)**

*Agenda Item 5*

# Heritage Projects Team

Southern Midlands Council Collections

# Introduction to the Team

- **Bradley Williams - Manager, Heritage Projects**
  - Statutory and strategic planning, project management archaeological projects, peak-body and other council liaison, building maintenance
- **Alan Townsend - Heritage Officer**
  - Historical research, project management and support, residency programs (AIR), publications and presentations, heritage stakeholder and regional public engagement
- **Michelle Webster - Heritage Engagement Officer**
  - General public engagement, heritage building access, tourism development, social media
- **Deborah Baldwin – Heritage Collections, Exhibitions and Data Officer**
  - Collection management, data management, exhibitions and curatorial, online data accessibility, volunteer support

# Introduction to the Collections

- SMC Heritage Collections Policy
  - Provides policy for the management of heritage collections held by the Southern Midlands Council
- Archaeology Collection
- Heritage Collection
  - Objects
  - Photographs and Art
  - Documents
  - Corporate

# Archaeological Artefacts Collection Management

- Over 8000 artefacts processed from more than 25 projects over 20 years
- 80% 'Manually accessioned' using catalogue sheets
- 25% Accessioned into the Collection Management System database (including some data entry from catalogue sheets)
- 10% processed from 2018/2019 joint SMC/UTas projects at Picton Road Station and The Commissariat, being accessioned directly into CMS
- Stored at Gaoler's Residence or on display

The screenshot displays the 'Southern Midlands Council Archaeology Database' interface. The main record is for 'Original Object' with Catalogue # 7451. The object is identified as a 'Queen Victoria Gold Sovereign' with a material of 'gold' and a manufacturer of 'cast'. The description reads: 'Queen Victoria Gold Sovereign, 1878. One side showing young head of Queen Victoria in profile. Reverse shows Britannia on horseback.' The record includes fields for 'Documents' (5 \HCM\Archaeology Programs\2018\OCSM18) and 'Image Path' (5 \HCM\Collections Management\SMCA Image Files\SMCA7451). A secondary form titled 'Archaeological Specimen' is also visible, containing fields for 'Part of Object #', 'Length', 'Width', 'Thick', 'Quantity', 'Grains', 'Condition', 'Remarks', 'Catalogue', 'Catalogue Date', 'Location', and 'Bay'. The 'Remarks' field contains the text: 'Catalogue record created in Hive 10.08.2020'. The interface also shows 'Page through Archaeological Specimen' and 'Page through Original Object' options.

## From the Collection



# Heritage Collection Management

- Over 100 objects from the National Trust Collection relating to the occupation of the Supreme Court House manually catalogued and entered into Collection Management System database
- Cataloguing 'To Do'
  - Art works and photographs from SMC properties and Artists in Residence Collection
  - Objects such as Honor Boards, furniture and the Callington Park Machinery Collection
  - Documents and Corporate collections

The screenshot shows a detailed data entry form for a painting. The form is titled 'Southern Midlands Council Heritage Database' and includes the following fields and information:

- Object #:** 33
- Object:** Painting
- Format:** Object
- Collection:** National Trust - Thomas
- Class:** Domestic - Decorative
- Keywords:** horse
- Materials:** wood, gesso, canvas, oil paint
- Length:** mm, **Width:** mm, **Height:** mm
- Description:** Gilt framed oil painting on canvas. Depicts a horse's head and neck. "SMCS" scratched into frame back.
- Portion:** complete
- Image Path:**
- Location:** Outlands Gaoler's Residence - Lab (Room: Bay, Shelf: Box, Storage Note: Judge's Chamber)
- Condition:** stable
- Condition Details:** Chips to gesso on gilt frame. Discoloured varnish on canvas. small amount of flaking on
- Conservation:** nil
- History:**
- Special Requirements:**
- Date Condition Last Checked:** 202/2014
- Conservation Report?**
- Accession File #:** 1996.1
- Donor:** National Trust
- Mode of Acquisition (Donor):** purchased
- Statement of Significance:** This entire collection is associated with the Thomas family, who resided in the Outlands Court House from 1941 to 1977. It represents aspects of
- Primary/Comparative:**
- Significance Criteria:**
- Maker:**
- Produced in:**
- Date to:**
- Object History:** Old catalogue #15 (yellow strikes). This collection was included with the National Trust's purchase of the Outlands Court House in 1977. It was loaned
- Original/Copyright Holder:**
- Restrictions:**
- Display History:** Outlands Court House from 2010. Removed from display 29.06.2020 for condition assessment and cleaning
- Loan Documents:** See file for Accession 1996.1
- Value:**
- Loan Status:** Borrowed

# From the Collection





## From the Collection



# From the Collection



# From the Collection



# Conservation and Preservation

- Packaging and handling
  - Archival materials for supports, enclosures and exhibition materials
  - Using appropriate handling including gloves when working with sensitive materials
- Environmental monitoring
  - Relative humidity and temperature
  - Light levels
- Pest management
  - Monitoring with sticky traps
  - Preventing access
- Collections audit
  - Condition and location check
- Collections storage
  - Appropriate storage is key to collection management, security and care

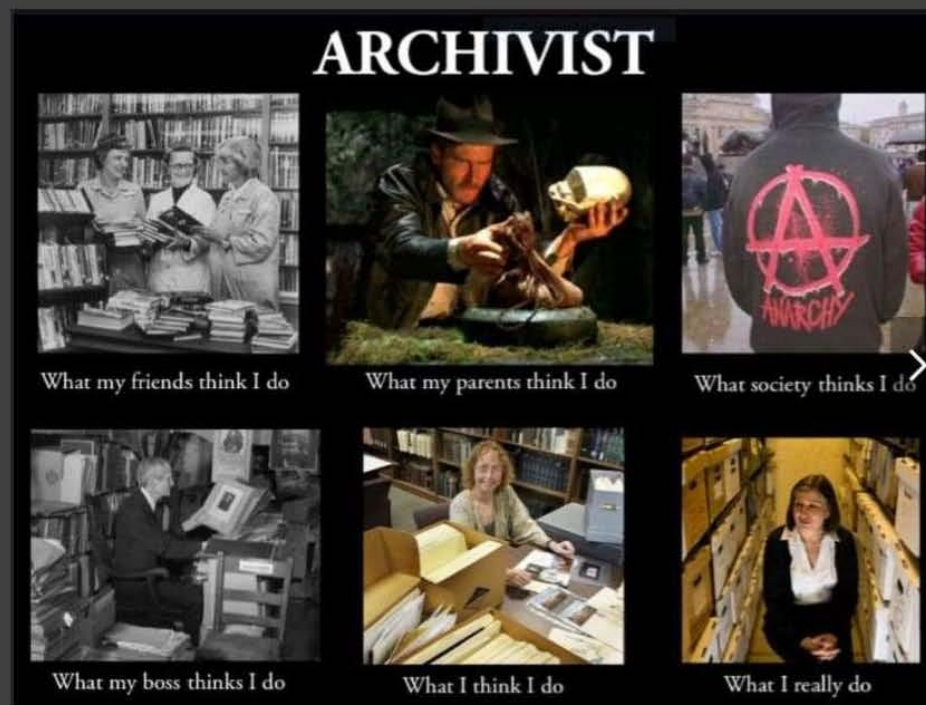
# Exhibitions

- Artist in Residence Retrospective
- Supreme Court House
- Weeding Letters
- Decade by Decade
- Top 10 Finds from Six digs at Oatlands Gaol
  - Old Gaol
  - Gaoler's Privy
  - Javelin Men
  - Solitary Cells
  - Condemned Cells
  - Gallows Yard

## Volunteers

- Margaret and Madlyn Smith
  - Objects conservator (Masters) and University of Tasmania cultural heritage and history student
- Caroline Heine
  - Experienced cataloguer, artist and archaeological site recorder
- Linda Clarke
  - Conservator and archivist

# Questions?



• email: [dbaldwin@southernmidlands.tas.gov.au](mailto:dbaldwin@southernmidlands.tas.gov.au)

# CONSERVATION PLANNING PROCESS

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THE OATLANDS TOWN HALL AND ROCHE HALL

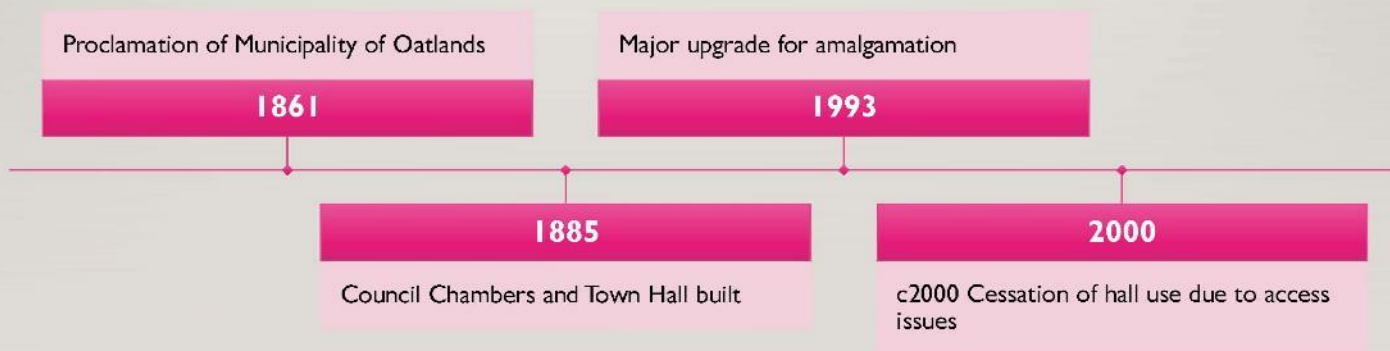
CONSTRAINTS, OPPORTUNITIES AND REQUIREMENTS WORKSHOP – OCTOBER 2020





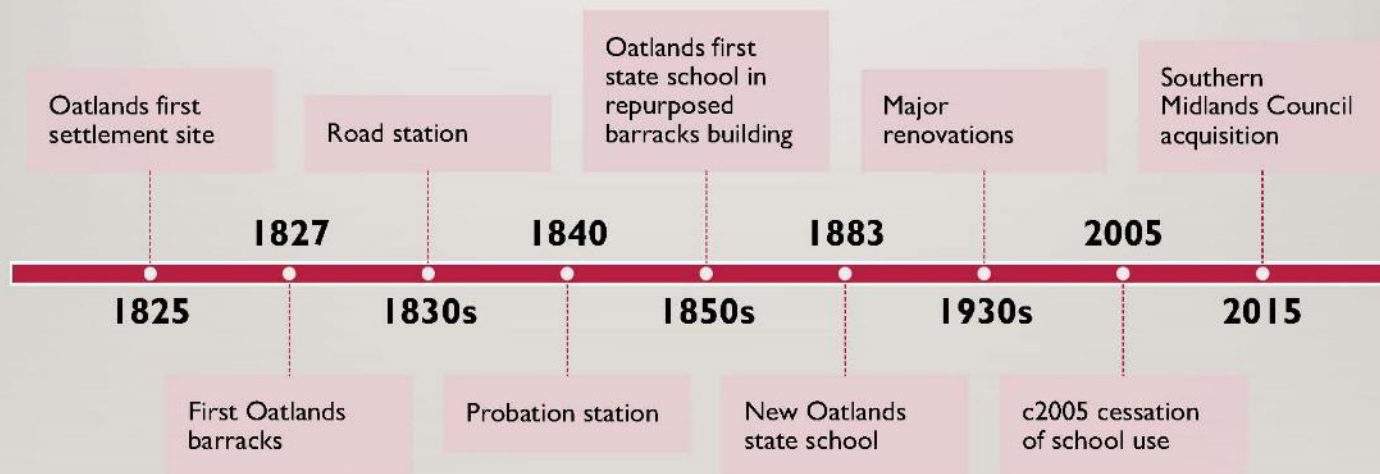
# OATLANDS TOWN HALL

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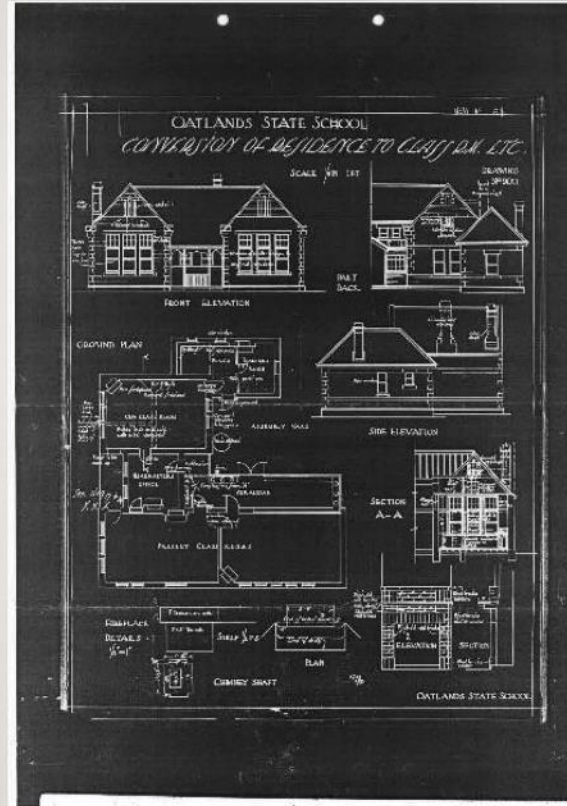
## ROCHE HALL (FORMER OATLANDS STATE SCHOOL)







- Military Parade Ground
- Extremely significant archaeological sites (first settlement, 1827 barracks, convict road and probation station)
- 1883 school building and community associations
- Story of the gaol arch

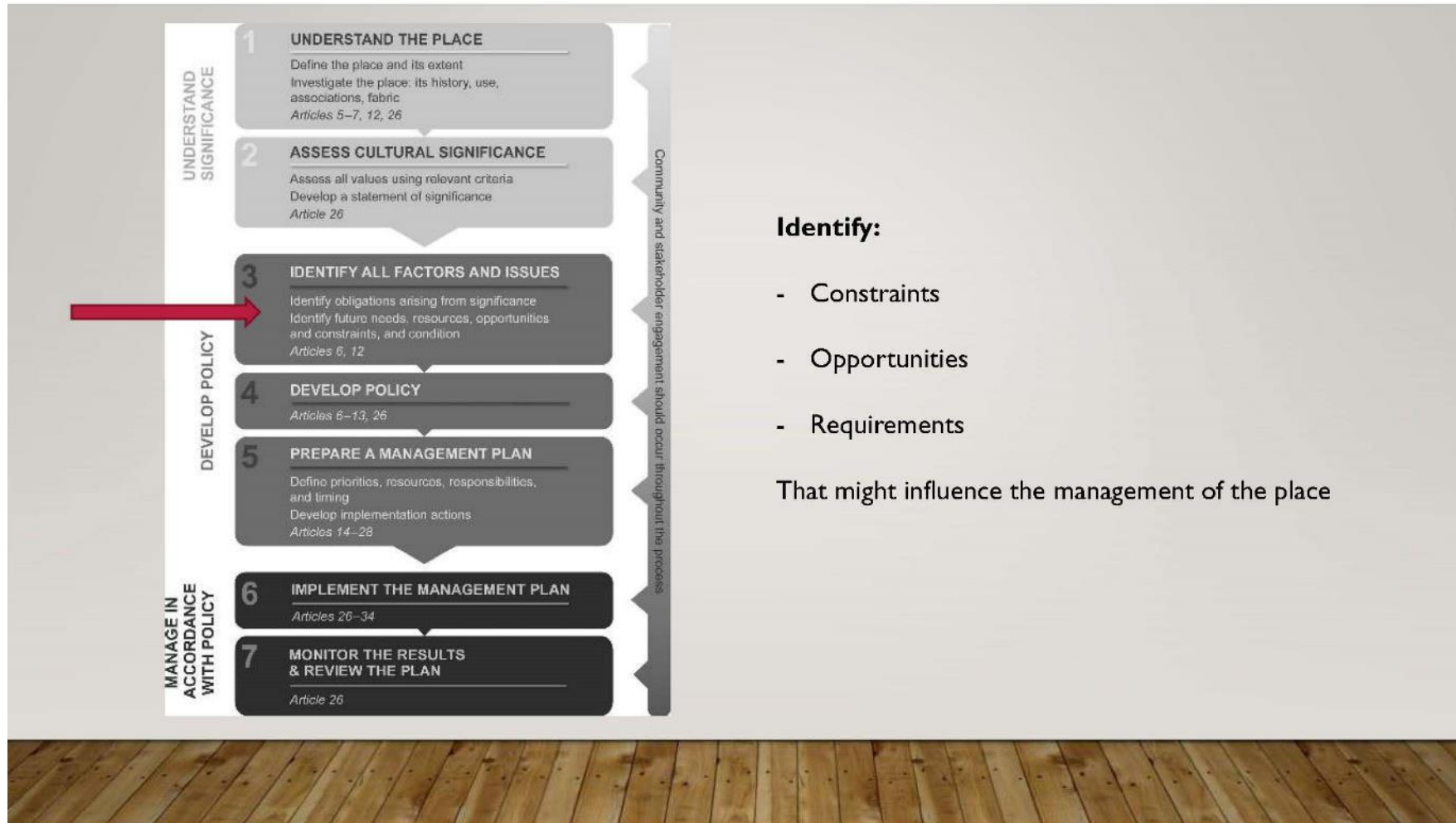


# THE CONSERVATION PLANNING PROCESS

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The Burra Charter Process, as endorsed by ICOMOS Australia





## OATLANDS TOWN HALL

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### Constraints

- Heritage Listing
- Probable inability to extend
- Desire for continued use

### Opportunities

- Underutilised upper floor
- Linkage to Roche Hall

### Requirements

- Continued fit-for-purpose use as council chambers and town hall
- NCC compliance
  - Upper floor access (lift)
  - Side door access and parking
  - Equal access toilets
- Continual upgrades that consider heritage values

## ROCHE HALL

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### Constraints

- Heritage Listing
- Archaeological sensitivity

### Opportunities

- Central location
- Linkage to Town Hall
- Archaeology and interpretation of significant earlier sites

### Requirements

- Some return to council as rental income
- NCC compliance
  - Equal access toilets
- Continual upgrades that consider heritage values



# OATLANDS POOL DECOMMISSIONING AND GAOL SITE REHABILITATION

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OVERVIEW FOR COUNCIL WORKSHOP - OCTOBER 2020



## EXISTING PLANNING DOCUMENTS

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- Historical Report and Archaeological Survey (2004)
- Remedial Works Report (2004)
- Conservation Management Plan (2006)
- Chlorine Impact Assessment (2007)
- Structural Assessment (2007)
- Master Plan (2010)
- Use and Development Plan (2010)
- Interpretation Plan (2011)
- Arch Relocation Plan (2012)
- Archaeological testing results (2006-2013)



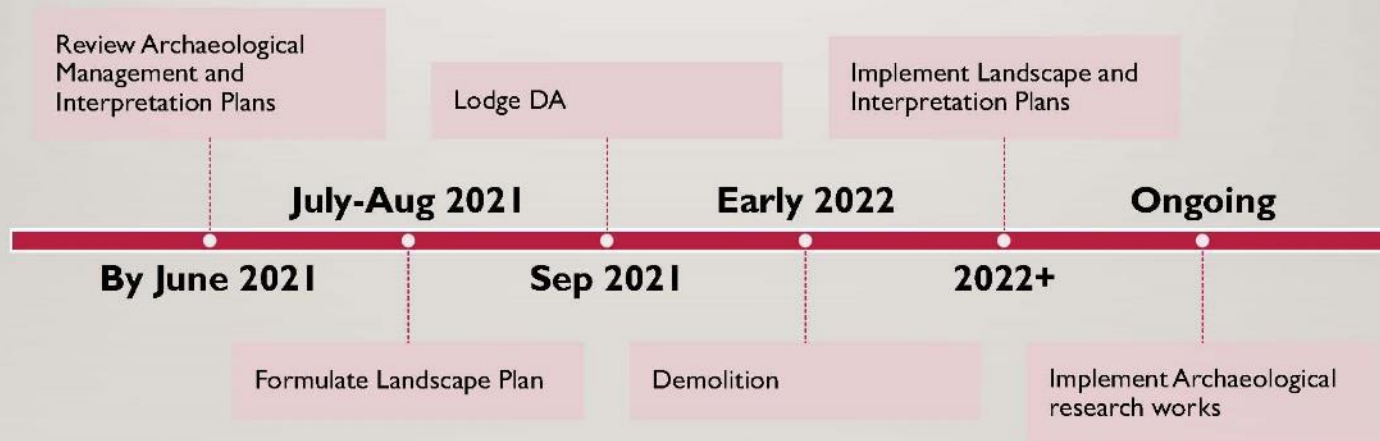
## REQUIRED PLANNING DOCUMENTS

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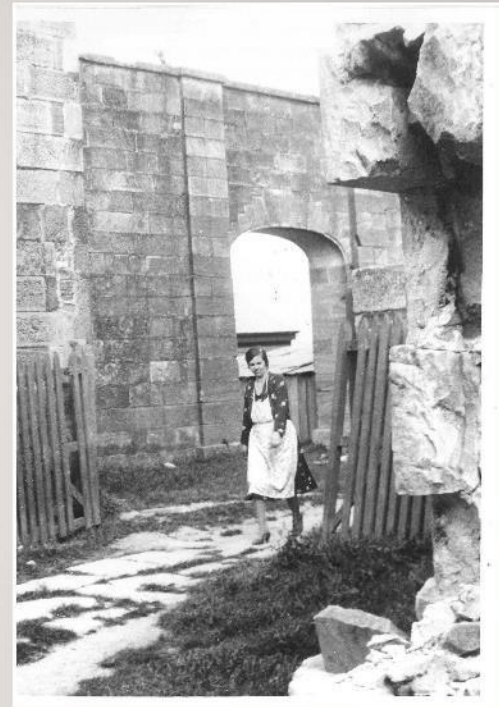
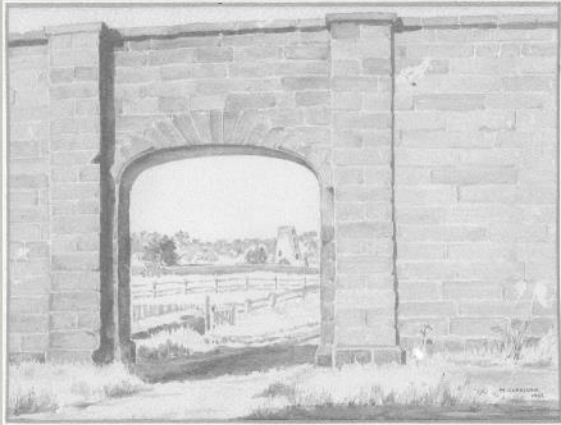
- Review of the Archaeological Management Plan (to incorporate test excavation results and revised methodology).
- Review of the Interpretation Plan (to recognise the pool removal).
- Landscape Plan
- Preparation of Development Application Documentation.



## IMPLEMENTATION TIMELINE







## **6. COUNCILLORS – QUESTION TIME**

### **6.1 QUESTIONS (ON NOTICE)**

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

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

Nil.

## 6.2 QUESTIONS WITHOUT NOTICE

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

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

**Deputy Mayor E Batt** – advice of Paterson’s Curse at the old hatchery at Bagdad, can Council attend to.

*It was advised that this item has been raised with the Weeds Officer to investigate.*

**Deputy Mayor E Batt** – question regarding drainage issue at corner Erskine Street and Main Street, Kempton through to Louisa Street.

*The Acting General Manager advised that Council staff have investigated two possible outfalls with concept options and plans to be developed to address the issue.*

**Deputy Mayor E Batt** – question regarding progress on the Kempton off-lead dog park?

*The Acting General Manager advised that a grant application has been submitted and currently awaiting advice from that application.*

**Clr R McDougall** – question regarding old St James Church at Colebrook and overgrown grass/hazard.

*Council staff will investigate and send hazard abatement notice if required.*

**Clr K Dudgeon** – question regarding whether a replacement Planning Officer for Jacqui Tyson’s position has been appointed? and if so, request for advice of any future appointments

*The Manager, Development and Environmental Services advised that Louisa Brown has commenced in the position of Planning Officer while Jacqui is on maternity leave.*

**Clr K Dudgeon** – question regarding town signage in Southern Midlands and that they are all looking very worn/faded (noting that the sign at Craighourne Dam is extremely faded and unreadable).

*The Acting General Manager agreed that some signs are faded and require replacement, a signage replacement project is in progress.*

*It was noted that the Craighourne Dam sign is the responsibility of Department of State Growth who have been notified that this sign requires replacement.*

**Clr K Dudgeon** – advice that Paterson’s Curse was noticed on the Mt Baines property at Colebrook and has been raised with the Weeds Officer for action.

**Clr K Dudgeon** – question regarding the visitor maps for Oatlands and if they are available, request for copies to be provided to the community centre.

*The Acting General Manager advised that the Oatlands visitor maps had been updated and copies will be provided to the community centre this week.*

**Clr K Dudgeon** – question regarding the Woodsdale Cemetery and whether residents of Woodsdale have been notified that it is now Council owned.

*The Acting General Manager advised that Council will write to the Cemetery Management committee with this advice.*

**Clr K Dudgeon** – query regarding parking outside Commonwealth Bank and if a 15 minute parking sign can be installed? A number of customers from the Imbibers park in front of the bank and no parking is available for elderly customers directly outside the bank.

*To be investigated.*

**Clr A Bantick** – question regarding Kempton Medical Centre and if there are any advancements for service providers/Dr's at this facility?

*The Acting General Manager advised that Council have been working with allied health professionals regarding a range of service providers, noting that there is no doctor at this point in time. An opportunity for local doctors in Brighton and Bothwell to have a look at the centre is also to be arranged. The Occupancy Permit for the centre was issued last week.*

**Clr A Bantick** – request that some works projects need to be brought forward prior to the next budget due to flooding in Bagdad and other areas over the past few weeks. Some works are urgent and need attention now, funds can be used now to get some of these jobs completed by external contractors if required. It was noted that works staff have done a good job and are to be congratulated on all of their work; perhaps more outside works staff are required to address projects that have been on the works schedule for a couple of years; including kerb and channel work.

*The Mayor requested pricing of inundation jobs and noted that some jobs should be deficit funded this year and will be taken from next years budget.*

*The Acting General Manager is to put forward a listing of potential projects that could be brought forward.*

**Clr A Bantick** – request for urgent upgrade on the footpath near Gangells Lane, Bagdad that has been washed out.

*Noted and to be forwarded to works staff for action.*

**Clr A Bisdee OAM** – supports Clr Dudgeon with upgrading signage with a heritage influence for Southern Midlands towns signs.

**Clr A Bisdee OAM** – a plan for Memorial trees along the highway throughout the Southern Midlands needs to be looked at after noticing a tree south of Kempton that has fallen in half/rotten. The trees are very old and a plan needs to be developed to replace them as they are reaching the end of their lifespan.

**Clr A Bisdee OAM** – request for a sympathy card be sent to Mr Bob Cooke from Council on the recent passing of Sgt. Rob Cooke.

**Mayor A Green** – advice that the Drought Weeds Program needs to be re-advertised as property owners are unaware this funding is available. It was requested that the replacement Weeds Officer send details of this grant and other weeds information direct to farmers with a priority to establish a meaningful contact database. The Council Newsletter and Facebook page are not enough to promote this. It was also requested an article be placed in the Tas Country. The Mayor also commended Jen Milne on a great job in her position as Weeds Officer.

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

1. **Animal Management Report (refer agenda item 14.6.1)**
2. **Staffing Matter (Closed Session)**
3. **Legal Matter - Oatlands Aquatic Centre (Closed Session)**
4. **Progress of Oatlands Accommodation Facility project**

### DECISION

*Moved by Cllr R McDougall, seconded by Cllr K Dudgeon*

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

### CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A Green	√	
Deputy Mayor E Batt	√	
Cllr A Bantick	√	
Cllr A E Bisdee OAM	√	
Cllr K Dudgeon	√	
Cllr D Fish	√	
Cllr 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.

Councillors were advised that, at the time of issuing the Agenda, no questions on notice had been received from members of the public.

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

### **JULIA JABOUR – SOUTHERN MIDLANDS REGIONAL NEWS**

Question regarding whether any tenders had been received for the Oatlands Aquatic Centre construction and if so are they Tasmanian or Mainland companies?

*The Acting General Manager advised that tenders closed on the 14<sup>th</sup> October 2020 and three contractors have tendered for the project and they all are Tasmanian firms. Council will hold a workshop in the near future to determine the best outcome for Council.*

Question regarding the current Oatlands Swimming Pool and will there be extra Covid-19 safety requirements for the operation of the Pool this season?

*The Acting General Manager advised that Council have Standard Operating Procedures relating to pool operations and Covid-19 requirements will be included.*

#### **9.1 Permission to Address Council**

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

- Nil.



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

Nil.

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

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

### **11.1 DEVELOPMENT APPLICATIONS**

#### **11.1.1 DEVELOPMENT APPLICATION (SA 2020/8) FOR A PROPOSED DWELLING AND SUBDIVISION AT 47 HIGH STREET OATLANDS (CT7817857/1), OWNED BY SCOTT AND JACQUELINE DARE**

*File Ref: T 7817857*

**Author:** MANAGER DEVELOPMENT AND ENVIRONMENTAL SERVICES (DAVID CUNDALL)

**Date:** 21 OCTOBER 2020

**Enclosure(s):**

*Development Application documents  
Representation*

### **PROPOSAL**

The Applicant Tony Woolford and Associates on behalf of the landowners, Scott and Jacqueline Dare, has applied to the Southern Midlands Council for a Permit under the *Land Use Planning and Approvals Act 1993* ("the Act") to subdivide their land at 47 High Street Oatlands and construct a dwelling on the proposed lot.

The property is known as the Oatlands Roadhouse and is listed on the Tasmanian Heritage Register.

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

The land and is zoned General Business and is within the Oatlands Heritage Precinct. The land is located on the south eastern corner of High Street and Wellington Street.

Under the Planning Scheme the proposal is defined as a subdivision and a dwelling.

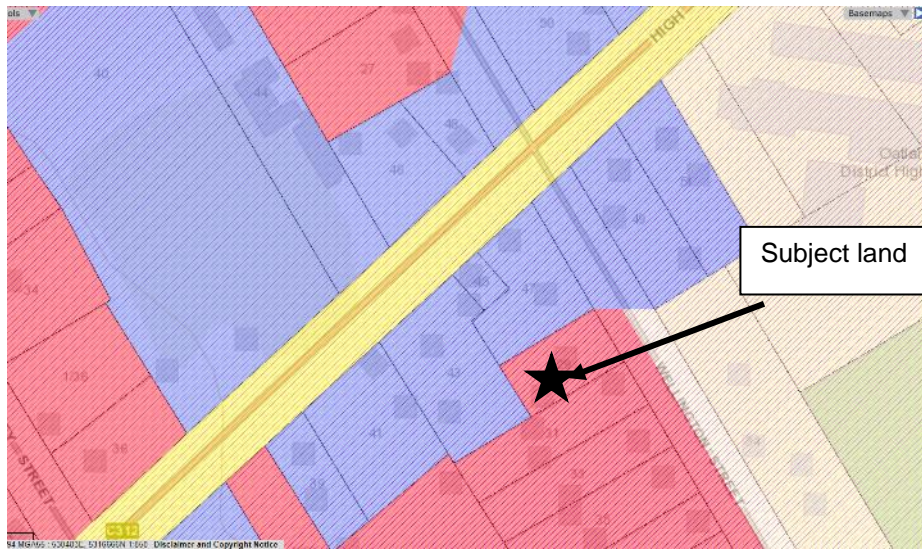
A permit for this type of development is considered at the discretion of Council.

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

This report will assess the proposal against the relevant provisions of the Act and the Scheme. It is recommended that Council grant the permit for the development with conditions.

## THE SITE

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



Map 1\_ The subject land and surrounding properties are in the General Business Zone (blue) The property is within the Oatlands Heritage Precinct (hashed area) and the subject land is marked with a black star.



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

## THE APPLICATION

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

There are two components to the application:

- 1) The subdivision of the land to create a 715m<sup>2</sup> lot and a 615m<sup>2</sup> balance lot (containing the existing roadhouse building). Associated works include a new access and services for the lot.
- 2) The construction of a weatherboard, 2 bedroom and garage dwelling. Associated works include the internal driveway and services.

Council Officers have referred the application to Heritage Tasmania, TasWater and conducted a site visit and discussed the application with the Applicant.

Council's Manager of Heritage Projects has also provided input and guidance into the development with assessment against the provisions of the Heritage Code.

## USE/DEVELOPMENT DEFINITION

The proposed use and development is defined, under the Planning Scheme, as subdivision (with associated works) and a Dwelling (Single) with associated works and development.

There are a number of discretions requiring assessment against the Performance Criteria of the Planning Scheme. Also per Part 9.7 of the Scheme a subdivision is discretionary. The discretions are addressed in the body of this report.

The application was also referred to Heritage Tasmania per the requirements of the Historic Cultural Heritage Act 1995. Heritage Tasmania have provided a Notice of Heritage Decision and required only one condition. That is:

*The proposed driveway must be constructed with an exposed aggregate finish.  
The colour of the aggregate must be of a mid to dark tone.*

*Reason for condition*

*To ensure that the new work does not detract from the more significant elements of the site.*

A standard condition of approval is to include the Heritage Tasmania condition in any permit issued.

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

## PUBLIC NOTIFICATION AND REPRESENTATIONS

The application was advertised on the 1<sup>st</sup> September 2020 for fourteen (14) days. During this period Council received one (1) representation, as detailed in the table below.

<b><i>Representation 1</i></b>	<b><i>Council Officer Comment</i></b>
To permit subdivision of the title, diminishes the cultural and aesthetic value of much of Oatlands charm, i.e. larger than the postage stamp blocks that are the norm in other Hobart outer suburbs, makes building or buying an existing home in Oatlands very favourable. Postage stamp size blocks add nothing to the strategic plan for Oatlands.	<b><i>Both lots proposed comply with the Acceptable Solution for lot size in the General Business Zone.</i></b>  <b><i>Council does not have discretion with regard to this matter.</i></b>
The heritage listed commercial building on the title with an old stone barn adds to the Georgian ambience of the town, and ought not be expediently removed, to satisfy a whimsical moment in time.	<b><i>The barn is not proposed to be removed or altered.</i></b>
To subdivide the block and approve a new weatherboard dwelling will impinge on my freedom to enjoy my own workshop, and residence, on its large commercial block at 43 High Street	<b><i>The General Business Zone and Historic Precinct Area do not prohibit further development of land.</i></b>
The set back of the proposed dwelling does not allow for any potential extensions to the dwelling, i.e. a verandas or porch addition. Should they be required extensions in the future, they will be almost overhanging the boundary fence to 43 High Street.	<b><i>The setbacks of the dwelling are 1.5m from the south eastern boundary, 1.687m from the north western boundary, 6.8m from the south western boundary and 21.8m from the frontage.</i></b>  <b><i>Both the representors land and the applicant's land are in the General Business Zone.</i></b>  <b><i>Part 21.4.2 of the planning scheme allows a nil setback for the General Business Zone under the Acceptable Solution.</i></b>  <b><i>Council does not have discretion with regard to this matter. Further works are also likely to require further planning approvals or as otherwise be exempt or no permit required under the planning scheme. It is not possible for the Planning Authority to give regard to works that have not yet happened or otherwise proposed.</i></b>
Any change of use to 47 High Street, has implications for 43 High Street. Any future application on my part to extend, or build additional industrial complex on my land could be held to impinge on the domestic dwelling at 47 High Street. Additionally, I may be limited in scope or effect, for future business options on my commercial land eg noise, or traffic, or working hours. Such may be	<b><i>The proposal is largely compliant with the development standards for the zone. The onus of managing environmental effects lies with the generator of these effects. The General Business Zone does not provide any "use standards" with which Council can condition a dwelling in the zone.</i></b>

<p>considered an unreasonable restriction in a commercial area.</p>	
<p>Drainage. The block at 47 High Street is already well below the level of 43 High Street .When there is inundation of runoff, or snow melt, as in this year, there is a significant amount of water that flows down to back of The Heritage at 47 High Street, which in turn is lower than adjoining titles, with the water flooding from the surrounding higher titles, then seeping across 43 High Street, to lower levels at 47 High Street and Wellington Street.</p>	<p><b><i>Ordinary natural ground and surface run-off are not a matter for Council. However a new impervious surfaces will need to be drained to a legal discharge point.</i></b></p> <p><b><i>A standard condition of approval is included on the recommended permit to this effect.</i></b></p>
<p>To subdivide this heritage block, is to open Pandora's box to more calls that will only diminish the cultural value of Oatlands, and put into question commercial investment in the town.</p>	<p><b><i>Use and development is managed primarily through a planning scheme. The planning scheme allows for a range of uses and development and does not explicitly prohibit development.</i></b></p>
<p>47 High Street is historically significant to the history and cultural value of Oatlands, by way of its two sandstone buildings on the current title. The name. The Heritage Roadhouse, acknowledges such historical connection. The buildings are in the commercial precinct. In the absence of any notification to the effect that the commercial precinct has / will be altered by this application, it is reasonable to assume that The Heritage Roadhouse is, and will remain commercial, and not residential.</p> <p>[reference to representors name and business removed]</p> <p>Visitors to the town appreciate it's many sandstone and heritage buildings. Whatever their condition, which is why so many have been resurrected on the High Street to provide that attraction and commercial opportunity. The company strongly disagrees with any diminishing of the cultural values attached to Oatlands, and requests Council to disallow this subdivision.</p>	<p><b><i>No further comment.</i></b></p>

**ASSESSMENT - THE SOUTHERN MIDLANDS INTERIM PLANNING SCHEME**

<b>Development Standards</b>		
<b>21.4.1 Building Height</b>		
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p>A1</p> <p>Building height must be no more than:</p> <p>9 m.</p>	<p>P1</p> <p>Building height must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be compatible with the scale of nearby buildings;</p> <p>(c) not unreasonably overshadow adjacent public space;</p> <p>(d) allow for a transition in height between adjoining buildings, where appropriate;</p>	<p><i>The building is less than 9m high and therefore complies with the Acceptable Solution.</i></p>
<p>A2</p> <p>Building height within 10 m of a residential zone must be no more than 8.5 m.</p>	<p>P2</p> <p>Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.</p>	<p><i>The building is less than 8.5m high and therefore complies with the Acceptable Solution.</i></p>

<b>21.4.2 Setback</b>		
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p>A1</p> <p>Building setback from frontage must be parallel to the frontage and must be no more than:</p> <p>nil m, if fronting High Street,</p> <p>3 m, if fronting any other street.</p>	<p>P1</p> <p>Building setback from frontage must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</p> <p>(c) enhance the characteristics of the site, adjoining lots and the streetscape;</p> <p>(d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created;</p> <p>(e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.</p>	<p><i>The building is 21.8m from the frontage and is located behind the heritage listed sandstone barn.</i></p> <p><i>It would not be feasible to build a dwelling between the barn and the frontage.</i></p> <p><i>Compatibility with street and the surrounding area is allowed through design of the building and through slight obscurity behind the barn.</i></p> <p><i>The proposal complies with the performance criteria.</i></p>



<p>A2</p> <p>Building setback from a residential zone must be no less than:</p> <p>(a) 5 m;</p> <p>(b) half the height of the wall,</p> <p>whichever is the greater.</p>	<p>P2</p> <p>Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots, taking into account aspect and slope.</p>	<p><b><i>The setbacks of the dwelling are 1.5m from the south eastern boundary, 1.687m from the north western boundary, 6.8m from the south western boundary and 21.8m from the frontage.</i></b></p> <p><i>As the building is 1.5m from the south eastern boundary the development must be assessed against the performance criteria as follows:</i></p> <p>a) <i>The proposed building is located in the west/south west of the neighbouring dwelling. The neighbour will still receive sunlight from the north/north westerly aspect.</i></p> <p>b) <i>The dwellings are offset from one another and will not allow for direct viewing between windows or outdoor areas. The land is also relatively flat and the proposed building is single story only.</i></p> <p>c) <i>There are many houses and business that surround this lot. The dwelling does not dominate the streetscape or immediate area.</i></p>
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**21.4.3 Design**

To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p>A1</p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the</p>	<p>P1</p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <p>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive</p>	<p><i>The standard is written for a business fronting a main shopping street and is not applicable.</i></p>

<p>surface area of the ground floor level façade;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p>	<p>surveillance of public spaces;</p> <p>(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</p> <p>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</p> <p>(f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</p> <p>(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</p> <p>(h) be consistent with any Desired Future Character Statements provided for the area.</p>	
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<p>A2</p> <p>Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>P2</p> <p>No Performance Criteria.</p>	<p><i>The recommended permit is conditioned to require building materials and finishes to comply with the acceptable solution.</i></p>
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**21.4.4 Passive Surveillance**

To ensure that building design provides for the safety of the public.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p>A1</p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade;</p> <p>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade;</p> <p>(d) avoid creating entrapment spaces around the building site, such as</p>	<p>P1</p> <p>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <p>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</p> <p>(b) locate windows to adequately overlook the street and adjoining public spaces;</p> <p>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</p> <p>(d) locate external lighting to illuminate any entrapment spaces around the building site;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p>	<p><i>The standard is written for a business fronting a main shopping street and is not applicable.</i></p>

<p>concealed alcoves near public spaces;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) provide well-lit public access at the ground floor level from any external car park.</p>	<p>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</p> <p>(g) provide for sight lines to other buildings and public spaces.</p>	
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**21.4.5 Landscaping**

To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p>A1</p> <p>Landscaping must be provided for sites for non-residential use along the frontage for at least 50% of the frontage width, except if front setback is less than 1 m in which case no landscaping is necessary.</p>	<p>P1</p> <p>Landscaping must be provided to satisfy all of the following:</p> <p>(a) enhance the appearance of the development;</p> <p>(b) provide a range of plant height and forms to create diversity, interest and amenity;</p> <p>(c) not create concealed entrapment spaces;</p> <p>(d) be consistent with any Desired Future Character Statements provided for the area.</p>	<p><i>The standard is written for a business fronting a main shopping street and is not applicable.</i></p>
<p>A2</p> <p>Along a boundary with a residential zone landscaping must be provided for a depth no less than:</p> <p>2 m.</p>	<p>P2</p> <p>Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the</p>	<p><i>The standard is written for a business fronting a main shopping street and is not applicable.</i></p>

	<p>adjoining residentially-zones land.</p>	
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**21.4.6 Outdoor Storage Area**

To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p>A1</p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <p>(a) be located behind the building line;</p> <p>(b) all goods and materials stored must be screened from public view;</p> <p>(c) not encroach upon car parking areas, driveways or landscaped areas..</p>	<p>P1</p> <p>Outdoor storage areas for non-residential uses must satisfy all of the following:</p> <p>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</p> <p>(b) not encroach upon car parking areas, driveways or landscaped areas.</p>	<p><i>The standard is written for a business fronting a main shopping street and is not applicable.</i></p>

**21.4.7 Fencing**

To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p>A1</p> <p>Fencing must comply with all of the following:</p> <p>(a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage;</p> <p>(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m;</p> <p>(c) height of fences along a common boundary</p>	<p>P1</p> <p>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following:</p> <p>(a) the height of the fence;</p>	<p><i>Not Applicable.</i></p>

<p>with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.</p>	<p>(b) the degree of transparency of the fence;</p> <p>(c) the location and extent of the fence;</p> <p>(d) the design of the fence;</p> <p>(e) the fence materials and construction;</p> <p>(f) the nature of the use;</p> <p>(g) the characteristics of the site, the streetscape and the locality, including fences;</p> <p>(h) any Desired Future Character Statements provided for the area.</p>	
<p><b>21.5.1 Subdivision</b> To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.</p>		
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>	<p><b>OFFICER COMMENT</b></p>
<p>A1</p> <p>The size of each lot must be no less than:</p> <p>300 m2.</p> <p>except if for public open space, a riparian reserve or utilities..</p>	<p>P1</p> <p>The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</p>	<p><i>Each proposed lot is over 300m2.</i></p> <p><i>The proposal complies with the Acceptable Solution.</i></p>

<p>A2</p> <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following;</p> <p>(a) clear of the frontage, side and rear boundary setbacks;</p> <p>(b) clear of easements;</p> <p>(c) clear of title restrictions that would limit or restrict the development of a commercial building;</p> <p>(d) has an average slope of no more than 1 in 5;</p> <p>(e) is a minimum of 10 m x 15 m in size.</p>	<p>P2</p> <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <p>(a) be reasonably capable of accommodating use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements;</p> <p>(b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot;</p> <p>(c) minimises the need for earth works, retaining walls, and cut &amp; fill associated with future development</p>	<p><i>The proposal does not comply with the acceptable solution as the 10mx15m building area is not within the side setbacks.</i></p> <p><i>The applicant has demonstrated a building can be built on the land as the application is a combined dwelling and subdivision application.</i></p> <p><i>The land is over 700m2 in size which is considered to be a “large” residential lot.</i></p>
<p>A3</p> <p>The frontage for each lot must be no less than:</p> <p>15 m.</p>	<p>P3</p> <p>The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.</p>	<p><i>The frontage of lot 1 is 17m and the frontage of the balance is 27.7m.</i></p> <p><i>Therefore complies with the acceptable solution</i></p>

<p>A4</p> <p>No Acceptable Solution.</p>	<p>P4</p> <p>The arrangement of roads within a subdivision must satisfy all of the following:</p> <p>(a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot;</p> <p>(b) accords with any relevant road network plan adopted by the Planning Authority;</p> <p>(c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary;</p> <p>(d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.</p>	<p><i>There are not new roads proposed. The standard is not applicable.</i></p>
<p>A5</p> <p>Each lot must be connected to services adequate to support the likely future use and development of the land.</p>	<p>P5</p> <p>No Performance Criteria.</p>	<p><i>These are provide and comply with the Acceptable Solution.</i></p>



<p>A6  No Acceptable Solution.</p>	<p>P6  Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p>	<p><i>Public Open Space contributions are not required under Council's Public Open Space Policy.</i></p>
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**Parking and Access Code**

The Parking and Access Code applies to all development. A single dwelling containing 2 or more bedrooms requires at least 2 parking spaces to be provided onsite.

A new access onto Wellington Street and internal driveway is proposed and conditions to this effect are included on the recommended permit.

This complies with the requirements of the Code.

**Stormwater Management Code**

The stormwater code applies to all development requiring the management of stormwater. Stormwater from the development will be able to be disposed of to the public stormwater system, complying with the standards of the code.

**Historic Heritage Code and Heritage Assessment**

The application was referred (internally) to Council's Manager Heritage Projects and the following assessment is provided.

**HERITAGE LISTINGS:**

- Tasmanian Heritage Register
- SMIPS – Heritage Place
- SMIPS – Heritage Precinct
- SMIPS – Cultural Landscape Precinct

Table E13.1 Ref.	Name/location/address	C/T	General description
313	Oatlands Roadhouse Conjoined Cottage and Outbuildings 47 High Street Oatlands	53000/1	Complex of buildings and structures.

## BRIEF DESCRIPTION OF PLACE & HISTORICAL CONTEXT

The Oatlands Roadhouse is a conjoined shop and cottage, dating from the 1850s. Calder's 1846 map of Oatlands shows this site as having a timber and stone building near the corner which does not bear resemblance to any current building on the site.

The building appears to have always been a commercial complex, including two shops and a small residential space. It is unclear what the relationship of the barn at the rear is to the complex but was probably used to support either/both shops and/or the residence.

## STATEMENT OF SIGNIFICANCE

47 High Street is significant as a mid-c19th commercial/residential building complex and has strong community associations as always having that commercial purpose. The barn at rear also dates from the mid-late c19th and is significant as an early outbuilding associated with that commercial/residential use.

## PRE-APPLICATION CONSULTATION

This application has included a substantial amount of pre-application consultation. An initial design was submitted to Council's Manager Heritage Projects for comment in March 2020 as the basis for a pre-application discussion. There were a number of points in that initial submission which were considered unlikely to meet the scheme requirements, namely roof pitch, fenestration and expanse of roof form. These issues have been largely addressed in the redesign pursuant to the request for further information, however conditions of approval may still be required to achieve an acceptable outcome.

## SCOPE OF APPLICATION

This application involves the construction of a freestanding new dwelling at the rear of the site, behind the roadhouse, cottage and barn.

## REPRESENTATIONS

During the statutory advertising period, one representation was received. The tenor of which is provided below with commentary as to the merit of the representation.

Tenor of representation	<i>Discussion and merit of representation</i>
To permit subdivision of the title, diminishes the cultural and aesthetic value of much of Oatlands charm, i.e. larger than the postage stamp blocks that are the norm in other Hobart outer suburbs, makes building or buying an existing home in Oatlands very favourable. Postage stamp size blocks add nothing to the strategic plan for Oatlands.	<i>It is agreed that subdivision can potentially diminish townscape heritage values, however each case needs to be taken on its own merit. The current proposal is considered to retain a sufficient backyard space for the continued commercial operation of the commercial heritage building. The construction of a dwelling on the rear portion, with the historic barn in the front yard is likely to provide a stimulus for the future use/restoration of the barn which may be a heritage site in its own right.</i>
The heritage listed commercial building on the title with an old stone barn adds to the Georgian	<i>The proposal retains the barn.</i>

ambience of the town, and ought not be expediently removed, to satisfy a whimsical moment in time.	
To subdivide the block and approve a new weatherboard dwelling will impinge on the freedom of neighbours	<i>Not a heritage consideration. Please refer to the planning report.</i>
The set back of the proposed dwelling does not allow for any potential extensions to the dwelling, i.e. a verandas or porch addition. Should they be required extensions in the future, they will be almost overhanging the boundary fence.	<i>The proposal has been assessed on its merits as proposed. The planning authority cannot consider the possibility of 'future extensions'.</i>
Any change of use to 47 High Street, has implications for neighbouring properties scope or effect, for future business options. Such may be considered an unreasonable restriction in a commercial area.	<i>Not a heritage consideration.</i>
[Drainage issues]	<i>Not a heritage consideration.</i>
To subdivide this heritage block, is to open Pandora's box to more calls that will only diminish the cultural value of Oatlands, and put into question commercial investment in the town.	<i>Any application for subdivision is taken on merit and the current case need not necessarily set a precedent.</i>
47 High Street is historically significant to the history and cultural value of Oatlands, by way of its two sandstone buildings on the current title. The name. The Heritage Roadhouse, acknowledges such historical connection.	<i>The heritage buildings will remain as the dominant elements on each subdivided title.</i>
The buildings are in the commercial precinct. In the absence of any notification to the effect that the commercial precinct has / will be altered by this application, it is reasonable to assume that The Heritage Roadhouse is, and will remain commercial, and not residential.	<i>Not a heritage consideration.</i>

## ASSESSMENT OF POSSIBLE HERITAGE IMPACT ARISING FROM THE DEVELOPMENT

### ***Impact upon built heritage fabric***

The proposal, as a freestanding building, has no impact upon any heritage fabric.

### ***Impact upon the setting of the heritage place***

The proposed building is set behind the two heritage buildings on the property, which will retain their dominance of the High and Wellington Street frontages of the site. It is concluded that the proposed dwelling will have no impact upon the significance of the setting of the place.

### ***Impact upon landscape elements***

No significant landscape elements will be impacted in the proposed development.

## ASSESSMENT AGAINST APPLICABLE SMIPS HERITAGE STANDARDS

Proposal Involves:

- |  |  |
|--|--|
| Demolition                               | <input type="checkbox"/> (E.13.7.1, E.13.8.1)            |
| Building and Works Other than Demolition | <input checked="" type="checkbox"/> (E.13.7.2, E.13.8.2) |
| Subdivision                              | <input checked="" type="checkbox"/> (E.13.7.3, E.13.8.3) |

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

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

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

<b>E.13.7.2 – Building and Works other than Demolition (note that there are no Acceptable Solutions for this Clause – excluding fencing which is not applicable in the current case).</b>	
Performance Criteria	Comments
<p>P1 Development must not result in any of the following:</p> <ul style="list-style-type: none"> <li>(a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;</li> <li>(b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.</li> </ul>	<ul style="list-style-type: none"> <li>a) The proposed development is considered to be an acceptable response to the desire for a residential dwelling on the site. The fenestration of the building is not considered to be wholly appropriate to the setting, therefore conditions of any approval should seek to provide a more appropriate style of windows.</li> <li>b) The proposal does not result in damage or loss of any significant landscape elements.</li> </ul> <p><b>It is concluded that the proposal adequately meets this Performance Criterion.</b></p>
<p>P2 Development must be designed to be subservient and complementary to the place through characteristics including:</p> <ul style="list-style-type: none"> <li>(a) scale and bulk, materials, built form and fenestration;</li> <li>(b) setback from frontage;</li> <li>(c) siting with respect to buildings, structures and listed elements;</li> <li>(d) using less dominant materials and colours.</li> </ul>	<p>The proposed development is subservient to both the shop and the stables largely due to its position at the very rear corner of the block. Being of timber construction promotes this subservience and the different (yet still traditional) materials palette will allow the building to be read as a more recent addition. The structure will be discrete from public vantage points therefore will not have any appreciable impact upon the setting of the place.</p> <p>The fenestration of the building is not considered to be wholly appropriate to the setting, therefore conditions of any approval should seek to provide a more appropriate style of windows</p>
<p>P3 Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.</p>	<p>The fenestration of the building is not considered to be wholly appropriate to the setting, therefore conditions of any approval should seek to provide a more appropriate style of windows</p>

P4 Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.	<b>It is concluded that the proposal adequately meets these Performance Criteria through conditions of any approval.</b>
P5 New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.	No front fencing is proposed. <b>This performance Criterion is not applicable.</b>
<b>E.13.7.3 – Subdivision (note that there are no Acceptable Solutions for this Clause)</b>	
Performance Criteria	Comments
<p>P1 A proposed plan of subdivision must show that historic cultural heritage significance is adequately protected by complying with all of the following:</p> <p>(a) ensuring that sufficient curtilage and contributory heritage items (such as outbuildings or significant plantings) are retained as part of any title containing heritage values;</p> <p>(b) ensuring a sympathetic pattern of subdivision;</p> <p>(c) providing a lot size, pattern and configuration with building areas or other development controls that will prevent unsympathetic development on lots adjoining any titles containing heritage values, if required.</p>	<p>a) It is considered that the proposed subdivision will include one major heritage feature on each lot and that these features do not necessarily need to remain on the same title in order for their heritage values to endure. In fact the subdivision of the barn may provide stimulus for its eventual restoration.</p> <p>b) The existing title form is not considered significant (i.e. it does not represent the early/original subdivision of Oatlands) and further subdivision is not considered to greatly diminish the pattern of townscape development.</p> <p>c) The proposed development <i>probably</i> represents the extent of major permissible development on the site and is not considered to be unsympathetic to the heritage values of the place.</p>

**Overall, it is considered that the proposal adequately meets the objectives of Clause E.13.7**

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

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

<b>E.13.8.2 – Building and Works other than Demolition (note that there are no Acceptable Solutions for this Clause – excluding fencing which is not applicable in the current case).</b>	
Performance Criteria	Comments
P1. Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.	As per the discussion in the table below against each of the statements of significance for the Oatlands Township Precinct, the proposal will not result in any adverse heritage impact upon that significance.  <b>It is concluded that the proposal adequately meets this Performance Criterion.</b>
P2. Design and siting of buildings and works must comply with any relevant design criteria/conservation policy listed in Table E13.2, except if a heritage place of an architectural style different from that characterising the precinct.	As per the discussion in the table below against each of the design criteria for the Oatlands Township Precinct, the proposal generally complies with all of those criteria.  <b>It is concluded that the proposal adequately meets this Performance Criterion.</b>
P3. Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.	As per the discussion in the table below against each of the statements of significance for the Oatlands Township Precinct, the proposal will not result in any adverse heritage impact upon that significance.  <b>It is concluded that the proposal adequately meets this Performance Criterion.</b>
P4. New front fences and gates must be sympathetic in design, (including height, form, scale and materials), and setback to the style, period and characteristics of the precinct.	As no new front fences or gates are proposed, this Performance Criterion is not applicable.
<b>E.13.8.3 – Subdivision (note that there are no Acceptable Solutions for this Clause)</b>	
Performance Criteria	Comments
P1 Subdivision must not result in any of the following:  (a) detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2;  (b) a pattern of subdivision unsympathetic to the historic cultural heritage significance of the precinct;	As per the assessment against E.13.7.2 and E.13.7.3, and against the design criteria/conservation policy of the precinct, the proposed development is not considered to be detrimental to such and is therefore <b>concluded that the proposal adequately meets these Performance Criteria.</b>

<p>(c) potential for a confused understanding of the development of the precinct;</p> <p>(d) an increased likelihood of future development that is incompatible with the historic cultural heritage significance of the precinct</p>	
<p><b>P2</b> Subdivision must comply with any relevant design criteria / conservation policy listed in Table E13.2.</p>	

The following table lists the Statement of Significance for the Oatlands Heritage Precinct, for the assessment of P1 above:

Performance Criteria	Comments
<p>The Oatlands Township Precinct is of historic cultural heritage significance because:</p>	
<p>(a) it demonstrates a township comprising a concentration of highly intact historic buildings of the Old Colonial Georgian and Victorian Georgian styles;</p>	<p>The proposed dwelling is considered to be an appropriate design response and is situated in a discrete location at the very rear of the block with two heritage buildings fronting the street in front of the building which will retain the character of the heritage precinct.</p>
<p>(b) the density of historic buildings of similar architectural styles and periods in Oatlands contributes to a highly intact streetscape character;</p>	
<p>(c) it demonstrates the evolution and settlement patterns of Tasmania in the early-mid nineteenth century, as a township transport routes joining the north and south of the State, and as an intended central capital associated with the pastoral activity of the Midlands area;</p>	
<p>(d) its predominant building material of sandstone, as a source of local materials, and reflecting the differing economies of labour and construction at the time;</p>	<p>The proposed timber cladding will allow the structure to be read as a subservient addition to the site and retain the more rugged sandstone buildings as the dominant site elements.</p>
<p>(e) it demonstrates the theme of convictism, through the use of sandstone, links to transport, and the many buildings in the township associated with convicts;</p>	<p>The proposal will not impact any part of the precinct considered to represent these key historic themes.</p>
<p>(f) it has the largest number of sandstone buildings within a township setting in Australia;</p>	<p>As per (d).</p>

The following table lists the Design Criteria/Conservation Policy for the Oatlands Heritage Precinct, for the assessment of P2 above:

Design Criteria/Conservation Policy	Comments
The design and siting of buildings and works must satisfy the following criteria:	
(a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the principles of the Georgian architectural style dominant in the precinct, except if an addition to a heritage listed building of a non-dominant architectural style in which case consistency with that style is required;	Overall, the building represents Georgian design principles in its simplicity of design and appropriate roof pitch. The fenestration of the building is not considered to be wholly appropriate to Georgian design principles, therefore conditions of any approval should seek to provide a more appropriate style of windows <b>The proposal complies with this conservation policy.</b>
(b) building setback from frontage must provide a strong edge to Main Street and be parallel to the street;	The building has been sited to retain the dominant presence of the existing High Street and Wellington Street heritage buildings. <b>The conservation policy is not applicable.</b>
(c) buildings must address the street, unless at the rear of a site;	The building is the rear of the site. <b>The conservation policy is not applicable.</b>
(d) buildings must not visually dominate the streetscape or buildings at places listed in Table.13.1	The proposed structure will be subservient to the existing structures when viewed from the street. <b>The proposal complies with this conservation policy.</b>
(e) architectural details and openings for windows and doors to visually prominent facades must respect the Georgian architectural style dominant in the precinct in terms of style, size, proportion and position;	The fenestration of the building is not considered to be wholly appropriate to the setting, therefore conditions of any approval should seek to provide a more appropriate style of windows. <b>With conditions, the proposal can comply with this conservation policy.</b>
(f) external wall building material must be any of the following: i. sandstone of a colour matching that commonly found in Oatlands' buildings ii. weatherboard (traditional profiles); iii. rendered, painted or lime wash brickwork; iv. unpainted brick of a traditional form and colour laid with a traditional bond; v. traditional Tasmanian vertical board (non-residential buildings only); vi. corrugated profile steel cladding, painted/ colorbond or galvanised iron (not 'zincalume' or similar) (outbuildings only);	The proposed dwelling will have a traditional profile of weatherboard cladding on the walls. <b>The proposal complies with this conservation policy.</b>



<p>(g) roof form and material must be consistent with the following:</p> <ul style="list-style-type: none"> <li>i. pitch between 30 and 40 degrees and hipped or gable if a major part of the building;</li> <li>ii. pitch less than 30 degrees and skillion if a minor part of the building at the rear;</li> <li>iii. avoidance of large unbroken expanses of roof and very long roof lines</li> <li>iv. roof material either custom orb (corrugated profile) sheeting, timber shingles, and slate. Steel sheeting must be either traditional galvanised iron or painted;</li> <li>v. guttering is rounded profile, with downpipes of circular cross-section:</li> </ul>	<ul style="list-style-type: none"> <li>i. The proposed roof pitch is 30 degrees.</li> <li>ii. Not applicable.</li> <li>iii. The expanse of roofline is not considered inappropriate nor excessive.</li> <li>iv. The roof is proposed to be corrugated galvanised iron consistent with this criterion/policy.</li> <li>v. The guttering is proposed to be half-round with round downpipes consistent with this criterion/policy.</li> </ul> <p><b>The proposal complies with this conservation policy.</b></p>
<p>(h) wall height sufficient to provide for lintels above doors and windows, with wall space above;</p>	<p>Wall space above lintels is proposed. <b>The proposal complies with this conservation policy.</b></p>
<p>(i) outbuildings generally to have a gabled, corrugated roof with an angle of pitch matching that of the primary building on the land, and with differentiated colouring of the exterior walls and roof so as to also approximate that of the primary building on the land;</p>	<p>Not applicable.</p> <p><b>The proposal complies with this conservation policy given that the policy calls for ‘generally’ matching roof forms – some discretion is considered appropriate in this instance.</b></p>
<p>(j) fences along frontages must be:</p> <ul style="list-style-type: none"> <li>i. between 900mm and 1000mm high, with a maximum of 1200mm for posts;</li> <li>ii. vertically articulated, (such as with dowel-and-rail, picket or palisade fences).</li> <li>iii. (iii) “semi-transparent” in appearance, that is, the distance between dowels or pickets, etc., must be such that the fence does not appear ‘solid’.</li> </ul>	<p>Not applicable – no front fencing proposed.</p>

## Recommendation

It is concluded that the proposed development, with conditions, adequately meets the Performance Criteria of the applicable Clauses E.13.7.2 and E.13.8.2 of the Southern Midlands Interim Planning Scheme 2015, therefore should not be refused on heritage grounds.

## Conditions

1. That the windows on the eastern elevation of the building are designed to be of more traditional dimensions and configuration, representative of the Georgian architectural form. Specifications to achieve the requirement of this condition are to be submitted to the satisfaction of Council's Senior Planning Officer prior to the issue of any building permit.

Reason for condition: To ensure that the most prominent elevation of the building includes a more traditional fenestrative pattern consistent with the heritage precinct.

## Advice

None.

## CONCLUSION

The report has assessed a Development Application for proposed dwelling and the subdivision of the land at 47 High Street, Oatlands known as the Oatlands Roadhouse.

One (1) representation was made to Council with concerns regarding heritage values of the town the higher density of development in the area and potential land use conflict between the proposed residential use and a commercial use in the area. The proposal was assessed and found to be compliant with the applicable standards of the Scheme.

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

## RECOMMENDATION

THAT, in accordance with the provisions of the *Southern Midlands Interim Planning Scheme 2015* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (SA 2020/8) for a proposed Dwelling and Subdivision at 47 High Street Oatlands (CT7817857/1), owned by Scott and Jacqueline Dare and that a permit be issued with the following conditions:

## CONDITIONS

### *General*

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.

- 2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, which ever is later, in accordance with section 53 of the land Use Planning And Approvals Act 1993.

*Dwelling Design*

- 3) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the Council's Manager of Development and Environmental Services.
- 4) That the windows on the eastern elevation of the building are designed to be of more traditional dimensions and configuration, representative of the Georgian architectural form. Specifications to achieve the requirement of this condition are to be submitted to the satisfaction of Council's Manager Development and Environmental Services prior to or in conjunction with the application for Building Approvals under the *Building Act 2016*.

Reason for condition: To ensure that the most prominent elevation of the building includes a more traditional fenestrative pattern consistent with the heritage precinct.

*Heritage Tasmania*

- 5) Compliance with any conditions or requirements of the Tasmanian Heritage Council in the attached 'Notice of Heritage Decision' No. 6275 dated 22<sup>nd</sup> September 2020.

*Services*

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

*Stormwater*

- 7) A connection and drainage from the proposed development must drain to a legal discharge point to the satisfaction of Councils Manager Development & Environmental Services.

*Easements*

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

*TasWater*

- 9) Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P (2) (b) TasWater impose conditions on the permit as per Form PL05P (attached).

*Access*

- 10) The vehicle access from the carriageway of the road onto the subject land must be located and constructed using an uncoloured reinforced concrete pavement in accordance with the construction and sight distance standards shown on standard drawings TSDR09v1 and TSDRF01v1 prepared by the IPWE Aust. (Tasmania Division) and to the satisfaction of Council's Manager of Works and Technical Services.

- 11) Adequate manoeuvring space must be provided in accordance with Standards Australia (2002): Australian Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities, Standards Australia, Sydney and the requirements of the Council's Manager of Works and Technical Services. All vehicles including heavy trucks or articulated vehicles may leave the site in a forward direction.
- 12) The Developer is to contact the Manager, Works & Technical Services to arrange a site inspection within two (2) working days of completion of works.
- 13) The Applicant must provide not less than 48 hours written notice to Council's Manager of Works and Technical Services (Jack Lyall 6254 5000) before commencing construction works within a council roadway.

*Final plan*

- 14) A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
- 15) A fee of \$250.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.
- 16) All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
- 17) The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

*Property Services*

- 18) Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's Municipal Engineer or responsible authority.

*Construction Amenity*

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

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

- 20) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
  - a. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
  - b. The transportation of materials, goods and commodities to and from the land.
  - c. Obstruction of any public footway or highway.
  - d. Appearance of any building, works or materials.

- e. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.
- 21) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
  - 22) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manger of Works and Technical Services.

The following advice applies to this permit:

- A. This Planning Permit does not imply that any other approval required under any other legislation has been granted.
- B. This Planning Permit is in addition to the requirements of the Building Act 2016. Approval in accordance with the Building Act 2016 is required to be obtained prior to construction.

## **DECISION**

*Moved by Cllr D Fish, seconded by Cllr A Bisdee OAM*

**THAT, in accordance with the provisions of the *Southern Midlands Interim Planning Scheme 2015* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (SA 2020/8) for a proposed Dwelling and Subdivision at 47 High Street Oatlands (CT7817857/1), owned by Scott and Jacqueline Dare and that a permit be issued with the following conditions:**

## **CONDITIONS**

### ***General***

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

### ***Dwelling Design***

- 3) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the Council's Manager of Development and Environmental Services.**
- 4) That the windows on the eastern elevation of the building are designed to be of more traditional dimensions and configuration, representative of the Georgian architectural form. Specifications to achieve the requirement of this condition are to be submitted to the satisfaction of Council's Manager Development and Environmental Services prior to or in conjunction with the application for Building Approvals under the *Building Act 2016*.**

**Reason for condition:** To ensure that the most prominent elevation of the building includes a more traditional fenestrative pattern consistent with the heritage precinct.

***Heritage Tasmania***

- 5) Compliance with any conditions or requirements of the Tasmanian Heritage Council in the attached 'Notice of Heritage Decision' No. 6275 dated 22<sup>nd</sup> September 2020.

***Services***

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

***Stormwater***

- 7) A connection and drainage from the proposed development must drain to a legal discharge point to the satisfaction of Councils Manager Development & Environmental Services.

***Easements***

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

***TasWater***

- 9) Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P (2) (b) TasWater impose conditions on the permit as per Form PL05P (attached).

***Access***

- 10) The vehicle access from the carriageway of the road onto the subject land must be located and constructed using an uncoloured reinforced concrete pavement in accordance with the construction and sight distance standards shown on standard drawings TSDR09v1 and TSDRF01v1 prepared by the IPWE Aust. (Tasmania Division) and to the satisfaction of Council's Manager of Works and Technical Services.
- 11) Adequate manoeuvring space must be provided in accordance with Standards Australia (2002): Australian Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities, Standards Australia, Sydney and the requirements of the Council's Manager of Works and Technical Services. All vehicles including heavy trucks or articulated vehicles may leave the site in a forward direction.
- 12) The Developer is to contact the Manager, Works & Technical Services to arrange a site inspection within two (2) working days of completion of works.
- 13) The Applicant must provide not less than 48 hours written notice to Council's Manager of Works and Technical Services (Jack Lyall 6254 5000) before commencing construction works within a council roadway.

***Final plan***

- 14) A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
- 15) A fee of \$250.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.
- 16) All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
- 17) The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

***Property Services***

- 18) Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's Municipal Engineer or responsible authority.

***Construction Amenity***

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

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

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

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

- 21) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.

**22) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manger of Works and Technical Services.**

**The following advice applies to this permit:**

- A. This Planning Permit does not imply that any other approval required under any other legislation has been granted.**
- B. This Planning Permit is in addition to the requirements of the Building Act 2016. Approval in accordance with the Building Act 2016 is required to be obtained prior to construction.**

**CARRIED**

<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D Fish	√	
Clr R McDougall	√	



**ENCLOSURE(S)**

*Agenda Item 11.1.1*



Clint Wills  
123 Weston Hill Road  
Sorell, Tas 7172  
0409 432 670  
[clint.draftone@bigpond.com](mailto:clint.draftone@bigpond.com)

11th August 2020

Peter Coney  
Heritage Tasmania  
GPO Box 618  
Hobart 7000

Hi Peter

Regarding 47 High Street, Oatlands – Subdivision and new dwelling.

The following points show how the proposed new dwelling responds positively to the character, scale, form and historic building materials of surrounding buildings and existing buildings on-site.

- Roof pitch to match existing at 30 degrees.
- Roof material to be galvanised to match others in the area.
- Roof material ORB to closely match existing with a higher rib than standard.
- Gutters colour to match existing roofs.
- Garage door colour to match the exterior wall cladding to help blend in and not to dominate the front façade.
- Bulk of the proposed dwelling is hidden by the existing building from the street. The proposed dwelling is smaller in scale to the existing building on the corner of High & Wellington Streets.
- The cladding matches many houses in the surrounding streets.
- The driveway is softened by using aggregate preferably dark toned or mixed.
- Windows have been kept narrow to match.

Many Thanks  
Clint







**Jacqueline Tyson**

---

**From:** Tony Woolford <nwoolfor@iinet.net.au>  
**Sent:** Thursday, 20 August 2020 3:18 PM  
**To:** SMC Mail  
**Cc:** 'David Thomas'  
**Subject:** SA 2020/8, Additional Information, 47 High Street, Oatlands  
**Attachments:** D0042-Model.pdf

**SA 2020/8, Additional Information, 47 High Street, Oatlands**

Further to your request for further information please find attached the proposal plan with additional information on parking and access for both lot 1 and the balance lot. The balance lot has a large area of bitumen at the rear as shown on the plan with sufficient area for private parking for up to three vehicles. Delivery vehicles also use this area to deliver goods for the shop.

There are no external storage areas with all goods received on a weekly basis and stored inside the shop. There is to be no change to the existing parking or deliveries of the balance lot.

This subdivision will not detract from the heritage value of the streetscape as the two heritage buildings are of a different style and use, the existing title is very large for the area and the proposed dwelling on lot 1 is set well back from the street alignment and is at the rear of the existing heritage stables.

Once the new owners of lot 1 complete their house they intend to initially stabilise the sandstone stables and then convert it to a compatible use for their house.

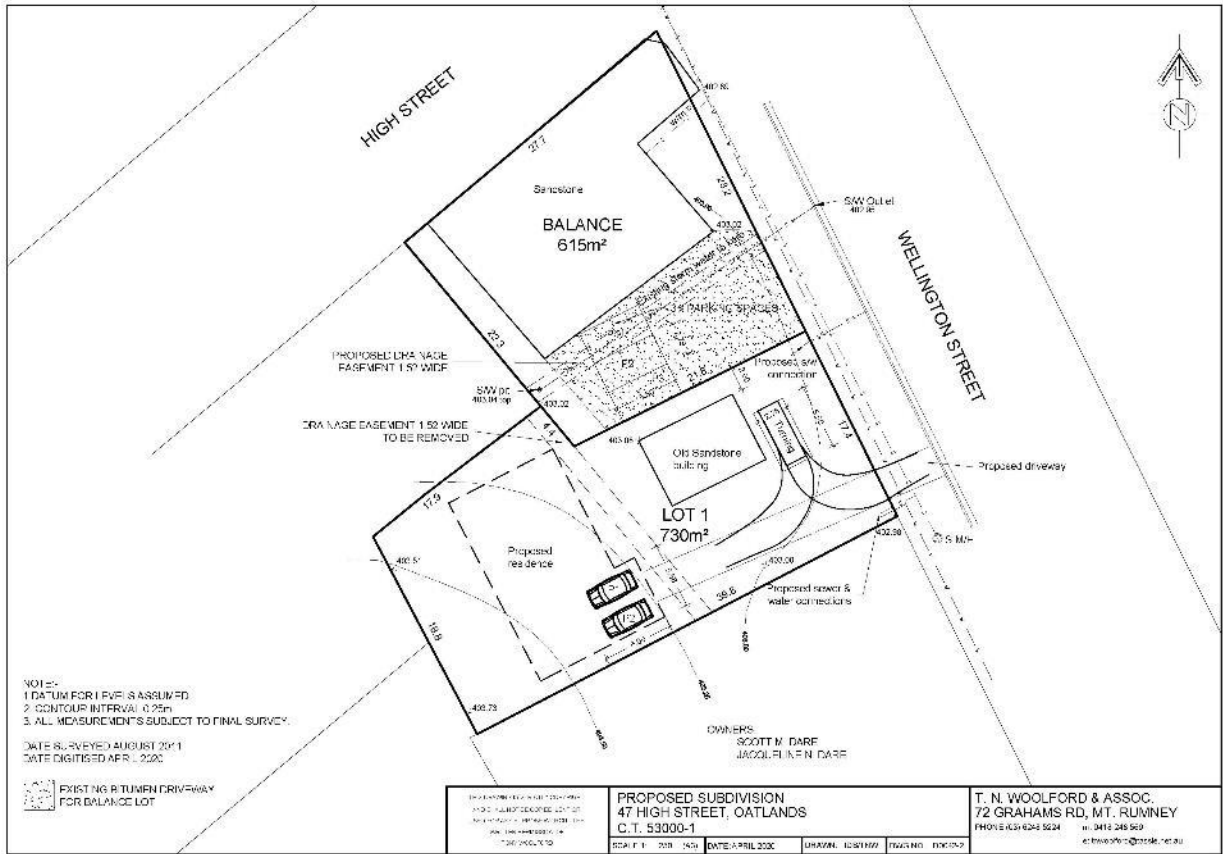
Additional information and new drawings from the designers of the new dwelling, Draft One, will be forwarded via separate email.

Regards,

Tony Woolford

**T.N. Woolford & Associates**  
**Land & Engineering Surveyors**  
**72 Grahams Road**  
**Mount Rumney**  
**TAS 7170**

w: (03) 6248 5224  
m: 0418 248 569  
e: tnwoolford@tassie.net.au





Tasmanian Heritage Council  
GPO Box 618 Hobart Tasmania 7000  
Tel: 1300 850 332  
enquiries@heritage.tas.gov.au  
www.heritage.tas.gov.au

PLANNING REF: SA2020/08  
THC WORKS REF: 6275  
REGISTERED PLACE NO: 10743  
APPLICANT: T Woolford & Associates  
DATE: 22 September 2020

## NOTICE OF HERITAGE DECISION

*(Historic Cultural Heritage Act 1995)*

The Place: 47 High Street, Oatlands  
Proposed Works: Subdivision, provision of access and house.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application SA2020/08, advertised on 23 September 2020, subject to the following conditions:

- I. The proposed driveway must be constructed with an exposed aggregate finish. The colour of the aggregate must be of a mid to dark tone.**

Reason for condition

To ensure that the new work does not detract from the more significant elements of the site.

Please ensure the details of this notice, including conditions, are included in any permit issued, and forward a copy of the permit or decision of refusal to the Heritage Council for our records.

Should you require clarification of any matters contained in this notice, please contact Peter Coney on 1300 850 332.

A handwritten signature in purple ink, consisting of several fluid, overlapping strokes.

Ian Boersma  
**Works Manager – Heritage Tasmania**  
*Under delegation of the Tasmanian Heritage Council*



### Submission to Planning Authority Notice

Council Planning Permit No.	SA 2020/08	Council notice date	9/06/2020
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2020/00788-STM	Date of response	19 June 2020
TasWater Contact	Greg Clausen	Phone No.	(03) 6237 8242
<b>Response issued to</b>			
Council name	SOUTHERN MIDLANDS COUNCIL		
Contact details	mail@southernmidlands.tas.gov.au		
<b>Development details</b>			
Address	47 HIGH ST, OATLANDS	Property ID (PID)	7817857
Description of development	1 Lot Subdivision plus balance and new dwelling		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
TN Woolford	Proposed Subdivision		April 2020
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> <li>3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> <li>4. <b>DEVELOPMENT ASSESSMENT FEES</b></li> <li>5. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 and a Consent to Register a Legal Document fee of \$149.20 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.</li> </ol>			
<b>Advice</b>			
<p><b>General</b></p> <p>For information on TasWater development standards, please visit <a href="http://www.taswater.com.au/Development/Development-Standards">http://www.taswater.com.au/Development/Development-Standards</a></p> <p>For application forms please visit <a href="http://www.taswater.com.au/Development/Forms">http://www.taswater.com.au/Development/Forms</a></p>			





**Declaration**

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

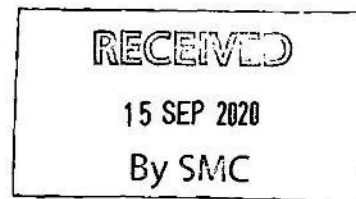
**Authorised by**

A handwritten signature in black ink, appearing to read "J. Taylor".

**Jason Taylor**  
Development Assessment Manager

**TasWater Contact Details**

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



**Objections to Subdivision and new dwelling 47 High Street Oatlands.**

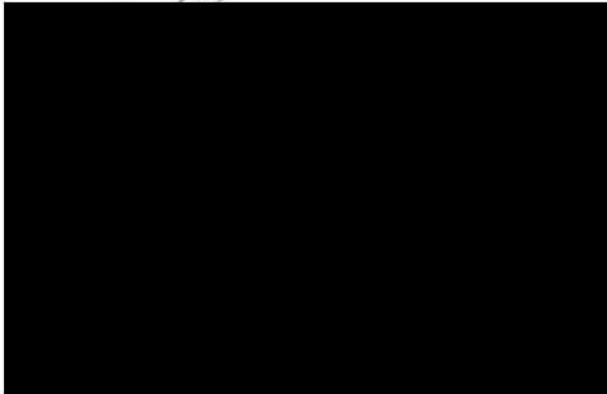
I am the registered owner of the title at 43 High Street Oatlands

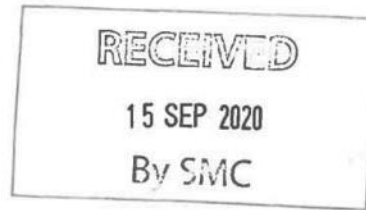
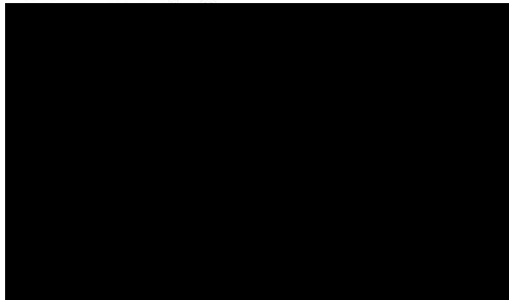
- To permit subdivision of the title, diminishes the cultural and aesthetic value of much of Oatlands charm, i.e. larger than the postage stamp blocks that are the norm in other Hobart outer suburbs, makes building or buying an existing home in Oatlands very favourable. Postage stamp size blocks add nothing to the strategic plan for Oatlands.
- The heritage listed commercial building on the title with an old stone barn adds to the Georgian ambience of the town, and ought not be expediently removed, to satisfy a whimsical moment in time.
- To subdivide the block and approve a new weatherboard dwelling will impinge on my freedom to enjoy my own workshop, and residence, on its large commercial block at 43 High Street.
- The set back of the proposed dwelling does not allow for any potential extensions to the dwelling, i.e. a verandas or porch addition. Should they be required extensions in the future, they will be almost overhanging the boundary fence to 43 High Street.
- Any change of use to 47 High Street, has implications for 43 High Street. Any future application on my part to extend, or build additional industrial complex on my land could be held to impinge on the domestic dwelling at 47 High Street. Additionally, I may be limited in scope or effect, for future business options on my commercial land eg noise, or traffic, or working hours. Such may be considered an unreasonable restriction in a commercial area.
- Drainage. The block at 47 High Street is already well below the level of 43 High Street .When there is inundation of runoff, or snow melt, as in this year, there is a significant amount of water that flows down to back of The Heritage at 47 High Street, which in turn is lower than adjoining titles, with

the water flooding from the surrounding higher titles, then seeping across 43 High Street, to lower levels at 47 High Street and Wellington Street.

- To subdivide this heritage block, is to open Pandora's box to more calls that will only diminish the cultural value of Oatlands, and put into question commercial investment in the town.

Yours Sincerely 





**Proposed Subdivision, and new dwelling at 47 High Street Oatlands**

As Director of Waltham Abbey Enterprises, and registered owner of 45 High Street Oatlands, operating as Oatlands Laundromat, and Oatlands Retreat, the following is an objection to the planned subdivision of commercial title 47 High Street Oatlands, 7120.

Change of Use:

47 High Street is historically significant to the history and cultural value of Oatlands, by way of its two sandstone buildings on the current title. The name, The Heritage Roadhouse, acknowledges such historical connection.

The buildings are in the commercial precinct.

In the absence of any notification to the effect that the commercial precinct has / will be altered by this application, it is reasonable to assume that The Heritage Roadhouse is, and will remain commercial, and not residential.

Waltham Abbey Enterprises, and its businesses, Oatlands Retreat, and Oatlands Laundromat, survives on visitors who appreciate the town's cultural ambience.

Visitors to the town appreciate its many sandstone and heritage buildings. Whatever their condition, which is why so many have been resurrected on the High Street to provide that attraction and commercial opportunity.

The company strongly disagrees with any diminishing of the cultural values attached to Oatlands, and requests Council to disallow this subdivision.

Yours Sincerely



**11.2 SUBDIVISIONS**

Nil.

**11.3 MUNICIPAL SEAL (Planning Authority)**

Nil.

**11.4 PLANNING (OTHER)**

Nil.

**[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**

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

#### **12.1.1 CROWN RESERVED ROADS / UNMADE ROADS**

**Author:** ACTING GENERAL MANAGER (ANDREW BENSON)

**Date:** 16 OCTOBER 2020

#### **ISSUE**

To confirm that the Southern Midlands Council does not hold any current licences over any Crown Reserved Roads within the municipal area.

#### **BACKGROUND**

This issue was raised at the previous meeting in September by Mayor Alex Green, where at, a report was requested in relation to all current licences held by the Southern Midlands Council over Crown Reserved Roads. More specifically, it was indicated that Council held a licence over Whynyates Street, Oatlands.

#### **DETAIL**

Previous reports provided to Council in relation to Whynyates Street have advised that this Street is an unmade road and as such is not maintainable by Council.

Confirmation from Parks & Wildlife Service, as the responsible Government agency, has confirmed that Council does not hold a licence for this Street.

In addition, Parks and Wildlife Service were requested to review their licence database to identify whether Council does hold any licences over any other reserved roads within the municipality.

Likewise, Parks and Wildlife Service have confirmed that Council does not hold any.

#### **RECOMMENDATION**

THAT the information be received.

#### **DECISION**

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

**THAT the information be received.**

**CARRIED**

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

## 12.2 Bridges

**Strategic Plan Reference 1.2**

*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**

*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**

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

Nil.

## 12.5 Buildings

**Strategic Plan Reference 1.5**

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

## 12.6 Sewers / Water

**Strategic Plan Reference(s) 1.6**

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

Nil.

## 12.7 Drainage

**Strategic Plan Reference 1.7**

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

Nil.



## 12.8 Waste

### Strategic Plan Reference 1.8

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

### 12.8.1 SOUTHERN MIDLANDS COUNCIL WASTE TRANSFER STATION OPERATIONS

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

**Date:** 21 OCTOBER 2020

**Attachment:**

*Waste Transfer Stations Comparisons – June 2020*

### ISSUE

A workshop was held on the 10<sup>th</sup> August 2020 with regard to a 2020 review of the *Southern Midlands Council Waste Management Strategy 2016* (“the Strategy”). The Strategy was then endorsed at the September 2020 meeting.

An outcome was also that Council consider further operational improvements to the waste transfer stations (“WTSs”).

The changes are linked to the acceptance of a tender for the provision of waste collection services and provisions of bins for the WTSs.

### DETAILS

Council currently operates three WTSs (for waste and recyclables). These are located at Oatlands, Dysart and Campania. Council’s entire waste management service is operated on a cost recovery basis with a current annual budget in the vicinity of \$1,000,000 (Table 1).

The cost of running the waste management operation is increasing steadily which is primarily due to:

- the increasing cost of waste disposal;
- increasing amount of waste; and
- increasing cost burden associated with managing recyclables.

	Actuals to 31.03.20		PROPOSED
<b>BUDGET:</b>	<b>2019/20</b>	<b>2019/20</b>	<b>2020/21</b>
	<b>Est.</b>	<b>Actual</b>	<b>Budget</b>
<b>REVENUE:</b>			
Waste Transfer Stations - Disposal Fees / Sale of Recyclables	30,000	12,144	15,000
Waste Transfer Stations & Sale of Recyclables	0	0	0
Rates (Est Rates based on \$178 per collection point - prev \$170)	285,600	289,460	304,736
	0	0	0
Waste Management Levy (Est based on \$180 & \$60 - prev \$165 & \$55)	525,140	530,312	581,460
	0	0	0
<b>Total Revenue:</b>	<b>840,740</b>	<b>831,917</b>	<b>901,196</b>
<b>EXPENDITURE:</b>			
Household Collection Service	253,970	182,164	277,788
Operating Expenses - Oatlands WTS	222,526	163,947	263,763
Operating Expenses - Campania WTS	209,687	156,673	268,867
Operating Expenses - Dysart WTS	206,721	172,675	213,264
Other Expenditure	0	4,694	0
Waste Management Plan (incl. Regional Group etc)	0	0	4,500
Land Tax Payable	0		0
Interest Charges	0		0
Depreciation	22,000	0	27,500
Budget Reduction/Adjustment	-13,355	0	0
<b>Total Expenditure:</b>	<b>901,549</b>	<b>680,153</b>	<b>1,055,682</b>
<b>(Surplus)/Deficit:</b>	<b>60,809</b>	<b>-151,764</b>	<b>154,486</b>

Table 1: Waste management budget summary

### Changes in waste disposal volumes

As considered at the September 2020 meeting, WTS volumes are up considerably (119%) since 2016. Which is remarkable given the relatively stable population in the Southern Midlands. The increase coincides with increase in waste disposal costs at other southern regional sites – it is possible that Southern Midlands sites are being targeted by people from out of area.

### Proposed operational changes

The operational changes are primarily:

- Improve the safety and efficiency of the stations; and
- to provide electronic payment options for outside of area users
- to reduce waste to landfill
- to bring fees payable at the Waste Transfer Station, to outside of area users, in line with similar rural/regional councils in Tasmania.
- To improve security and safety to operators
- To undertake a risk assessment and implement recommendations on a affordable best practice basis and not to reduce service levels or convenience to staff and the users.

### Payments and staffing

The issue of out of area users needs to be addressed through the following:

- Council to provide a “toll booth” at each of the transfer stations to identify users and distinguish between ratepayers and outside of area users. This is essential for Campania and Dysart which are arguably servicing the Greater Hobart Area.

- A toll booth will provide better opportunity for staff to speak with customers and direct them to the right areas safely;
- Provide shelter;
- Provide a place to make transactions both cash and electronic;
- Provide additional security for operators and for cash handling;
- There is scope for a small booth at each of the sites;
- Staff are to be trained and directed to actively identify out of area users and to charge accordingly. Staff will also be trained in electronic payments and receipting;
- Increase fees for waste disposal to align with similar operations in Tasmania. The proposed fees are provided in Table 2 of this report.

There are no recommendations planned to increase the current waste levy paid by ratepayers (which is included in the rates). The fee increase applies to outside of area users for ordinary waste and increase in fees for other items i.e. tyres, whitegoods, car bodies, and large construction material.

It is expected that the fee generation and the corresponding disincentives for outside of area users to dispose of waste in the Southern Midlands will reduce waste volumes and work towards better cost recovery. This is strongly in line with the objectives of the Strategy.

The costs and resources needed to implement the changes are identified in Table 2 as follows:

Action	Budget	Comment
Provide contactless electronic payment system x 2	\$1000	These devices are now commonly used at markets and remote area sites. They can be linked to a handheld device such as a phone or ipad or can be “all in one” device.
Provide a portable security camera at the booth x 2	\$2500	There are many options for security cameras with solar power or rechargeable batteries. A camera can be used to monitor transactions at the site and interactions between the toll booth operator and customers.
Provide a mobile phone booster and solar x 2	\$2000	The phone booster “signal repeater” is a transportable device that will provide mobile coverage to staff in case of emergency and to provide reception for electronic payments.
Toll booth	\$5000	The existing buildings on the sites can be fixed and improved and convert to a small booth.
New Signage	\$1500	Signage for fees and other safety requirements.
<b>TOTAL</b>	<b>\$12,000</b>	

Table 2: Costs of changes

### *Re-use and recycling*

The WTSs meet basic modern practices for a WTS. Material such as timbers, green waste, steel, commingled recyclables, oils etc have separate designated areas for disposal. Some minor works to make these areas safer are required and will be detailed in the risk assessment. These will be carried out as soon as possible with minimal costs to Council and are considered to be ordinary operations of Council.

Green waste however has accumulated into large 100m<sup>3</sup> (plus) areas and needs to be chipped and either removed or sold-on as product. Council Officers will investigate the demand for such product and whether some form of cost recovery could be achievable. If so then a further report will be provided to Council to amend the *Schedule of Fees and Charges* to introduce a charge. This may be part of the annual review scheduled for May 2021.

### *General safety*

Safety improvements to the waste skip bins is required. Either larger bins need to be placed on the site to reduce the risk of a fall into the bins or Council construct a rail and line markings to mitigate the risk.

Other minor changes will be implemented as ordinary operational changes.

### *Fees*

A comparison of fees for waste disposal in other Local Government Areas had shown that Southern Midlands are possibly the lowest in the state. There is no strategy behind Council to be charging a low amount for out of area users other than a basic incentive for people to use the WTS and “do the right thing” rather than dump on roadsides or in the bush. Fees at other WTS around the state have increased over the past 5 years drastically to meet the costs of landfill and recycling and to encourage people to avoid generating waste.

To put this into perspective. The Mornington Park Waste Transfer Station charges \$11 entry and \$107 per tonne of waste. With this in mind an “outside of area” user can dispose of a tonne of waste at Council’s WTS for \$30. It then costs Council upwards of \$200 for this waste to be collected and disposed at the Landfill facility. Council are effectively subsidising waste disposal for outside of area users from Greater Hobart or beyond. This is not in Council’s interest.

The following schedule of fees and information is provided on Council's Website:

## General Refuse

The following fees for the disposal of general refuse will be imposed on 'out of area' users (i.e non-residents of the Southern Midlands Council Area). These fees do not apply to residents of the Southern Midlands.

Amount	Price
Car Boot/Station Wagon	\$6.00
Utility/Single Axle Trailer (6x4 Level Trailer Load)	\$15.00
Double Axle Trailer (Level Trailer Load)	\$30.00
Light Truck (up to 3 cubic metres)	\$42.00

**Please note: The above load sizes are an indication of acceptable loads only. Acceptable loads are at the attendants discretion, should the loads be exceeded then additional fees may be payable.**

## Disposal of all Other Items

The following fees will apply to **ALL** users, including ratepayers and residents of the Southern Midlands. These fees need to be imposed, because the items cannot be readily managed on-site, and need to be subsequently removed.

Item	Price
Tyres (Car/Motorbike)	\$6.00 each
Tyres (4wd/Light Truck)	\$12.00 each
Tyres (Heavy Truck)	\$25.00 each
Whitegoods	\$6.00 each
Car Bodies (accepted Oatlands Only)	\$40.00 each
Large Construction Material	\$15.00 per cubic metre

**Please note: Large construction materials include: building and demolition waste, roofing iron and large quantities of plaster and timber. Loads in excess of 3m<sup>3</sup> are not accepted at the Dysart and Campania Waste Transfer Stations and will need to be taken to the Oatlands Waste Management Centre. Disposal of Car Bodies is only available at Oatlands Waste Transfer Station and are not accepted at Dysart & Campania Waste Transfer Stations.**

An increase in fees is provided as follows (Table 3):

ITEM	Current Price	Proposed Price
Car Boot/Station Wagon	\$6.00	\$12.00
Utility/Single Axle Trailer (6x4 Level Trailer Load)	\$15.00	\$30.00
Double Axle Trailer (Level Trailer Load)	\$30.00	\$60.00
Light Truck (up to 3 cubic metres)	\$42.00	\$84.00
Tyres (Car/Motorbike)	\$6.00 each	\$6.00 each
Tyres (4wd/Light Truck)	\$12.00 each	\$12.00 each
Tyres (Heavy Truck)	\$25.00 each	\$25.00 each
Whitegoods	\$6.00 each	\$6.00 each
Car Bodies (accepted Oatlands Only)	\$40.00 each	\$40.00 each
Large Construction Material	\$15.00 per cubic metre	\$30.00 per cubic metre

Table 3: Proposed Fees

The proposal is to simply “double” the fees for outside of area users. Tyres, whitegoods, car bodies are proposed to remain the same as current fees as these apply to residents and ratepayers of Southern Midlands. These are also items that are unfortunately often dumped in bushland, reserves or along the roadside. Council should maintain an incentive to dispose of these items at a WTS. Council will note these charges are comparable to other WTS in the area per the attached comparisons.

**Human Resources & Financial Implications** – The general safety requirements such as signage, barriers, handling and storage of waste materials are operational expenses.

However the introduction of security devices, mobile phone boosters and electronic payments may have some budget implications.

This is likely to be offset against the increase in fees and the introduction of electronic payments.

**Community Consultation & Public Relations Implications** – Updates of waste management will be provided to Council annually through the Council meeting Agenda.

Officers will also further engage with the community through the Council website, social media and through engagement at the offices and waste transfer stations.

New signage will be provided on the site pending Council endorsement of the fee increases.

**Policy Implications** – The proposed operational changes are largely “core business” of Council and align strongly with the *Waste Management Strategy*.

**Priority - Implementation Time Frame** – The changes can be incrementally made. The safety issues regarding the storage of materials and the risk of fall into the skip bins must be addressed without further delay.

Council Management can determine if there is scope in the current waste management budget for the technological advancements. If not then these items will be proposed for the 2021/2022 year.

## RECOMMENDATION

THAT

- A. The report be received;
- B. The matters be discussed;
- C. That the *Schedule of Fees and Charges 2020/2021* be amended for the Waste Management Fees detailed in this report;
- D. Council undertake a basic communications exercise with regard to the introduction of a toll booth and the fee increase through the website and onsite signage; and
- E. Council Officers complete the safety audit/risk assessment of the site and undertake any urgent actions without delay.

## DECISION

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

THAT

- A. **The report be received;**
- B. **The matters be discussed;**
- C. **That the *Schedule of Fees and Charges 2020/2021* be amended for the Waste Management Fees detailed in this report;**
- D. **Council undertake a basic communications exercise with regard to the introduction of a toll booth and the fee increase through the website and onsite signage; and**
- E. **Council Officers complete the safety audit/risk assessment of the site and undertake any urgent actions without delay.**

## CARRIED

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

**ATTACHMENT**  
*Agenda Item 12.8.1*

**Waste Transfer Stations Comparisons**

Prepared by David Cundall

Date: 1<sup>st</sup> June 2020 (prices are of this date)

**Southern Midlands Fees**

**General Refuse**

The following fees for the disposal of general refuse will be imposed on 'out of area' users (i.e non-residents of the Southern Midlands Council Area). These fees do not apply to residents of the Southern Midlands.

Amount	Price
Car Boot/Station Wagon	\$6.00
Utility/Single Axle Trailer (6x4 Level Trailer Load)	\$15.00
Double Axle Trailer (Level Trailer Load)	\$30.00
Light Truck (up to 3 cubic metres)	\$42.00

Please note: The above load sizes are an indication of acceptable loads only. Acceptable loads are at the attendants discretion, should the loads be exceeded then additional fees may be payable.

**Disposal of all Other Items**

The following fees will apply to **ALL** users, including ratepayers and residents of the Southern Midlands. These fees need to be imposed, because the items cannot be readily managed on-site, and need to be subsequently removed.

Item	Price
Tyres (Car/Motorbike)	\$6.00 each
Tyres (4wd/Light Truck)	\$12.00 each
Tyres (Heavy Truck)	\$25.00 each
Whitegoods	\$6.00 each
Car Bodies (accepted Oatlands Only)	\$40.00 each
Large Construction Material	\$15.00 per cubic metre

*Please note: Large construction materials include: building and demolition waste, roofing iron and large quantities of plaster and timber. Loads in excess of 3m<sup>3</sup> are not accepted at the Dysart and Campania Waste Transfer Stations and will need to be taken to the Oatlands Waste Management Centre. Disposal of Car Bodies is only available at Oatlands Waste Transfer Station and are not accepted at Dysart & Campania Waste Transfer Stations.*



### Brighton Council Fees

Boot Load	\$8.00
0-1.0 M3 – Other than a boot load	\$18.00
1.0-2.0 M3	\$30.00
2.0-3.0 M3	\$45.00
3.0-5.0 M3	\$80.00
Passenger tyres	\$8.00
Light Truck & 4WD tyres	\$18.00
Truck & Tractor tyres	\$30.00
Mattress Disposal	\$20.00
Fridge Disposal	\$15.00

### Huon Valley Council Fees

WASTE TRANSFER STATION FEES	2020-2021	GST
Single garbage Bag (75 litres or less per bag)	\$5.00	#
2 x Garbage Bags (75 litre or less)	\$9.00	#
3 x garbage bags (75 litre or less)	\$11.00	#
Load (<1M3 load)	\$16.50	#
Loads greater than 1M3 per M3 rate	\$14.50/M3	#
Local Contractors	Negotiated Fee	#
Clean fill Not accepted	NIL	
Clean Concrete - Southbridge Only (per cubic metre)	\$13.00	#
Scrap metal - minimum charge (less than 1 cubic metre)	\$4.50	#
Scrap metal (per cubic metre)	\$9.00	#
Whole Car bodies - Huonville, Cygnet & Geeveston (not accepted at Dover)	\$63.00	#
Half car bodies – Huonville, Cygnet & Geeveston (not accepted at Dover) Not accepted at Dover	\$34.00	#
Car & Motorcycle tyres (per tyre)	\$7.00	#
Light Truck tyres (per tyre)	\$13.00	#
Truck tyres (per tyre)	\$27.00	#
Removal of rim surcharge	\$7.50	#

Fridge without de-gassing certificate	\$44.00	
Fridge with de-gassing certificate	\$9.00	
<b>Green Waste</b>		
Less than 1 cubic metre	\$11.50/M3	#
Greater than 1M3 per M3 rate	\$11.50/M3	#
Mulch sales - approx. 1 cubic metre	\$26.00	#
<b>Builders Timber Waste - Including all Timber Waste</b>		
Less than 1 cubic metre	\$14.50/M3	#
Greater than 1M3 per M3 rate	\$14.50/M3	#

No hazardous or inert waste or clean fill are accepted at any Waste Transfer Station  
 Other items are at the discretion of the site operator.

### Kingborough Council Fees

#### Barretta Waste Management Facility Fees 2019-20

Description	Fee
General waste (per tonne)	\$ 118
General waste (minimum charge)	\$ 11
Car tyres	\$ 7 each
Car tyres on rim	\$ 11 each
Light truck tyres	\$ 13 each
Light truck tyres on rim	\$ 18 each
Truck tyres	\$ 26 each
Gas bottles	No charge
Green waste (per tonne in excess of 100kg)	\$ 100
Green waste (minimum charge)	\$ 11

Showing 1 to 10 of 12 entries

[Previous](#)[Next](#)

#### Bruny Island Transfer Station Fees 2019-20

Description	Fee
<b>Garbage Bags</b>	
Single garbage bag	\$ 5
Two garbage bags	\$ 8
Three garbage bags	\$ 12
<b>Light Vehicles</b>	
Light vehicles without trailer - three bags 55 litre	\$ 12
Light vehicles with or without trailer <1m <sup>3</sup> load	\$ 16

Description	Fee
Light vehicles with or without trailer <3m <sup>3</sup> load	\$ 27
Light vehicles with or without trailer <5m <sup>3</sup> load	\$ 35
Green Waste	
Three garbage bags	\$ 9
Clean green waste <1m <sup>3</sup> load	\$ 10
Clean green waste 1 - 3m <sup>3</sup> load	\$ 21
Clean green waste 3 - 5m <sup>3</sup> load	\$ 25
Clean green waste <12 GVM	\$ 36
Other	
Car tyres (each)	\$ 7 each
Car tyres on rim	\$11
Light truck tyres	\$13
Light truck tyres on rim	\$18
Truck tyres	\$26
Gas bottles	No charge
Steel (per cubic metre)	\$ 5
Car bodies (full or half)	Not accepted

### Glamorgan Spring Bay

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Garbage - Per Cubic  
Metre \$25 (min \$5)

Green waste Utility / Trailers ONLY  
No timber larger than 200mm diameter \$5 (conditions apply)

Compactor Vehicle.  
Per Cubic Metre \$35  
Tyre — Car \$8  
Tyre — Light Truck \$10  
Tyre — Truck \$20  
Recyclable Materials FREE  
Metal, Car bodies,  
Whitegoods, Oil or  
Batteries  
FREE

### Central Highlands Council Waste Fees

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## WASTE SITE DISPOSAL FEES

### FEES FOR ALL SITES

Entry to all sites is Free for Residents / Ratepayers on the production of a tip pass (issued with rate notices) excluding trucks and disposal of tyres (see below)

#### Entry Fees

Type	Ratepayer / Resident	Non-Ratepayer / Resident
Car	Nil	\$15.00
Trailer Single Axle / Utility / Van	Nil	\$21.00
Trailer Multi Axle	Nil	\$21.00
Truck Single Axle	\$29.00	\$150.00
Truck Multi Axle	\$70.00	\$220.00
Truck Semi-Trailer	\$100.00	\$350.00
Compactor Truck	\$150.00	\$150.00
Compactor Truck 20m <sup>2</sup> Skip	\$100.00	\$100.00
Compactor Truck 35m <sup>2</sup> Skip	\$120.00	\$120.00
Clean Fill	No Charge	No Charge
Disposal of Asbestos	Quote	Quote

#### Tyre Disposal Fees

Type	Without Rim	With Rim
Car / Motorcycle	\$11.00	\$16.00
4WD / Light Truck	\$16.00	\$21.00
Truck	\$28.00	\$32.00
Tractor	\$43.00	\$47.00

### Northern Midlands Council

Ratepayers and Residents

Disposal fees for residents / rate payers of Northern Midlands Municipality

Amount	Refuse Only
50lt garbage bag	\$2.00
250lt Garbage Bin	\$5.00
Boot Load	\$8.50
Single axle trailer / ute (small)	\$14.00
Single axle trailer / ute (large)	\$20.00
Double axle trailer (small)	\$27.50
Double axle trailer (large)	\$40.00
Sedan/ stationwagon	\$8.50
Other / Commercial	\$47.50 per cubic metre
Commercial Compacted	\$95.00 per cubic metre
Masonry / concrete (Longford only)	\$29.00 per cubic metre
Mattresses	\$12.00 each
Airconditioners/ refrigerators	\$10.00 each
TYRES	
Car or motor bike	\$8.00
Light truck 15-17"	\$9.00
Medium Truck 18"	\$29.00
Large Truck	\$42.00

PRICES may vary depending on content and size.

PLEASE NOTE: disposal of recyclables is half the fee of refuse disposal

#### Non Ratepayers and Residents

Fees applicable to non-residents / non rate payers

Non Resident / Non Ratepayers will be charged three times the fee applicable to residents / ratepayers above.

The Northern Midlands Council (NMC) subsidises Residents/Ratepayers within the municipal area for the disposal of rubbish at its Waste Transfer Stations, this subsidy is offered to Residents/Ratepayers only. If non-residents / non-ratepayers choose to dispose of their waste at NMC Waste Transfer Stations no subsidy applies, therefore they will be charged at three (3) times the standard charge.

Site attendees may request you to verify your residence/ratepayer status prior to using NMC Waste Transfer Stations e.g. by showing your driver's licence or some other form of identification with a current address, or showing a current year Northern Midlands Council rate notice.

Derwent Valley Council

REFUSE DISPOSAL

GL CODE	PURPOSE OF FEE	GST APPLICABLE	2018/2019 TOTAL FEES	2019/2020 TOTAL FEES	AUTHORITY/NOTES
1460.0110.0137	Peppermint Hill Landfill				
1460.0110.0138	National Park Waste Transfer Facility				
	<b>General</b>				
	Accounts (account minimum - \$50.00 per month)	Y	\$50.00	\$50.00	
	Account preparation fee Derwent Valley registered and operating business - per month	Y	\$30.00	\$30.00	
	Account preparation fee commercially operated businesses outside of the Derwent Valley - per month	Y	\$100.00	\$100.00	
	<b>Recycling</b>				
	Recyclables		Free	Free	
	Clean fill		Free	Free	
	<i>All below figures shall be double for non-residents of Derwent Valley Council Municipality.</i>				
	<b>DOMESTIC WASTE</b>		<b>GATE FEES 2018/2019</b>	<b>GATE FEES 2019/2020</b>	
	Car boot/station wagon	Y	\$8.00	\$8.50	
	Ute/van/small trailer (level)	Y	\$16.00	\$16.50	
	Large trailer/1 tonne truck	Y	\$32.00	\$33.00	
	Other vehicles (per cubic metre)	Y	\$24.00	\$25.00	
	Green waste only (per cubic metre)	Y	\$12.00	\$12.50	
	<b>NON-DOMESTIC WASTE</b>				
	Scrap metal, clean			Free	When separated as part of a load. Mixed loads are chargeable at the Domestic waste rate.
	E-waste (electronic waste, per cubic metre)			Free	
	Fridges, per item			Free	
	White goods (dryer, washing machine, dishwasher), per item			Free	
	Tyres - car	Y	\$12.00	\$12.50	
	- light truck	Y	\$24.00	\$25.00	
	- truck/small tractor	Y	\$34.00	\$36.00	
	Mattresses, per item		\$24.00	\$25.00	
	<b>COMMERCIAL/BULK DELIVERIES</b>				
	Compactor trucks, per cubic metre capacity		\$48.00	\$50.00	
	Trucks or Skips, per cubic metre		\$48.00	\$50.00	
	Building rubble, mixed (per cubic metre) vehicles < 2.5 tonne GVM		\$48.00	\$50.00	
	Clean bricks or concrete, per cubic metre		\$24.00	\$25.00	
	Demolition materials, per cubic metre		Price on Application, min \$48		

Derwent Valley Council Fees and Charges Register - 2019/2020




RECP CODE	GL CODE	PURPOSE OF FEE	GST APPLICABLE	2018/2019 TOTAL FEES	2019/2020 TOTAL FEES	AUTHORITY/NOTES
		Coupons issued by Council with rates notice may be redeemed at a rate of one coupon per axle as per table below.				
		Conditions of use – only waste from domestic sources such as household or garden waste will be accepted. Lost vouchers will not be replaced. Coupons are non-refundable.				
		<b>DOMESTIC WASTE</b>			<b>Number of Coupons</b>	
		Single axle trailer, Ute, van, car boot/station wagon			1	
		Tandem axle trailer			2	
		<b>NON-DOMESTIC WASTE</b>				
		Tyres - car			1	
		- light truck			2	
		- truck/small tractor			3	
		Mattresses, per item			2	
		Note: Residents may utilise multiple coupons per visit with combinations of above. For example, ute (1 coupon) and a single axle trailer (1 coupon) equal to 2 coupon total.				

### Glenorchy Waste Landfill Fees

Minimum gate fee	\$11 per visit
Passenger tyres	\$10 each
Light truck/4wd tyres	\$20 each
Clean fill (conditions apply)#	\$20/tonne
Brick/concrete/rubble*	\$60/tonne
Green waste/vegetation	\$75/tonne
General waste – domestic GCC residents	\$80/tonne (cars and single axle trailers only)
General waste – commercial/large vehicles	\$100/tonne and non-GCC residents
Mixed waste – commercial/industrial/	\$150/tonne demolition/construction (by negotiation)
Metal	\$100/tonne
Mattresses	\$20 each
Domestic quantity of double wrapped asbestos	\$50/bootload \$100/small trailer load
Asbestos/controlled waste/special burial (conditions apply)	\$150/special waste handling fee \$180/tonne



Mornington Waste Fees

		
Disposal Fee - Cost per Tonne		
As at 1/07/2019		
	ex GST	inc GST
<b>Cash/Account Customers</b>		
Minimum Fee	\$10.00	\$11.00
General Domestic	\$97.28	\$107.00
Clean Green Waste	\$92.73	\$102.00
Recyclables/Recoverables	\$92.73	\$102.00
Cleanfill	\$19.91	\$21.90
Concrete/Rubble	\$63.73	\$70.10
Disposal Fee - Cost per Item		
	ex GST	inc GST
Car Tyres *	\$9.91	\$10.90
4WD/Light Truck Tyres *	\$17.46	\$19.20
Truck Tyres *	\$30.64	\$33.70
Public Weighing	\$11.37	\$12.50
* Plus the General Domestic per tonne rate		
Opening Hours		
Monday - Friday	7:30 am to 5:00 pm	
Weekends & Public Holidays	8:30 am to 4:00 pm	

**Hobart City Council McRobbies Gully**

Type of Fee/Charge	Fee (including GST as applicable)	GST Applicable (Y/N)	Fee Unit	Supplementary Information
<b>McRobbies Gully Waste Management Centre / Tip</b>				
Minimum waste disposal fee (excluding green waste and domestic cleanfill) - up to 100kg	\$10.00	Y	per vehicle	Minimum fee will be applied to loads under 100kgs
General mixed waste* *Minimum waste disposal fee - \$10.00	\$100.00	Y	per tonne	High annual usage customers may be eligible for a reduced rate where lower operating costs to the City can be demonstrated.
Sorted recyclable material (including timber, steel, concrete etc.)*	\$40.00	Y	per tonne	* Minimum waste disposal fee - \$10.00 (excluding green waste and clean fill)
Recycling***	\$40.00	Y	per tonne	*** Minimum waste disposal fee does not apply for loads of less than 100kg.
<b>Green Waste</b>				
Minimum green waste disposal fee - up to 100kg	\$8.00	Y	per vehicle	Minimum fee will be applied to loads under 100kgs.
Green waste**	\$75.00	Y	per tonne	** Minimum green waste disposal fee of \$8.00.
Food/animal waste	\$45.00	Y	per tonne	
Compostable sludge	\$15.00	Y	per tonne	
<b>Other Waste Categories</b>				
Cleanfill	\$20.00	Y	per tonne	
Cleanfill bulk (minimum 300 tonnes - conditions apply)	POA	Y		Conditions apply - minimum tonnages and market pricing.
Controlled waste domestic	\$155.00	Y	per tonne	Minimum charge \$20.00.

Type of Fee/Charge	Fee (including GST as applicable)	GST Applicable (Y/N)	Fee Unit	Supplementary Information
<b>Kemp Street Waste and Recycling Centre</b>				
Commercial waste and recycling excess usage charge	\$0.75	Y	per kg	Charge for deposit of waste and recycling that exceeds allowance of 95kg per month for waste and 48kg per month for recycling.
<b>Volumetric Rates</b>				
<b>Fees only to be used in event of weighbridge being inoperable</b>				
Trucks GVM >3t to 7t	\$48.05	Y	per m <sup>3</sup>	
Trucks GVM >7t to 12t	\$110.71	Y	per m <sup>3</sup>	
Trucks GVM >12t Single Axle	\$185.92	Y	per m <sup>3</sup>	
Trucks GVM >12t Dual Axle	\$232.02	Y	per m <sup>3</sup>	
Dual Axle Trailers (behind trucks)	\$232.92	Y	per m <sup>3</sup>	
Skip Bin up to 4m <sup>3</sup>	\$69.98	Y	per m <sup>3</sup>	
Skip Bin >4m <sup>3</sup> to 8m <sup>3</sup>	\$138.02	Y	per m <sup>3</sup>	
Skip Bin >8m <sup>3</sup> to 12m <sup>3</sup>	\$197.41	Y	per m <sup>3</sup>	
Skip Bin >12m <sup>3</sup> to 15m <sup>3</sup>	\$243.36	Y	per m <sup>3</sup>	
Skip Bin >15m <sup>3</sup> to 20m <sup>3</sup>	\$323.79	Y	per m <sup>3</sup>	
Skip Bin >20m <sup>3</sup> to 25m <sup>3</sup>	\$404.21	Y	per m <sup>3</sup>	
Skip Bin >25m <sup>3</sup> to 30m <sup>3</sup>	\$490.91	Y	per m <sup>3</sup>	
Skip Bin >30m <sup>3</sup>	\$645.49	Y	per m <sup>3</sup>	
Compactors <7m <sup>3</sup>	\$179.65	Y	per m <sup>3</sup>	
Compactors <7m <sup>3</sup> to 15m <sup>3</sup>	\$370.79	Y	per m <sup>3</sup>	

## 12.9 Information, Communication Technology

**Strategic Plan Reference 1.9**

*Improve access to modern communications infrastructure.*

Nil.

*Louisa Brown (Planning Officer) left the meeting at 11.02 a.m.*

## **12.10 Officer Reports – Infrastructure & Works**

### **12.10.1 MANAGER – INFRASTRUCTURE & WORKS REPORT**

**Author:** MANAGER INFRASTRUCTURE & WORKS (JACK LYALL)

**Date:** 20 OCTOBER 2020

**Enclosure(s):**

*Capital Works Program 2020/2021 Projected Timelines*

#### **Roads Program**

Graders are working in the Colebrook and Native Corners areas.

Culvert cleaning is continuing in all areas.

Cliftonvale Road, Dysart landslip has moved and will be attended to next week.

Water has been over York Plains Road and a further update will be provided at the meeting.

Staff have been busy attending to constant roadside washouts, culvert clearing, rock slips and potholing gravel roads.

Stonor Road has been repaired this week with still some dig outs required.

#### **Town and General Maintenance**

A casual employee has commenced to assist with mowing in all areas due to the high demand.

Trees have been planted at Tunnack as per the Tunnack Streetscape Project. Tree guards are being installed as they are delivered.

A deck has been replaced at the rear of the Campania Hall, with a door to prevent vandals entering. A wire mesh has also been installed around the base of the Hall to prevent people gaining access to the underside of the Hall.

#### **Waste Management Program**

Operating arrangements at the Waste Transfer Stations are working well.

#### **QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS**

Clr Bantick – appreciation to Council works staff for work during recent rainfall event.

Clr Dudgeon – has a response from the Minister regarding Tunnack Main Road been received? *It was noted that a letter has been sent from the Mayor but no response has been received to date.*

Clr Dudgeon – old bridge at York Plains Road and major flooding, request for update on what is happening. *Manager advised that new culverts have been ordered and has also spoken to the property owner to put in diversion and additional culverts in river flats.*

Clr Dudgeon – old Tunbridge Tier Road is impassable in some sections. *Manager advised that works are scheduled to occur when the grader is in the area.*

Clr McDougall – Tunnack Main Road, write to Minister and cc Jane Howlett and also noting the 5 ways intersection through Tunnack and the weeds along Tunnack Road with nil action by Department of State Growth. Noted that works have been undertaken but there is an underspend on road maintenance on this road as reported in the Department of State Growth report. *To be actioned.*

Deputy Mayor – western end of Lower Marshes Road flooded, does bridge need looking at? *To investigate.*

Mayor – Woolridge Road, Rhyndaston issue with landslip on the fill side of the road. *Council will attend to asap.*

Mayor - wished to pass on to Works staff that he had received positive feedback from a resident on Storeys Road who was very pleased with stormwater works that Council undertook. He was extremely happy with the level of works undertaken and commended Council Officers.

## RECOMMENDATION

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

## DECISION

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

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

## CARRIED

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

**ENCLOSURE(S)**  
Agenda Item 12.10.1

Capital Works Program 2020/2021 Projected Timelines													
	Total Project Cost	2020						2021					
		July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June
<b>Roads Resheeting - Gravel Roads - Allocation through Asset Mgt System</b>	\$ 500,000.00												
<b>Road Resealing - Sealed Roads</b>	\$ 400,000.00												
Woodsdale - Woodsdale Road (1klm Reconstruction) (Lime Stab. & Seal)	\$ 330,000.00			Tender									
Bagdad - Huntingdon Tier Road (350 metres new seal) (FCR & Seal)	\$ 73,500.00			Tender									
Campania - Native Corners Road (900 metres new seal) (Lime Stab. & Seal)	\$ 173,250.00			Tender									
Mangalore - Ballyhooly Road (300 metres of new seal) (FCR & Seal)	\$ 57,750.00			Tender									
Rhyndaston - Construct & Seal (800 m through Township) (Lime Stab. & Seal)	\$ 154,000.00			Tender									
Tunnack - Eldon - Eldon Road (1500 metres new seal) (Lime Stab. & Seal)	\$ 288,750.00			Tender									
Dust Suppressant (\$20K SMC if Grant not forthcoming) (FCR & Seal)	\$ 100,000.00												
Campania - Estate Road (vicinity of Mallow property) - reinstate past Budget to negotiate with new landowner; relocation of TasNetworks pole (if approval rec'd) and realignment of fencing	\$ 10,000.00												
Campania - Reeve Street / Clime Street Junction (includes Footpath)	\$ 60,496.00												
Campania - Main Intersection/Carpark Campana - Design Concept	\$ 50,000.00												
Dysart - Cliftonvale & Sugarloaf Rd Junction Improvements	\$ 50,000.00												
Elderslie - Bluff Road - Junction Improvements - Bus Shelter (being donated by Brighton Rotary)	\$ 150,000.00												
Elderslie - Elderslie Road - Widening - Investigation & Trial - south of Blackbrush Rd Junction	\$ 40,000.00												
Elderslie Road - Safety Railing (approx. 250 metres)	\$ 21,250.00												
Mangalore - Roberts Road - install additional culverts (prevent flooding)	\$ 12,000.00												
Oatlands - Interlaken Road (vicinity of 'Wallace') - prelim work to allow for realignment of road; adjust height of road; land acquis	\$ 25,000.00												
Tea Tree - Grices Road - Tree removal; set back of embankment and drainage improvements	\$ 15,000.00												
Woodsdale Road (The Cutting) - Safety Rail - 2 section of approx. 200 metres each (200 metres)	\$ 17,000.00												
<b>Footpaths</b>													
Footpaths - General	\$ 170,906.00												
Bagdad Township													
- East Bagdad Road Footpath	\$ 125,000.00												
- East Bagdad Road Footpath	\$ 101,514.00												
Broadmarsh Township													
- Streetscape Works	\$ 230,000.00												
Campania Township													
- Reeve Street - Footpath through to Hall	\$ 30,000.00												
Colebrook Township													
- Nil	\$ -												
Kempton Township													
- Louisa Street (Huntingground Rd - Elizabeth St)	\$ 38,000.00												
- Midlands Highway/Mood Food	\$ 147,565.00												
- Streetscape Plan (Review & Implementation (Part)	\$ 23,000.00												
- Victoria Memorial Hall (complete works) (\$35K Carry forward - ex Mood Food Footpath)	\$ 110,000.00												
Mangalore Township													
- Nil													
Melton Mowbray													
- Streetscape Works (Trough / Shelter etc.)	\$ 30,000.00												
Oatlands - Streets													
- Footpath Renewal	\$ 60,000.00												
Tunbridge Township													
- Main Street (ongoing - Kerb & Gutter Renewal)	\$ 20,000.00												
Tunnack Township													

Capital Works Program 2020/2021 Projected Timelines													
	Total Project Cost	2020						2021					
		July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June
		- Streetscape Concept Plan	\$ 45,000.00										
<b>Lighting</b>													
Esplanade Project (Total Project Cost \$128K) (Year 2 of 2)	\$ 250,000.00												
<b>Public Toilets</b>													
Campania - Flour Mill Park - Concrete pathways/drainage/remove pavers	\$ 15,000.00												
Public Toilets - Upgrade Program to be developed	\$ 20,000.00												
<b>Stormwater Drainage</b>													
<b>Bagdad</b>													
- Lyndon Road	\$ 15,000.00												
- Midland Hwy/Swan St Drainage (McShane property)	\$ 41,822.00												
<b>Campania</b>													
- Estate Road - School Farm (Easement)	\$ 10,000.00												
<b>Oatlands</b>													
- Barrack Street (towards Mason Street)	\$ 10,000.00												
- High St/Wellington Street Junction	\$ 5,000.00												
<b>Waste Management</b>													
Wheelie Bins & Crates	\$ 5,000.00												
Oatlands WTS - General Imp's - incl. Concrete Pad(s)	\$ 25,000.00												
Dysart WTS - General Imp's	\$ 15,000.00												
<b>Heritage</b>													
Callington Mill (Asset Renewals)	\$ 20,000.00												
Callington Mill (Mill Tower - Fire Detection & Exit Lighting)	\$ 6,500.00												
Oatlands Court House (Stabilisation & Gaol Cell)	\$ 8,000.00												
Oatlands Gaol - Wing wall Completion	\$ 11,062.00												
Oatlands Gaol - Aluminium Steps (Temporary)	\$ 3,500.00												
Roche Hall - Forecourt (Interps - Planning Condition of Approval)	\$ 36,000.00												
Kempton Watch House (Internal Fit out)	\$ 4,000.00												
Heritage Collections Store (Scoping Project)	\$ 10,000.00												
Oatlands Commissariat (79 High Street - Boundary Fence)	\$ 6,000.00												
<b>Natural</b>													
Campania - Bush Reserve - Walking / Riding Path	\$ 105,000.00												
Chauncy Vale Sanctuary - Caves Loop Track Completion	\$ 21,000.00												
Chauncy Vale Sanctuary Bridge	\$ 55,000.00												
Lake Dulverton Walkway (Section 1)	\$ 135,000.00												
Lake Dulverton Walkway (Section 2)	\$ 85,000.00												
Mahers Point - Landscape Plan	\$ 22,404.00												
<b>Administration</b>													
Kempton Council Chambers - Chambers (restoration works)	\$ 5,000.00												
Kempton Council Chambers - Clock (restoration work)	\$ 20,000.00												
Kempton Council Chambers - Office Furniture & Equipment	\$ 5,000.00												
<b>Health &amp; Wellbeing</b>													
Water Bottle Refill Stations	\$ 7,980.00												
Kempton Community Health Facility	\$ 175,000.00												
<b>Animals</b>													
Dog Pound (s)	\$ 35,000.00												
<b>Recreation Committee</b>													
Campania - Public Open Space Dev (Scaife subdivision)	\$ 23,000.00												
Campania - Public Open Space Dev (Play Equip Alexander Circle)	\$ 16,000.00												
Campania - Rec Ground - Internal Toilet Improvements	\$ 40,000.00												
Campania - Rec Ground - Nets	\$ 45,000.00												

Capital Works Program 2020/2021 Projected Timelines													
	Total Project Cost	2020						2021					
		July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June
Colebrook - Colebrook Hall - Heating Upgrade (6 Units x \$4K)	\$ 24,000.00												
Colebrook - Recreation Ground (replace Pitch Cover)	\$ 4,500.00												
Kempton - Rec Ground - Roof Structure (entry to Clubrooms)	\$ 15,000.00												
Kempton - Rec Ground - Lighting	\$ 16,000.00												
Mangalore - Recreation Ground (additional allocation)	\$ 15,000.00												
Mangalore - Hall (Replace Gutters and Roofing)	\$ 18,000.00												
Mt Pleasant - Rec Ground (upgrade Toilets - includes stabilisation)	\$ 48,000.00												
Oatlands - Oatlands Community Hall - Repointing & Crack Repairs	\$ 15,000.00												
Oatlands - Callington Park - Playground	\$ 500,000.00												
Oatlands - Callington Park (revegetation and watering system)	\$ -												
Oatlands Aquatic Centre (C/W Election Commitment)	\$ 500,000.00												
Oatlands Aquatic Centre - Grant Funding	\$ -												
Parattah - Rec Ground - External Toilet (linked to Walkway)	\$ 12,000.00												
Runnymede Recreation Ground - Resurfacing & Watering System	\$ 25,000.00												
Tunbridge - Tunbridge Park - Perimeter Fence (Safety)	\$ -												
<b>Access</b>													
All Buildings (Priority Approach - Year 5 of 5)	\$ 50,000.00												
<b>Community</b>													
Oatlands Structure Plan	\$ 25,000.00												
Midlands Memorial Community Centre - Double glazed windows	\$ 40,000.00												
Levendale Community Centre													
- Building 1 (Classrooms & Office)	\$ 10,360.00												
- Building 2 (Classrooms)	\$ 12,340.00												
- Toilet Block, Timber Storage Shed, Tin Storage Shed	\$ 7,690.00												
<b>Administration Buildings</b>													
Council Chambers, Oatlands (Memorials - Forecourt)	\$ 4,000.00												
Council Chambers, Oatlands (Int Toilets / Records Storage - Upgrade)	\$ 100,000.00												
Council Chambers, Oatlands (Floor Coverings - Works Office)	\$ 5,000.00												
Council Chambers - Damp Issues & Stonemasonry	\$ 15,000.00												
<b>Depot Buildings</b>													
Kempton - Depot - Property Purchase	\$ 45,000.00												
Kempton - Depot - Internal Building Improvements	\$ 15,000.00												
Kempton - Depot - Employee PPE Storage Lockers	\$ 2,000.00												
Oatlands - Depot - Solar Panels (refer Submission)	\$ 16,000.00												
<b>Legend</b>													
XXXXXXXXXXXXXX	Planned or WIP												
XXXXXXXXXXXXXX	Completed												



## 13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

### 13.1 Residential

**Strategic Plan Reference 2.1**  
*Increase the resident, rate-paying population in the municipality.*

Nil.

### 13.2 Tourism

**Strategic Plan Reference 2.2**  
*Increase the number of tourists visiting and spending money in the municipality.*

Nil.

### 13.3 Business

**Strategic Plan Reference 2.3**  
*Increase the number and diversity of businesses in the Southern Midlands / Increase employment within the municipality / Increase Council revenue to facilitate business and development activities (social enterprise).*

Nil.

### 13.4 Industry

**Strategic Plan Reference 2.4**  
*Retain and enhance the development of the rural sector as a key economic driver in the Southern Midlands / Increase access to irrigation water within the municipality.*

Nil.

## 14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

### 14.1 Heritage

#### Strategic Plan Reference 3.1

*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 OCTOBER 2020

#### ISSUE

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

#### DETAIL

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

- Social media – since the last update in August - 779 people like the Southern Midlands Heritage and Collections page with 840 people following the page. This has been an increase of 43 new people since August. And we are averaging 10 posts by the team per month. Post content has continued with the gradual release of the annotated Weeding Letters, historic wallpaper, local history, lost & rare convict records plus some new additions on Archaeological artefacts & choo-choo Tuesdays featuring historic railways information.
- Further refinement of the event plan for the Macquarie visit 200-year anniversary. The team have drafted an events program which will be refined with neighbouring council's programs in early November. Out theme will be 'Enlighten' aimed at physical lighting of events and sites, as well as enlightening the community as to the deep cultural meaning of the event. Further information will be provided in a forthcoming Weekly Information Bulletin.
- Created an online inventory for all heritage buildings (non-collection items) & started the process of adding items.
- Wind-up of the Hunter Island Press exhibition in the Oatlands Supreme Court House. Some statistics on visitation and success of the exhibition will be provided to the next Council meeting.
- Support to the Arts Advisory Committee.
- An audit of the Artist in Residence collection and preparing works for framing.

- Please also refer to several other relevant reports in this agenda which have included input from the heritage projects team.
- Deborah Baldwin and Brad Williams presented to a Council workshop on the subjects of heritage collections, Roche Hall and Town Hall conservation planning and the Oatlands pool demolition and site rehabilitation.
- Continued volunteer input in heritage collection management.
- A noted increase in development application activity relating to heritage places.

## RECOMMENDATION

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

## DECISION

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

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

## CARRIED

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

## **14.1.2 PROPOSED USE OF 79 HIGH STREET OATLANDS FOR THE ARTIST IN RESIDENCE PROGRAM AND EXPRESSION OF INTEREST PROCESS FOR OTHER POSSIBLE USES**

**Author:** MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

**Date:** 28 OCTOBER 2020

**Enclosure:**

*Excerpt from grant deed for the Oatlands Commissariat and 79 High Street restoration*

### **ISSUE**

To provide Council with additional information in consideration of the use of 79 High Street Oatlands as the base for the Artist in Residence Program.

### **BACKGROUND**

#### ***The Heritage Hub Social Enterprise initiative***

At Council's August 2020 meeting, it was resolved that the Heritage Hub initiative be closed and that any associated responsibilities of Council's Heritage Hub Committee be taken-up by the Arts Advisory Committee.

#### ***The Artist in Residence Program***

The Artist in Residence program (AiR) has been operating from the Oatlands Gaoler's Residence since 2011. An AiR Policy was endorsed by Council in June 2017 which provided guidelines for the operation of the program.

Currently, artists stay in an upstairs room of the Gaoler's Residence and utilise exhibition space either in that building, and/or the Supreme Court House.

Around 20 artists have undertaken residencies under the program, and under the terms of the policy Council has acquired a number of artworks which are managed as part of the SMC Heritage Collection (the estimated value of this collection is around \$10,000). Numerous free public exhibitions have been staged, and there are 5 upcoming residencies planned. Overall, the program is considered successful in meeting the aims of the policy, highlighting the inspiration available in the region and giving artists an opportunity to raise their profile and engage the community. Further, the program build Council's arts collection for public display (or possibly for loan through the Lower Midlands Arts Loan initiative).

The proposal to install the Artist in Residence program in 79 High Street is considered to have the following advantages as reported to Council's October meeting:

- Artists may occupy the building for a maximum of one month, rent free.

- One mid room may be used for residential purposes, the other mid room for a workspace, the front room for exhibits plus the use of the kitchen and bathroom facilities.
- The artists must open the building freely to the public for at least 3 days per week during their stay and hold at least one free public event (advertised in collaboration with the Heritage Projects Program).
- The artist reserves all rights to profit, but must manage their own stock/sales/books etc.
- The artist will donate a work to Council.
- The artist will acknowledge the contribution of Council in any publicity.

This scheme is seen to have the following advantages:

- It provides the artists with dedicated living, working and exhibition space - rather than shared office/workspace with Council staff in the Gaoler's Residence. Whilst no issues have arisen from such, the desire to provide artists with their own space is high.
- It provides dedicated High Street frontage for the artist to exhibit and sell (managing their own stock/sales independently of Council). This is expected to make the program much more desirable.
- Currently artist workspaces are not publicly accessible – this would give the artist the ability to engage with the public as they work.
- The inclusion of previous Heritage Hub exhibitors is not precluded – they could apply to be an 'Artist in Residence'.

***At the August 2020 Council meeting, the following resolution was made:***

- a) Council resolves to close the Heritage Hub Social Enterprise;
- b) Council resolves to disband the Southern Midlands Council Heritage Hub Committee and its activities to be undertaken by Council's Arts Advisory Committee;
- c) The Artist in Residence Policy be amended by the Arts Advisory Committee and tabled at the next Council meeting; and
- d) A detailed report on financial implications and ongoing operational costs associated with the Artist in Residence Program utilising 79 High Street be presented at the next Council meeting.

A report went to Council's September meeting further to (c) and (d) of that resolution. The tenor of that report included the following:

- A proposed revision of the Artist in Residence policy to reflect the use of 79 High Street should Council resolve to do so. It is not considered appropriate to formally amend the policy until such time as the 79 High Street matter is resolved.
- A financial analysis of the scenario of the Artist in Residence program being installed in the building, versus a commercial rent, which shows an approximate break-even outcome.
- A works program to make the building usable for the AiR Program, which fits within existing budgets.
- An analysis of the terms of the grant deed which require any proposed use different to that approved in the deed be reported to the funding body (at least 20 days prior

to that use commencing), who may issue an invoice for repayment of funds if they consider that use not in accordance with the project funded. The excerpt from the deed is provided here at ATTACHMENT A (and as previously provided to Council).

At that meeting, a member of the public made a representation to Council for the possibility of a private commercial leasehold of the building.

**It was resolved at that meeting that:**

- a) This item be deferred subject to advice from Arts Advisory Committee, with a report to be submitted to the October Council meeting; and
- b) That a revised Artist in Residence Policy be brought to the November Council meeting for consideration, as per recommendations by the Arts Advisory Committee.

Since that meeting, another submission has been received for a possible private leasehold of the building.

**DETAIL**

The information and Council's September meeting resolution were provided to Council's Arts Advisory Committee meeting on the 15<sup>th</sup> October 2020. Although that meeting did not have a quorum (therefore a formal resolution could not be reached), the members of the committee present concluded that:

*Meeting attendees accepted the information and agreed that the following recommendation be made to Council:*

*The committee remains supportive of the possibility of the use of 79 High Street for the Artist in Residence program, however, feel it equitable that an open process to seek other prospective uses is necessary to consider the future of the building. The committee recommends that Council now consider publicising an Expression of Interest seeking further submissions of use for 79 High Street Oatlands from the broader community to be considered in conjunction with the existing three submissions previously received.*

*Should Council resolve to seek Expressions of Interest, in an effort to open the building for use as soon as possible, the following guidelines were proposed:*

- *The Arts Advisory Committee recommendation for establishing and Expression of Interest to be considered at the October Council meeting*
- *The development of the Expression of Interest to be managed by the Manager Heritage Projects and to include specific selection criteria addressing the requirements of the Federal funding body. The EoI to be prepared and ready for immediate publication.*
- *The Expression of Interest is to be promoted broadly through the upcoming Southern Midlands Council Ratepayers' Newsletter, the next Southern Midlands News publication, via Council and Community Social Media platforms*

*and, the 97.1 FM Community Radio Station. Promotion to commence as soon as practicable after endorsement of Council*

- *A two-week timeline for receiving submissions to be adopted*
- *Collation of the submissions to be undertaken promptly to assure a summary is available for Council's consideration at the December Council meeting.*

Discussion between Council officers since the meeting has also suggested that the previous expression of interest documentation for use of the commissariat oven be included in this process – which may attract a wider range of prospective building users.

If Council resolves to seek expressions of interest, it is proposed that the use of the oven be included as an 'option' that might be explored with the use of 79 High Street.

It is to be noted that the proposed use for Artist in Residence will be one proposal that is to be considered alongside any other expressions of interest received.

It is also to be noted that until the use of 79 High Street is resolved, the Artist in Residence policy is not proposed to be amended (review is due in 2022).

**Human Resources and Financial Implications** - the expression of interest process may result in a financial return to Council in terms of commercial rent. It is proposed that the guidelines for that process include prospective proponents to nominate a rental figure they would be willing to pay.

Depending on the funding body's consideration of any proposed use of the building, grant funds may need to be repaid (see Enclosure A).

**Community Consultation and Public Relations Implications** - the open expression of interest process will allow community input into the possibility of different uses for the building and openly 'test the market' for a range of uses.

**Policy Implications** - should Council resolve to commence an expression of interest process, the outcomes of that process will need to be considered against the following policies:

- Oatlands Commissariat and 79 High Street Master Plan
- Southern Midlands Council Arts Strategy.
- The Artist in Residence Policy
- 79 High Street and Oatlands Commissariat Use Policy

In addition, notification of any proposed change of use (i.e. from the former Heritage Hub structure) will need to be reported to the funding body at least 20 days prior to the commencement of that use for consideration as to whether that proposal is consistent with the intent of the funding. It must be noted that any use which is substantially different to the intended use (i.e. Council facilitating a heritage/arts/cultural operation that has economic development advantages) may require repayment of grant monies.

**Priority – Implementation Timeframe** - should Council resolve to commence the expression of interest process, documentation will be prepared and advertised by 30/10/20. It is proposed that there be a two-week period for expressions of interest so as to get a resolution as soon as possible so that summer trade by any occupant is not missed.

## RECOMMENDATION

THAT:

- a) Council resolves to commence an expression of interest process for the use of 79 High Street. That process is to be open for two weeks, with submissions for proposed uses to be brought to the November Council meeting for consideration; and
- b) That the Artist in Residence proposal be considered alongside any submissions arising from the expression of interest process.

## DECISION

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

THAT

- a) **Council resolves to commence an expression of interest process for the use of 79 High Street. That process is to be open for two weeks, with submissions for proposed uses to be brought to the November Council meeting for consideration; and**
- b) **That the Artist in Residence proposal be considered alongside any submissions arising from the expression of interest process.**

## CARRIED

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



**ENCLOSURE(S)**  
*Agenda Item 14.1.2*

**Excerpt from grant deed for the Oatlands Commissariat and 79 High Street restoration.**

**E2 Real Property**

**E.2.1.** *The Real Property includes the Restoration and Fitout of The Integrated Heritage Skills Hub, Oatlands.*

**E.2.5.** *The Recipient must use the Real Property created, acquired, or upgraded under this Agreement for the Purpose set out in item A.3 of the Schedule for the duration of the Operational Period.*

**10.4. Recipient's Use of Real Property**

**10.4.1.** *The Recipient agrees to ensure that:*

- a. *the Real Property is used for, and is fit to be used for, the Purpose specified in item A.3 of the Schedule throughout the Operational Period*

**10.4.2.** *Throughout the Operational Period, the Recipient must use the Real Property for the Purpose specified in item A.3 of the Schedule.*

**A.3. Purpose**

*The Purpose for which the completed Project is required to be used:*

*Reinvigorating a currently redundant suite of buildings in a prime commercial location to provide a venue for the Heritage Education and Skills Centre and other project partners and community heritage organisations to base business activities which seek to gain economic advantage from heritage training and commercial opportunities in the region as well as regenerating a currently redundant complex of buildings in a prime commercial location.*

**10.6. Dealing with Real Property**

**10.6.1.** *If:*

- c. *the Recipient Disposes of any Real Property during the Term of this Agreement; or*
- d. *the Recipient fails to or ceases to use any Real Property for the Purpose specified in item A.3 of the Schedule at any time during the Operational Period*

*then:*

- e. *the Recipient must notify the Commonwealth at least 20 Business Days prior to the event in paragraph (b), (c) or (d) occurring; and*
- f. *the Commonwealth may give the Recipient a notice requiring the Recipient to repay the Commonwealth some or all of the Funding provided under this Agreement and the Recipient must repay the*

*amount specified in any such notice within the period specified in that notice.*

Note that the definitions of the grant deed of ‘disposal’ includes *to sell, licence, lease or sublease, or otherwise transfer or give up ownership or the right to occupy or use, or to enter into an agreement to do any of the preceding acts.*

**A.4. Operational Period**

*The Operational Period commences on the date the Commonwealth accepts the Project Completion Report, to the Commonwealth’s satisfaction. The duration of the Operational Period is dependent on the amount of Funding provided by the Commonwealth under this Agreement. The thresholds are set out in the table below:*

<i>Amount of Funding</i>	<i>Duration of Operational Period</i>
<i>\$250,001 to \$1,000,000</i>	<i>Three (3) years</i>

*During the Operational Period, the Recipient must, if requested by the Commonwealth to do so, promptly provide evidence satisfactory to the Commonwealth that the Project is Operational.*

**[Note** that the date of acceptance of the Project Completion Report was 11/12/19 – meaning that the ‘Operational Period’ where the ‘Recipient’ (i.e. Council) must use the property for the purpose set out in item A.3 of the grant deed until at least 11/12/22].

**DECISION**

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

**THAT the meeting be adjourned at 11.28 a.m.**

**CARRIED**

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

*Mr B Williams (Manager, Heritage Projects) left the meeting at 11.34 p.m.*

*Mr J Lyall (Manager, Infrastructure & Works) left the meeting at 11.49 a.m.*

**DECISION**

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

**THAT the meeting be reconvened at 11.51 a.m.**

**CARRIED**

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

## 14.2 Natural

### Strategic Plan Reference 3.2

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

### 14.2.1 NRM UNIT – GENERAL REPORT

**Author:** NRM PROGRAMS MANAGER (MARIA WEEDING)

**Date:** 20 OCTOBER 2020

#### ISSUE:

Southern Midlands Landcare Unit Monthly Report.

#### DETAIL

- Mt Pleasant Recreation Ground Club Rooms - toilet block extension. Construction works are progressing well. The building is now water tight. Blockwork is being placed for the outer walls. Internal lining all done. Plastering and tiling next interior jobs to be completed. On track to be all finished by early December 2020.
- Callington Park playground upgrade works and surrounding ground underground watering system works are progressing. The playground area was completed in time for the school holidays. It is planned that the actual playground be made accessible via the path from Barrack Street car park. The balance of the site will remain off limits for the public while the new turf area establishes. A proposed opening date for the site has been rescheduled out by one month to now be Monday, 14<sup>th</sup> December 2020. This is due to the wet weather making it not possible to sow the grasses for the turf re-establishment. The deadline for the project completion has been extended to the end of February 2021.
- Assistance has been provided to compile a grant application for the Mt Pleasant Recreation Ground – players toilet and shower facilities upgrade. The grant is being submitted by the Mt Pleasant Football Club Committee with the support of Council. The grant is seeking \$240,014.00.
- Maria Weeding, Helen Geard and Acting General Manager Andrew Benson met with the local Police Officer to consider surveillance cameras being installed at Callington Park. There has been a few incidents (minor) at the site to date. Council will be requested to look at adopting a policy position on a CCTV Program. Refer agenda item 16.1.2 for draft CCTV policy. To date surveillance has been requested by a number of people (parents and grandparents) using the playground with young children. The main driver from these requests appears to be for a feeling of safety and well being for the users of the park. Surveillance is now quite common for these types of public park / playground areas in many places.
- A meeting was held with the Kempton Streetscape Committee. Works on the Victoria Memorial Hall were discussed and other forward works relating to the budget were noted. See minutes.
- It is noted that Council's Weeds Officer has recently tendered her resignation. Jen has found that with other business and personal commitments currently in her life she is no longer able to afford the time for the work required. A short term

replacement for Jen has been subsequently approached from Council's Casual Employment register. This person will be required to fulfil the obligations that we have with a current grant and provide some continuity to the weeds program in this busy time of the year. Jen will stay with Council until Wednesday, 4<sup>th</sup> November 2020.

## **WEEDS REPORT**

The Weeds Officer Jen Milne has provided the following report for the month ending 20<sup>th</sup> October 2020.

### **Site visits and roadside weed control**

- Paterson's curse removal – Lower Marshes
- Removal of banana passionfruit in Campania reserve.
- New Spanish heath roadside site in Campania (mapped and scheduled for control).
- Mapping of crown land road casement with gorse and broom issues impacting landowners. Starting with Oatlands township.

### **Projects**

- Brighton resource sharing – discussion about continuance of arrangement. Site visits and weed notifications sent as required.
- Drought Weed project – Funding still available for farmers for undertaking eligible weed management. Applications will be considered on a case by case basis until funding is expended.
- Development applications – advice where weed issues present.

### **Communication**

- Letters advising landowners of new WAF small grants (state-wide grants run by NRM North). Along with the still available Council Drought Weeds Grant.
- Information for November Council Newsletter – biosecurity, boneseed alert and grant funding available.
- Crown Land property services to arrange works of road casement (isolated gorse patch surrounded by areas free of the weed).
- Discussions regarding private properties and their management of Paterson' curse. Weed notifications issued as required.
- Letter of support for a Nasella project coordinated by NRM South (potential to support landowners in the Coal River Valley with Chilean needle grass).

### **Enquiries**

- Drought weed grant enquires
- State Growth, Mud Walls Road and ongoing management of gorse adjacent to roadside.
- Reporting of weeds – Paterson's curse.

This will be my last report as the Weeds Officer for SMC. It has been great to work with a council that is proactive and committed to long term weed management. Thank you for the support and best of luck in the future.

## RECOMMENDATION

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

## DECISION

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

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

## CARRIED

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

*Graham Green (Special Projects Officer) entered the meeting at 11.57 a.m.*

### 14.3 Cultural

**Strategic Plan Reference 3.3**

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

Nil.

### 14.4 Regulatory (Development)

**Strategic Plan Reference 3.4**

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

Nil.

### 14.5 Regulatory (Public Health)

**Strategic Plan Reference 3.5**

*Monitor and maintain a safe and healthy public environment.*

Nil.

## 14.6 Regulatory (Animals)

### Strategic Plan Reference 3.6

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

#### 14.6.1 ANIMAL MANAGEMENT REPORT

**Author:** ANIMAL MANAGEMENT OFFICER (RACHEL COLLIS)

**Date:** 27 OCTOBER 2020

**Enclosure:**

*Animal Management Statement –September/October 2020*

#### ISSUE

Consideration of the Animal Management/Compliance Officer's report for September/October 2020.

The purpose of the report is twofold:

1. To inform Council and the Community of infringements issued by Council Officers in relation to Animal Management for the period; *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

DATE: 29<sup>th</sup> September 2020 – “Dog attacks or bites any animal and causes a serious injury or death” Colebrook area

DATE: 15<sup>th</sup> October 2020 – “Dog at large” Bagdad area

DATE: 15<sup>th</sup> October 2020 – “Dog at large” Bagdad area

DATE: 15<sup>th</sup> October 2020 – “Dog attacking person or animal causing non serious injury” Oatlands area.



## RECOMMENDATION

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

## DECISION

*Moved by Cllr K Dudgeon, seconded by Cllr R McDougall*

**THAT the Animal Management report be received and the information noted.**

## CARRIED

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

**ENCLOSURE**

Agenda Item 14.6.1



**YTD ANIMAL MANAGEMENT STATEMENT**

January to September 2020

DOG IMPOUNDS	RECLAIMED	ADOPTED	EUTHANISED
33	26	3 (Dogs home)	4
OTHER IMPOUNDS			
Ewe and Lamb			

**JOBS ATTENDED**  
September/October 2020

DOGS AT LARGE	DOG ATTACKS	DOG BARKING	DOG GENERAL
2	2	1	3
Central Highlands 0	Central Highlands 0	Central Highlands	Central Highlands 0
NEW KENNEL INSPECT	WELFARE	STOCK	OTHER
Five active kennel licences		4	1
Central Highlands 0	Central Highlands 0	Central Highlands 0	Central Highlands 1

**REGISTERED DOGS: 1745**

**KENNEL LICENCES: 46**

**INFRINGEMENTS ISSUED: 4**

## 14.7 Environmental Sustainability

### Strategic Plan Reference 3.7

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

### 14.7.1 UPDATED CLIMATE CHANGE ACTION PLAN

**Author:** SPECIAL PROJECTS OFFICER (GRAHAM GREEN)

**Date:** 19 OCTOBER 2020

**Enclosure(s):**

*SMC Climate Change Action Plan 2020*

### ISSUE

Southern Midlands Council's Climate Change Action Plan was first drafted over ten years ago. The Plan required reviewing and updating due to technology advances and new opportunities for energy efficiency projects implementable at the municipal and sub-regional level. This Plan compliments Councils other climate change document - the Adaptation Plan endorsed by Council in March 2020. The Adaptation Plan detailed measures council can take to minimise the risks associated with climate change and extreme events on council assets and the community.

The Climate Change Action Plan details measures that may be taken to reduce greenhouse gas emissions. All actions taken that successfully reduce emission of greenhouse gases count in the shared effort that is required to reduce the impact of climate change. As a relatively large organisation, council has a significant responsibility and the capacity to make a difference.

Council can work in a number of ways to reduce its emissions of greenhouse gases and in doing so joins with the momentum for change to new technologies that is gathering pace across our community and globally. Investment in emissions reduction projects also has financial benefits with payback of upfront costs over time as efficiencies are realised.

Aside from the benefits of acting to reduce emissions, council has a leadership role to play through its interactions with the local community, Taking action is necessary because climate change poses serious consequences for the economic, social and environmental sustainability of the region.

Council's commitment to contributing action on climate change is part of the Strategic Plan 2020-2029:

*'3.5.1 Implement strategies to address the issue of climate change in relation to its impact on Council's corporate functions and on the Community.'*

The Climate Change Action Plan guides Council's ongoing approach to climate change mitigation, the primary goal of which is to:

- continue efforts to reduce greenhouse gas emissions over which council has control;
- assist the community to reduce emissions where possible, i.e. play a leadership role; and

- collaborate on broader scale initiatives with regional stakeholders through involvement with the Regional Climate Change Initiative.

Endorsement of the revised Adaptation Plan is now sought.

## BACKGROUND

Southern Midlands Council's Climate Change Action Plan was originally produced to identify energy efficiency projects within Council's scope of influence and capacity with a view to reducing greenhouse gas emissions that Council is responsible for. The original Climate Change Action Plan was endorsed by Council over 10 years ago and since then the following actions have been achieved:

- energy auditing - monitoring electricity and fuel usage in order to assess where improvements may be made;
- adoption of an energy efficient vehicle policy;
- retrofitting the Oatlands Town Hall to improve energy efficiency;
- lighting upgrades to improve efficiency;
- installation of a solar photovoltaic system at the Kempton offices;
- natural resource management e.g. tree planting (for capture and storage of carbon in trees) and regenerative agriculture (to promote capture and storage of carbon in soils); and
- community programs such as energy efficiency advice and seminars.

The review of the Climate Change Action Plan has recognised the emissions reduction achievements to date and that it is definitely worth continuing the effort.

## DETAIL

The updated Southern Midlands Council Climate Change Action Plan 2020 has three areas of focus:

1. energy efficiency projects inclusive of solar and electric/hybrid vehicle upgrades;
2. land care projects inclusive of tree planting and landscape protection options; and
3. waste management projects that are related to emission reduction.

For all proposed actions there has been an attempt to identify: resourcing; emission reduction benefit; cost benefit; community leadership benefit; and timeframe.

In the updated plan there has been a shift in focus away from choosing fuel efficient vehicles for Council's fleet to adoption of an electric vehicle and an electric vehicle charging station. This is in recognition that:

- the technology of electric vehicles and chargers has improved;
- the range of electric vehicles has improved to the point that they are a viable option in more remote locations such as the Midlands; and
- this is where the future of transport lies.

In terms of land care, proposed actions are similar to those in the original Plan, however there is a suggestion that there could be a more active focus for tree planting projects on land owned by Council.

The revised Plan has a more detailed focus on waste management and ways in which operations can be improved to reduce emissions. It compliments actions proposed in Council's recently updated Waste Management Strategy. The Plan also encourages policy development in the area of 'procurement' and suggests there should be consideration of using more materials that are recycled, or part recycled. This may include use of crushed glass or crushed construction waste in road base, or procurement of products made from recycled plastics or wood-plastic composites.

### **Human Resources & Financial Implications**

*Human resources* - Implementation of the Climate Change Action Plan will be coordinated by the Special Projects Officer as part of current duties. Involvement of other staff and elected members is envisaged in planning to determine priority actions, timeframes, budgets and implementation.

*Financial implications* - Investment in emissions reduction projects has financial benefits with payback of upfront costs over time as efficiencies are realised. It is recognised that investment in renewable energy and emissions reduction projects has benefits that outweigh the upfront costs. That is, new technology saves in ongoing running costs of vehicles and infrastructure. Cost benefit analyses are easily undertaken so that upfront costs may be weighed up against ongoing return and 'payback periods'.

**Public Relations Implications** - the anticipated public relations implication of each of the proposed actions in the Plan is listed as part of the action. Promoting energy efficiency work is an important aspect of the leadership role that Council is playing in the energy efficiency and emissions reduction effort.

**Website implications** - There is potential for identified emissions reduction projects and associated benefits to be publicised on Council's website.

**Policy Implications** - Council's commitment to contributing action on climate change is part of the Strategic Plan 2020-2029: '3.5.1 Implement strategies to address the issue of climate change in relation to its impact on Council's corporate functions and on the Community.'

Linkage with the Strategic Plan occurs across multiple Council business areas, in summary the following:

#### **1. INFRASTRUCTURE**

1.1 ROADS

1.4 LIGHTING

#### **3. LANDSCAPES**

3.2 NATURAL

3.5 CLIMATE CHANGE

#### **4. LIFESTYLE**

4.1 COMMUNITY HEALTH & WELLBEING

4.7 PUBLIC HEALTH

#### **6. ORGANISATION**

6.2 SUSTAINABILITY

**Implementation Timeframe** - Proposed implementation of the Climate Change Action Plan is proposed through a Council workshop in April-May of each year. The aim of the workshop will be to:

- review energy efficiency actions and achievements of the current financial year;
- discuss priorities and costed proposals for the upcoming financial year across all fields i.e. energy efficiency upgrades, electric vehicle(s), land care initiatives, waste management projects and policy;
- discuss ways of funding and progressing identified project priorities; and
- undertake minor revision of the Climate Change Action Plan in light of achievements and review of priorities.

## RECOMMENDATION

THAT Council receive and endorse the updated Southern Midlands Council Climate Change Action Plan 2020.

## DECISION

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

**THAT Council receive and endorse the updated Southern Midlands Council Climate Change Action Plan 2020.**

## CARRIED

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

*Mr G Green (Special Projects Officer) left the meeting at 12.07 p.m.*

**ENCLOSURE(S)**  
*Agenda Item 14.7.1*



## **Climate Change Action Plan 2020**

### **Southern Midlands Council's contribution to climate change mitigation**



**Southern Midlands Council Climate Change Action Plan**

**Revised version, September 2020**

**Author: Graham Green**

**Endorsed by Council on \_\_\_\_\_**

**Enquiries regarding this document to Graham Green:**

**[ggreen@southernmidlands.tas.gov.au](mailto:ggreen@southernmidlands.tas.gov.au)**



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## 1.0 Introduction

All actions taken that successfully reduce emission of greenhouse gases count in the shared effort that is required to reduce the impact of climate change. As a relatively large organisation, council has a significant responsibility and the capacity to make a difference.

Council can work in a number of ways to reduce its emissions of greenhouse gases and in doing so joins with the momentum for change to new technologies that is gathering pace across our community and globally. Investment in emissions reduction projects also has financial benefits with payback of upfront costs over time as efficiencies are realised.

Aside from the benefits of acting to reduce emissions, council has a leadership role to play through its interactions with the local community, Taking action is necessary because climate change poses serious consequences for the economic, social and environmental sustainability of the region.

Council's commitment to contributing action on climate change is part of the Strategic Plan 2018-2027:

*'3.5.1 Implement strategies to address the issue of climate change in relation to its impact on Council's corporate functions and on the Community.'*

Two approaches to managing climate change are being taken by council:

- i) **Adaptation** – measures taken to minimising the risk and the emerging impacts associated with climate change on council assets and the community, including consideration of the longer term implications of planning decisions.

Council's approach to climate change adaptation is covered in the Southern Midlands Council Corporate Climate Change Adaptation Plan 2020.

- ii) **Mitigation** – measures taken to reduce greenhouse gas emissions as part of the across-the-board effort required to stabilise (and reduce) atmospheric concentrations of greenhouse gases. The ultimate aim of mitigation is to reduce the severity of the emerging impacts of climate change.

**This document guides Council's ongoing approach to climate change mitigation**, the primary goal of which is to:

- continue efforts to reduce greenhouse gas emissions over which council has control;
- assist the community to reduce emissions where possible, i.e. play a leadership role; and
- collaborate on broader scale initiatives with regional stakeholders through involvement with the Regional Climate Change Initiative.

Continuing to work on climate change mitigation builds upon work council has already undertaken, for example:

- energy auditing - monitoring electricity and fuel usage in order to assess where improvements may be made;
- adoption of an energy efficient vehicle policy;
- retrofitting the Oatlands Town Hall to improve energy efficiency;
- lighting upgrades to improve efficiency;
- installation of a solar photovoltaic system at the Kempton offices;
- natural resource management e.g. tree planting (for capture and storage of carbon in trees) and regenerative agriculture (to promote capture and storage of carbon in soils); and
- community programs such as energy efficiency advice and seminars.

### 1.1 Climate change trends

The climate in Tasmania's Midlands is changing which is consistent with the broader trend of rising temperatures, more frequent and severe bushfires, heatwaves, drought, extreme weather events, and changing rainfall patterns. Local evidence of climate change is borne out in both the long-term meteorological data (collected at sites such as Oatlands since 1882) and anecdotes from those who have lived in the region for most of their lives.

In terms of potential ongoing trends in climate change, Tasmania has high resolution climate modelling data from the Climate Futures for Tasmania program to draw upon. The details of how climate change is expected to play out in the Midlands is provided in detail in the Southern Midlands Council Climate Change Profile (updated and released in 2020) and viewable at: <https://www.southernmidlands.tas.gov.au/climate-change-and-energy-efficiency/> In summary, for the period 2080-2100 we can expect:

- hot days (greater than 30°C) to increase from 11 currently to more than 30;
- average annual temperature to increase by 3.4°C;
- significant reduction in the number of frosts (85% fewer);
- longer heat waves;
- higher frequency of & greater intensity of bushfires (Forest Fire Danger Index to increase by 55%); and
- heavier rainfall events interspersed with longer dry spells – declining average annual rainfall in the Midlands (minus 7.5% by 2080).

The following implications of these changes are possible if not likely:

#### Public Health

- Mental health issues related to: the stress of extreme events (e.g. bushfire, drought, and flood); environmental change (e.g. tree loss, new weed invasions); and crop failure/loss and associated pressures on revenue.
- Direct impact of heat waves and bushfire smoke, particularly on the elderly or those with existing chronic health conditions.

#### Environment

- Some species will be pushed to the limits of their tolerances by heat, drought and fire resulting in, for example, tree dieback and local species loss.

- New species of invasive weeds and pathogens are likely to be favoured by the emerging conditions, particularly reduced frosts and rising average temperature.
- Potential soil loss due to: long dry spells associated with wind; extreme rainfall events; and exacerbated stream-bank erosion from heavy rainfall and flood flows.

Infrastructure

- Extreme rainfall and flood events are likely to increase impact on, and damage to, roads and bridges.
- Longer fire season, and more frequent conditions favouring wildfire, may result in increasing frequency of damage to council and community infrastructure.

## 1.2 Background - Energy Efficiency Actions 2008-19

Southern Midlands Council has been working proactively with energy efficiency since 2008. Achievements to date are provided in the table below:

Council's energy efficiency actions 2008-2019

ACTION	PROGRESS	RESOURCING	COLLABORATORS	TIMEFRAME
Vehicle emissions reduction - by implementation of and adherence to Council's vehicle purchasing policy.	Policy adopted	Internal	Nil	Current & ongoing
Energy usage tracking (electricity and fuel) to gauge performance, build upon the database of energy consumption, to track trends, and to establish appropriate and cost-effective ways to reduce energy consumption.	Quarterly reporting and review	Internal	Planet Footprint until 2014	2008-2014 Currently ceased
Energy audit of Council premises Conduct an audit of Council Chambers at both Kempton and Oatlands to define specific areas in which inefficiencies occur and to define actions to address the inefficiencies.	Completed	Climate Connect Grant	Dr John Todd	Completed 2011

ACTION	PROGRESS	RESOURCING	COLLABORATORS	TIMEFRAME
<p><b>Energy efficiency upgrade to Town Hall Oatlands</b> - based upon outcomes of energy audits, for Oatlands Town Hall for example:</p> <ul style="list-style-type: none"> <li>• Replacement of inefficient heaters.</li> <li>• Rebuild front foyer – draft proof &amp; insulate.</li> <li>• Public access point 2 - side entry foyer - air-lock installed with new doors.</li> <li>• Double-glazed poly glass ceiling built &amp; installed in the vaulted ceiling of the Works &amp; Technical Services Office.</li> <li>• Air leaks in all opening window sashes of Town Hall sealed. All fireplaces sealed.</li> <li>• Roof of Works Office removed, R4.1 batts and sarking installed, iron reinstated.</li> <li>• Double-glazed skylight unit built &amp; installed in council's 'print room'.</li> <li>• Perspex units retro-fitted to internal side of windows in offices and meeting rooms - for a 'double-glazed' effect.</li> <li>• Sensor-operated lighting installed at appropriate locations (toilets kitchen).</li> </ul>	Completed	Part CEEP Grant		Completed 2012-13
<p><b>Hot water service upgrades</b></p> <ul style="list-style-type: none"> <li>• Heat pump hot water services installed at Oatlands and Kempton recreation grounds</li> <li>• Solar hot water service installed at Campania Recreation Ground</li> </ul>	Completed	LGEEP Grant		Completed 2014
<p><b>Energy efficient lighting upgrade at the Oatlands offices:</b></p>	Stage 1 completed	Internal	Nil	2018 onwards
<p><b>Energy efficiency upgrade to Council offices at Kempton:</b></p> <ul style="list-style-type: none"> <li>• 10 kw grid-connected solar photovoltaic system installed.</li> </ul>	Completed	Internal	Nil	Completed 2018
<ul style="list-style-type: none"> <li>• LED lighting upgrade stage 1</li> </ul>	Stage 1 completed	Internal	Nil	2018 onwards

## 2.0 Policy Context

### *Reporting*

Tasmanian councils currently have no statutory obligation to report on their energy consumption or emissions. Since the Cities for Climate Protection local government reporting scheme ceased to be funded by the Australian Government in 2010, there has been no common standard amongst Australian local governments for corporate and community energy and greenhouse gas reporting.

Recognising this gap, the STCA developed a standardized methodology to support councils in aligning with recognized reporting frameworks. Their document ‘Southern Tasmania’s Changing Energy Use’<sup>1</sup> presents energy usage and greenhouse gas emissions data for each council in Tasmania’s southern region for the ten year period up until 2017. The data trend is a useful tool in determining which areas require the most attention in terms of effort to reduce greenhouse gas emissions a summary of the trends and implications for Southern Midlands Council is given in Section 3.0.

### *Responsibility*

Scope is afforded to Tasmanian councils to address climate change under the *Local Government Act* (Tas) 1993, which describes the role of councils to provide for the health, safety and welfare of the community.<sup>2</sup> In managing and preparing for the impacts of climate change, councils are best positioned to work with communities due to their:

- core function to directly support and assist local communities;
- local knowledge and experience;
- understanding of community needs and vulnerabilities;
- key role in responding to emergencies;
- role in infrastructure design, construction and maintenance;
- role in review and update of planning schemes (in relation to identified local impacts and threats); and
- ability to effectively disseminate information and provide support to the community.

Communities expect well informed guidance from their councils in regard to these issues and understand that councils are well placed to prepare for and respond to climate change impacts.

There is also an appreciation that climate change mitigation actions can have benefits (such as improving human well-being and protecting biodiversity) regardless of the magnitude of climate change that occurs.

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<sup>1</sup> Johnson, A. 2019 ‘Southern Tasmania’s Changing Energy Use – Information Paper: regional Greenhouse Gas and Energy Use Trends April 2019’, Southern Tasmanian Council’s Authority

<sup>2</sup> *Local Government Act* (Tas)1993. Section 20 Function and Powers.

## **2.1 Alignment with council's Strategic Plan**

Council's approach to climate change mitigation has the following alignment with Council's Strategic Plan 2018-2027:

### **1. INFRASTRUCTURE**

#### **1.1 ROADS**

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

1.1.1.11 Incorporate the use of recyclable materials (e.g tyres/glass) into road pavements and pathways

#### **1.4 LIGHTING**

1.4.1b Contestability of energy supply

1.4.1.3 Adopt new technology as it arises to reduce lifecycle costings; for example energetically pursue the implementation of LED lights for replacement of street lighting

### **3. LANDSCAPES**

#### **3.2 NATURAL**

3.2.1 Identify and protect areas that are of high conservation value

3.2.1.4 Facilitate and encourage voluntary native vegetation conservation agreements to conserve & protect high priority native vegetation communities

3.2.1.5 Use a collaborative approach to recognise and protect natural values on private land only where:

(i) the land contains natural values Council has deemed to be of high conservation value at the local

level,

(ii) existing spatial information provides a reasonable level of surety as the presence of those values,

(iii) the values are not already afforded a reasonable degree of protection by higher levels of government, and

(iv) the patch size is sufficiently large to ensure long term environmental sustainability.

3.2.2.1 Actively pursue grant opportunities & projects in relation to preservation of bushland remnants, weed management, vegetation, and regenerative agricultural techniques

#### **3.5 CLIMATE CHANGE**

3.5.1 Implement strategies to address the issue of climate change in relation to its impact on Council's corporate functions and on the Community

3.5.1.2 Continue implementation of Council's Climate Change Action Plan

3.5.1.3 Continually improve energy efficiency and assist the Community in energy efficiency initiatives

3.5.1.4 Establish collaborative partnerships with other Councils, key stakeholders and other tiers of government, that strengthen Council's response to climate change

3.5.1.5 Investigate options to potentially develop a Solar Array Panel/bank to generate power to be used at the community level and excess back to the grid

#### **4. LIFESTYLE**

##### **4.1 COMMUNITY HEALTH & WELLBEING**

4.1.1 Support and improve the independence, health and wellbeing of the community

##### **4.7 PUBLIC HEALTH**

4.7.1 Monitor and maintain a safe and healthy public environment

4.7.1.7 Maintain an Emergency Management Plan for the Southern Midlands local government area that will provide safeguards for the health & safety of the Community

#### **6. ORGANISATION**

##### **6.2 SUSTAINABILITY**

6.2.8 Minimise Council's exposure to risk

6.2.8.1 Continue to refine Council's Risk Management Strategy/Practices and work within the framework of the MAV Insurance risk management model and ISO 31000 – 2009



### 3.0 Regional energy use trends

Councils have an important role in supporting communities to ensure relevant information is available to enable informed decision making. The provision of current and accurate energy and greenhouse data by councils helps it and the community to know where effective action can be taken towards a transition to a future where reducing carbon emissions is an important consideration.

An STCA report<sup>3</sup> released in 2019 provided data on energy use and emissions for councils of the southern region for the ten year period ending 2017. Data presented in the report was sourced from accurate metered data obtained from energy service providers. Key messages from the report are as follows:

- Greenhouse gas emissions for southern Tasmania increased by 6% or 147,200 tonnes of carbon dioxide (tCO<sub>2</sub>-equivalents) comparing 2016-17 to 2006-07. Most of this increase was due to increased energy use by industry, followed by the forestry sector, the commercial sector and then the residential sector. The only sector to show reduced emissions for the ten year period was the transport sector (-21%). This suggests that factors such as vehicle efficiency improvement and changes in preference for fuel type are contributing to lower emissions.
- Commercial sector electricity use grew by 27% over the ten year period, while residential sector electricity usage grew by 21%. This is largely due to an increase in connections but also due to a shift towards heat pumps (as opposed to heating fuels) as the preferred method of home heating.
- In 2016-17, the municipal sector was responsible for emissions of 2,585,000 tCO<sub>2</sub>-equivalents, an increase of 6% over ten years. Southern Midlands Council's contribution was 60,600 tCO<sub>2</sub>-equivalents, an increase of 7% over the ten year period.
- There are 14,000 more onsite renewable electricity generation systems than there were 10 years ago in southern Tasmania, including solar photovoltaic, micro-wind and hydro. Approximately 40 million kWh of electricity was contributed to the grid from these systems in 2016-17. There are 3,500 solar hot water systems across southern Tasmania.
- Within the Southern Midlands municipal area, 338 renewable energy systems were installed by 2016-17 (approximately 1 in 12 premises, compared to the regional average of 1 in 10 premises).

Coal and diesel fuel use are responsible for the greatest share of emissions across southern Tasmania. Coal and associated products (including coke), are mainly used in the manufacturing sector, principally for the production of cement, lime and plaster. Greenhouse gas emissions from electricity generation are relatively low per capita for Tasmanians as approximately 90% of electricity comes from renewable sources – the remainder is imported to the state from the national grid through Basslink.

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<sup>3</sup> Johnson, A. 2019 'Southern Tasmania's Changing Energy Use – Information Paper: regional Greenhouse Gas and Energy Use Trends April 2019', Southern Tasmanian Council's Authority

Proportions of greenhouse gas emissions for Southern Tasmania by fuel type for 2016-17 were:

- Automotive diesel oil 25%
- Black coal & coke 22%
- Automotive gasoline 15%
- Electricity (from coal & gas) 15%
- Natural gas 13%
- Petroleum products 6%
- LPG 3%
- Aviation turbine fuel 1%

Understanding the greenhouse gas emissions data and emerging trends listed above is an important step gaining perspective and context, and also in understanding what types of actions are required next in order to make a useful contribution to lowering greenhouse gas emissions.

## 4.0 Energy Efficiency

### 4.1 Introduction of hybrid or electric vehicles to Council's fleet

#### *Electric or hybrid vehicles*

An area of opportunity to reduce daily emissions is through usage of more efficient transport such as hybrid or electric vehicles. The choice of models and the potential efficiency gains is improving, together with greater range for electric vehicles e.g. now greater than 300 km for a Nissan Leaf electric vehicle. There are also options for hybrid/electric trucks which would be a significant fuel saving investment for council to make. Hobart City Council has invested in several electric vehicle hybrid 6.5 tonne work trucks and hence have experience for Southern Midlands Council to draw upon.

#### *Vehicle recharging*

Investment in an electric vehicle requires a means of recharging. Relatively inexpensive domestic or business-scale options are now available that operate through single-phase or three-phase power. An electric vehicle (EV) charging unit could be coupled to solar panels with battery storage system whereby solar energy stored during the day could be used to recharge an electric vehicle overnight. Due to the relatively high cost of battery storage systems, a cost-benefit analysis of the economics of this option would be prudent.

It is also prudent to consider an electric vehicle charging station for the general public, as the use of electric vehicles increases so does the requirement for charging points. Locations such as Oatlands, which is a reasonable distance from Tasmania's major centres, represents a point of potential need for recharging.

It is important that electric vehicle charging points are made more available in Tasmania to support the increasing desire of individuals to reduce emissions and to cut loose from dependence upon fossil fuels. Council can play a leadership role here by assisting with making charging points available.

For community usage, a ‘Mode 4 DC Rapid Charge Unit’ would be ideal as these can recharge a vehicle in as little as 30 minutes. This infrastructure is expensive (at least 30K) and requires analysis and planning prior to investment. Grants to support this infrastructure have been available at times from both the Tasmanian Government and Aurora Energy. Rapid charge infrastructure can provide public relations benefits and spin off benefits for the town(s) in which they are located. Travellers with electric vehicles would be encouraged to a site with a ‘rapid charger’ and there would be associated benefits for the local economy as drivers waited for their vehicle recharge.

*Potential short to medium term vehicle fleet efficiency actions*

ACTION	RESOURCING	EMISSIONS REDUCTION BENEFIT	COST BENEFIT	COMMUNITY LEADERSHIP / PR BENEFIT	TIMEFRAME
<b>Improve efficiency performance of council's vehicle fleet - Develop &amp; implement an EV integration plan for council's fleet.</b>	Internal			High	2020
<b>Hybrid vehicle purchase – an interim measure towards a more efficient vehicle fleet.</b>	Internal	>2100 kg CO2 equiv. per annum (based upon 20K km/yr)	Save the cost of ~ 800L of fuel/yr	High	By 2021
<b>Electric vehicle purchase – commit to emissions reduction and set an example to the community by introducing an electric vehicle to the fleet. EV's are now becoming an attractive option as prices fall and range increases. An additional bonus is low running cost and low maintenance costs.</b>	Internal	>4200 kg CO2 equiv. per annum (based upon 20K km/yr)	Save the cost of ~ 1600L of fuel/yr	High	By 2022
<b>Electric vehicle charging infrastructure:</b> <b>For council vehicle charging:</b> For a cost of approximately \$2000, Council could invest in a charging unit to power an electric vehicle (7kW single-phase or 22kW three-phase).	Internal	Dependent upon proportion renewable energy used for charging. (at least 90% in Tasmania)	Dependent upon drawing from the grid or own solar generated power	High	By 2022
<b>Electric vehicle charging infrastructure for public usage:</b>  For community/public usage An EV charging station for community use should be considered – grant opportunities to be pursued for installation of an electric car charger at a strategic location in the midlands.	Grant funded or business partnership			High	By 2022

<p><b>Electric/hybrid truck research – potential purchase</b> – research with a view to purchase of an electric/hybrid truck. This would amount to significant diesel savings and assist in reducing council’s greenhouse gas emissions. Hobart City Council have experience with 6.5 tonne trucks – SMC could consult HCC regarding their performance and cost effectiveness.</p>	<p>Internal</p>	<p>&gt;6000 kg CO2 equiv. per annum (based upon 50K km/yr)</p>	<p>Save the cost of ~4000L of fuel/yr</p>	<p>High</p>	<p>2020</p>
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#### 4.2 Ongoing solar electricity and energy efficiency projects

Procurement of solar panels, new technology, efficient lighting and other actions has made a difference to council’s energy consumption and reduced the organisation’s greenhouse gas emissions. Council has had a reasonable record of commitment to energy efficiency actions, however, there is always more than can be done. Installation of solar panels and energy efficiency actions invariably save council money with the payback on initial investment often as short as a few years. Solar energy providers now utilise software to determine return on investment and also volumes of emissions avoided through installation of solar technology enabling considered investment decisions to be made.

A potential way forward would be for council to commit a budget allocation on an annual basis for energy efficiency and greenhouse gas mitigation activities. Each year options could be tabled with the most cost effective project, or those signifying the greatest community need, to be prioritised.

***Potential short to medium term solar and energy efficiency actions***  
(to be subjected to an annual discussion and project cost-benefit and prioritisation meeting)

ACTION	RESOURCING	EMISSIONS REDUCTION BENEFIT	COST BENEFIT	COMMUNITY LEADERSHIP / PR BENEFIT	TIMEFRAME
<b>Solar PV battery storage coupled system for the Oatlands depot roof</b> – invest in a solar photovoltaic system - Cost benefit analysis has been undertaken for this project.	Internal (Funded 2020)	Refer to Case Study in accompanying document	Refer to Case Study in accompanying document	High	By 2021
<b>Improve energy efficiency of council buildings/properties</b> – implement targeted relatively low cost actions to improve energy efficiency at council buildings – potentially choosing to budget for improvements to be made at one property per year.	Internal or grant	Low - in Tasmania grid electricity is currently from 90% renewable sources	Example - conversion of 100 CFL lights to LED saves ~\$1200/yr in electricity costs	Moderate	Ongoing
<b>Technology upgrades based upon energy efficiency – policy to support</b> – seek opportunities to improve energy efficiency, including during upgrade of electronic devices and equipment. Develop an energy efficiency ‘procurement policy’ to support.	Internal	Minimal		Low	Ongoing

### 4.3 Community energy efficiency activities

Southern Midlands Council has committed to a series of initiatives to inform the local community of the implications of climate change on health, business, environment and community infrastructure. Council understands the importance of assisting the community with some of the challenges that arise from climate change, particularly the need to consider and address the way energy is used. Initiating energy efficiency actions not only contributes to the reduction in greenhouse gas emissions but assists the community to cope with rapidly increasing energy costs. Community energy efficiency initiatives are listed below.

#### *Community support energy efficiency initiatives*

ACTION	RESOURCING	EMISSIONS REDUCTION BENEFIT	COST BENEFIT	COMMUNITY LEADERSHIP / PR BENEFIT	TIMEFRAME
<b>‘HEAT’ toolkit</b> – The Home Energy Awareness Toolkit is available for loan to residents to undertake in-house assessments of energy usage and to attain advice on appropriate efficiency measures.	Funded by Hobart City Council	NA	High	Moderate	Current & ongoing

ACTION	RESOURCING	EMISSIONS REDUCTION BENEFIT	COST BENEFIT	COMMUNITY LEADERSHIP / PR BENEFIT	TIMEFRAME
Provide community resources on: climate change, energy efficiency, and renewable energy through Council's web site, ratepayer newsletter and personal consultation.	Internal	NA	High	Moderate	Current & ongoing
<b>Energy efficiency promotion by example</b> Promote council's efforts with energy efficiency e.g. the retrofit to the Town Hall through various media when the opportunity arises.	Internal + CEEP grant	NA	High	Moderate	Current & ongoing
<b>Promote Materials reuse, provide facilities for the community to be more resourceful &amp; to reduce waste to landfill.</b> Look to set up a materials re-use centre at the Oatlands waste transfer station. Re-use of materials locally means less trips to the city are required to purchase new goods, hence a reduction in fossil fuel usage.	Internal + grant			High	2021

#### 4.4 Regional Collaboration

Opportunities for Southern Midlands Council to collaborate on energy efficiency measures are developed primarily through involvement with the STCA's Regional Climate Change Initiative (RCCI). The RCCI is a forum established in 2008 involving southern councils for: sharing information on approaches to climate change; collaboration on climate change adaptation and mitigation projects; networking and planning.

RCCI achievements to date:

- Sharing of ideas and inspiration for approaches to energy efficiency and suppliers;
- HEAT (Home Energy Audit Toolkit) kit developed for the community;
- Development of climate change adaptation plans for every council;
- Development of a regional climate change adaptation strategy;
- Forum for collaboration with the University of Tasmania on climate change data sharing and development of information relevant to local government areas;
- Report on energy usage and greenhouse gas emission trends for the Southern Region; and
- Preliminary work on development of regional solutions to green waste management e.g. pyrolysis for biochar production.

## 5.0 Land Care

### 5.1 Trees, landscape & carbon

Biodiverse natural environments are resilient to change and have been able to rebound from the impact of extreme events that occur from time to time over many thousands of years. The climate change we are now experiencing is occurring rapidly relative to the rate of climate change that has occurred in the past. In biodiverse natural vegetation communities this change is likely to favour some species and disadvantage others with the likely outcome that there will be a shift in species composition. In the Midlands the eucalypt *E. viminalis* (white gum) has been subject to ‘dieback’ for some time. This is now being seen in other species.

Council has played a long-term role, particularly in conjunction with the Midlands Tree Committee, in working with the local community to establish trees and to enhance and protect the natural assets of the municipal area.

Council’s natural resource management (NRM) activities related to climate change mitigation are listed below.

#### *Land care actions linked to climate change mitigation*

ACTION	RESOURCING	EMISSIONS REDUCTION BENEFIT	COST BENEFIT	COMMUNITY LEADERSHIP / PR BENEFIT	TIMEFRAME
<b>Tree planting projects (community)</b> – continue to resource the Midlands Tree Committee for tree planting initiatives for farms and in the community.	Internal and grant funds	Establishing trees to sequester carbon.	High	High	Current & ongoing
<b>Tree planting initiatives (carbon abatement)</b> – Develop a program to establish trees at identified council or community sites primarily for the purpose of capturing carbon from the atmosphere.	Internal and grant funds	Establishing trees sequester carbon & assist in offsetting council’s emissions.	High	High	New initiative
<b>Conduct landscape restoration initiatives</b> - undertake scientifically informed strategic NRM projects as opportunities arise. Focus on landscape ecology, including protection of important remnants, connectivity and weed management.  Collaboration with Natural Resource Planning, and NRM South is important.	Internal + Potential Biodiversity Hotspots Grant + Biodiversity Fund Grant	High carbon offsetting potential	NA	High	Seek opportunities



ACTION	RESOURCING	EMISSIONS REDUCTION BENEFIT	COST BENEFIT	COMMUNITY LEADERSHIP / PR BENEFIT	TIMEFRAME
Education and awareness – Encourage, through education and awareness, the conservation of remnant bushland. Raise awareness of native vegetation issues, and planting opportunities relative to the Midlands.	Internal	High carbon offsetting potential	High	High	Current & ongoing

## 5.2 Farming community programs

Farmers have an important role to play in managing the cycling of carbon between the atmosphere and the soils. Soil carbon is one of the greatest global reservoirs of organic carbon which can be held as plant litter, humus and charcoal. Maintaining or building soil carbon levels can have a wide variety of benefits for farm productivity due to improved soil structure and health. Farm management techniques can assist in removing carbon from the atmosphere and storing for hundreds of years as stable organic carbon compounds in the soil.

Farmers do face a number of challenges in achieving soil carbon increases. Rainfall patterns in the midlands have become unpredictable. A degree of predictability in rainfall timing has been a driver for managing annual cropping cycles in the past and key to achieving adequate farm productivity. As mentioned earlier in this plan, the Climate Futures data for Tasmania points to increasing rainfall variability with longer dry spells interspersed by increasingly heavy rainfall events. There are challenges for farmers in being able to maintain desired ground cover and prevent soil loss across all seasons. Environmental pressures together with some management techniques can lead to a decline in soil carbon resulting in degradation of soil health, poorer soil quality and reduction in the soil's capacity to retain moisture. In the past, Southern Midlands Council, has collaborated with NRM South to deliver information on innovative management techniques that can address soil health issues and assist farmers to increase their soil carbon.

One example is the technique of 'pasture cropping' which has been shown to have measurable benefits on soil health, farm productivity, and a reduction in soil loss. The maintenance of constant ground cover through a carefully managed cycle of grazing and direct drilling of crops into perennial pastures increases microbial activity in soils and contributes to increasing the storage of carbon in the soil. More carbon in the soil allows for better retention of moisture. As a result, 'pasture cropping' is one of the approaches believed to have great potential to build farm resilience and sustainability.

Council's potential approach to assist farmers with soil carbon and regenerative agricultural techniques is provided below.

*Actions to assist farmers in regenerative agriculture and soil carbon activities*

ACTION	RESOURCING	EMISSIONS REDUCTION BENEFIT	COST BENEFIT	COMMUNITY LEADERSHIP/ PR BENEFIT	TIMEFRAME
<p><b>Provision of Information.</b> Provision of information, hosting seminars and running field days on themes such as water efficiency, soil carbon, pasture cropping, benefits of perennial grasses, use of biochar as a soil conditioner. A series of initiatives conducted with assistance from stakeholders was completed between 2008-2011.</p>	Internal + Landcare Australia grant	Potentially high carbon offsetting potential	Moderate	High	Ongoing dependent upon key stakeholder support and resources
<p><b>Support farmers – Support farmers who are willing to adopt new techniques with planning, mapping and monitoring.</b></p>	Internal	NA	Moderate	High	On hold – dependent upon Council resources

**5.3 Policy on coal mines and fracking**

Fossil fuels are carbon dense and on combustion release carbon dioxide to the atmosphere. Fossil fuels are Tasmania’s primary source of greenhouse gas emissions. There has been speculation in recent years that parts of the midlands will be opened up for coal mining and also extraction of coal-seam gas by ‘fracking’.

Effort to mitigate global warming requires sincere effort to minimise the opening of new fossil fuel ventures and advocacy for renewable energy alternatives instead. This is both the right thing to do and something that has significant community support, and as a consequence, reputational benefits for council.

The economy of the Midlands is reliant on its foundation as a producer of high quality, high value agricultural produce and also a growing tourism industry focused on heritage and quality products. Development of coal mining, or other fossil fuel extractive industries, has potential to tarnish the established reputation of the midlands, and may have a negative impact on the established industries.

Political support for fossil fuel extractive industries has potential to embroil the region in controversy and create long lasting conflict. For example, a coal mine in the midlands would compete with agriculture for water, a very significant issue given the emerging trend to lower average annual rainfall across the midlands.

*Policy Proposal – coal & gas*

ACTION	RESOURCING	EMISSIONS REDUCTION BENEFIT	COST BENEFIT	COMMUNITY LEADERSHIP/ PR BENEFIT	TIMEFRAME
Discuss, with the view to implementing, a policy detailing council's stance on new fossil fuel extractive industries in the Southern Midlands	Internal	Potentially huge	High	High	By June 2020

## 6.0 Waste Management

### 6.1 Waste Logistics

Waste management is a significant logistics operation for Southern Midlands Council and the burning of fossil fuels is implicated throughout the operations. The municipality covers a large geographic area, hence significant distances are travelled each week for collection of household waste and recyclables from dispersed small communities. The higher the weight of materials being handled, the higher the fossil fuel usage and the higher the greenhouse gas emissions. Effort to reduce waste volume makes sense for a number of reasons, including the direct contribution it makes to emissions reduction.

Higher waste volumes collected at council's waste transfer stations equates to more frequent truck movements to transport the waste to landfill at Copping. These trucks are inefficient fuel users. In the case of the Oatlands site, each round trip required for collection and disposal is about 200 km. There are currently 21 truck trips made per fortnight to service council's three waste transfer stations. Hence, minimising and reducing waste has the potential to reduce emissions from waste transportation.

There is also the issue of encouraging re-use of materials. This is something that could be done so much better at council's waste transfer stations. It's fair to say that all new materials produced have resulted in release of greenhouse gases during their production. Large distances travelled by Midlands residents to hardware outlets to purchase materials also releases greenhouse gases. Hence, efficient segregation of reusable materials at waste transfer stations is a contribution council can make to greater resource use efficiency and indirect greenhouse gas emission reduction from the local community.

*Waste management logistics changes focused on emissions reduction*

ACTION	RESOURCING	EMISSIONS REDUCTION BENEFIT	COST BENEFIT	COMMUNITY LEADERSHIP / PR BENEFIT	TIMEFRAME
<b>Rationalise the number of waste transfer stations &amp; resource share.</b> Investigate ways to reduce the number of waste transfer stations managed by council & replace with a resource sharing arrangement at a sub-regional facility e.g. at the Brighton Industrial Estate. Greater efficiencies in facility location and waste handling result in lower greenhouse gas emissions.	Internal or grant funded	Moderate	High	Low-moderate	By 2025
<b>Reduce waste amounts by increasing recovery effort</b> Ensure there is on-site rigour with on site segregation of materials and ensure that WTS's are set up to be fit for this purpose. Implement a materials re-use centre (tip shop style) at the Oatlands WTS. Efficiency in materials usage and lower volumes of waste directly relate to emissions reduction.	Internal	Low	High	High	By 2022

\* Greater detail on waste management issues and options is given in the Southern Midlands Council Waste Management Strategy 2020.

## 6.2 Organic materials

Approximately 60% of material (by weight) currently disposed of to landfill in Tasmania is organic material<sup>4</sup>. Organic 'waste' is a broad term that comprises: garden clippings, pruned material, larger lopped material; light garden waste such as weeds and grass from lawn mowing; and kitchen waste such as fruit, vegetables and bread.

Southern Midlands Council endeavours to segregate as much of the coarse woody organic material as possible from the waste stream by providing organic 'waste' drop-off points at each of the three waste transfer stations. However, there is currently no means provided for residents to segregate putrescible kitchen and light organic garden materials, so if residents are not composting this material or feeding it to animals, it most likely ends up in the waste stream. Not only does this dense, and often heavy, material incur a disposal cost to council, it's rapid decomposition results in the release of greenhouse gases such as methane into the atmosphere.

<sup>4</sup> Waste Management 2020 and beyond (2011) – Blue Environment for SWSA

Council currently has not employed a consistent methodology for dealing with the coarse woody organic material dropped off at its waste transfer stations. Impediments to primary processing of organic material (e.g. shredding for mulch) include:

- handling and chipping cost;
- variability in quantity and quality - organic waste dropped off at the waste transfer stations can comprise of anything from grass clippings to woody material of variable size; and
- potential contamination with metals and other materials that have the potential to foul or damage mulching machinery.

The separation of organic 'waste' at the waste transfer stations is a first step, however, council has struggled to move beyond this point due to the issues listed above. Mulching, either in house or through a third party, can produce a value-added product that may be sold as garden mulch, compost and soil conditioner. Reducing stockpiles efficiently will free up space required for managing council's space-constrained waste transfer sites.

Another potential solution to production of greenhouse gases during composting is utilisation of technologies such as gasification and/or pyrolysis for processing organic 'waste'. Pyrolysis for example, involves processing of organic matter at high temperature in the absence of oxygen to produce a number of outputs, including biochar (a stable carbon rich soil conditioner), syngas, activated charcoal, heat and bio-oil. This technology has the potential to create employment, maximise energy efficiency, generate several income streams (sale of energy, production of a high value products) and reduce greenhouse gas emissions. Because of this potential, it makes sense to develop a business case to investigate: potential feed stock types and volumes; the most appropriate technology; location of a pyrolysis plant; most suitable operator; outputs; costs and benefits.

Council's role in progressing such an initiative is yet to be defined, but as a local collector of woody and other organic material it should view itself as a player. Whether such a project is developed on a regional scale, and who the major collaborators would be, would be ascertained as part of the development of a business case.

*Proposed approach to mitigate emissions from organic ‘waste’*

ACTION	RESOURCING	EMISSIONS REDUCTION BENEFIT	COST BENEFIT	COMMUNITY LEADERSHIP/ PR BENEFIT	TIMEFRAME
<p><b>Mulching/chipping of green ‘waste’</b>– generating a value-added, saleable products from woody green waste (Potential regional collaboration project) Currently Barwick’s are able to provide a chipping service for \$10 m<sup>3</sup> cut + approximately \$2500 to transport their machinery to the site. Approx. 1000 m<sup>3</sup> can be done in a day – so once per year may be feasible. There is also potential to involve the ‘Soil First’ composting operation situated locally on Interlaken Road.</p>	Part internal – potential regional initiative for rural councils	Moderate	Moderate	High	Subject to available funding and momentum for project through the LGAT Regional Waste Forum
<p><b>Food organics 1 – regional collaboration.</b> Food organics can comprise up to 50% by weight of the domestic waste stream<sup>5</sup>, hence, diversion of this organic material to alternative processing can significantly reduce the cost of waste disposal. In rural Tasmania the issue of food organics in the waste stream is assumed to be lower than average due to the higher likelihood of feeding to chickens, stock, dogs, or composting for vegetable gardens.</p>	Regional coordination is required.	Moderate	Low	High	Subject to regional coordination through LGAT waste forum
<p><b>Food Organics 2 - Community education &amp; awareness</b> Undertake an awareness-raising program whereby residents are informed of waste management issues, particularly in relation to keeping food organics and garden materials out of the waste stream. The campaign would focus on the positive options available for composting / processing organic matter.</p>	Internal	Low	Moderate	High	By 2022

<sup>5</sup> Waste Management 2020 and beyond (2011) – Blue Environment for SWSA

ACTION	RESOURCING	EMISSIONS REDUCTION BENEFIT	COST BENEFIT	COMMUNITY LEADERSHIP / PR BENEFIT	TIMEFRAME
<p><b>Waste to energy initiative</b> – a proposal to efficiently utilise green ‘waste’ from organic material collection points. To be processed by pyrolysis to produce renewable energy and other outputs such as biochar. Subject to: development of a business case by a consultant; Clarification of council’s role; and determining a lead proponent.</p>	Regional - grant	Potentially high	Moderate	High	Subject to grants

### 6.3 Procurement & new infrastructure

Procurement of infrastructure and new technology can make a big difference to an organisation’s energy consumption, waste minimisation and greenhouse gas emissions, and is an opportunity to lead the community by example.

#### 6.3.1 Utilising recycled products

Consideration and utilisation of materials that are recycled, or part recycled, is an important step for council to take. This may include use of crushed glass or crushed construction waste in road base, or procurement of products made from recycled plastics or wood-plastic composites.

All goods and materials have what is know as embodied energy content, that is the energy input that is required to produce the goods. Utilisation of goods and materials that are recycled or have a high content of recycled materials not only assists in solving a waste disposal issue, it supports industries that have developed recycling solutions and it reduces the embedded energy content of goods and materials utilised by council.

*Procurement and new infrastructure – new Policy*

ACTION	RESOURCING	EMISSIONS REDUCTION BENEFIT	COST BENEFIT	COMMUNITY LEADERSHIP / PR BENEFIT	TIMEFRAME
Alternative materials uptake – Develop Policy – Develop a policy in relation to procurement to: where possible ensure that materials and goods that are recycled or have component recycled content: paper, plastics, road base, wood-plastic composites e.g. decking, outdoor seating, wheelie bins, bollards, fencing.	Internal	Moderate	Moderate	Moderate	Ongoing
Develop a policy to guide procurement of materials with low embodied energy and products that can be easily recycled at the end of their life.	Internal		High	High	Ongoing

## 7.0 Implementation of this Plan

Proposed implementation of this Plan is through a Council workshop in April-May of each year. The aim of the workshop will be to:

- review energy efficiency actions and achievements of the current financial year;
- discuss priorities and costed proposals for the upcoming financial year across all fields i.e. energy efficiency upgrades, electric vehicle(s), land care initiatives, waste management projects and policy;
- discuss ways of funding and progressing identified project priorities; and
- undertake minor revision of the Climate Change Action Plan in light of achievements and review of priorities.



**15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)**

**15.1 Community Health and Wellbeing**

**Strategic Plan Reference 4.1**

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

Nil.

## 15.2 Recreation

### Strategic Plan Reference 4.2

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

### 15.2.1 PROGRESS REPORT - PROPOSED OATLANDS AQUATIC CENTRE DEVELOPMENT

**Author:** ACTING GENERAL MANAGER (ANDREW BENSON)

**Date:** 20 OCTOBER 2020

#### ISSUE

Update for Councillors on the progress of the proposed development of the Oatlands Aquatic Centre.

#### BACKGROUND

Councillors are aware of the matters relating to the development of this project on the former Council Depot in Church Street Oatlands, this Report is the fifth of a regular monthly update in respect of the progress of the project.

#### DETAIL

The following schedule is provided for Councillors to understand the scoping of the project over the next few months up until the Tender assessment/determination date.

#### 1. **Status of new Development Application**

- a. Development Application process has been completed.

#### 2. **Status of the Design Process**

- a. The Design process has been completed.
- b. Building Application to be lodged following completion of the Certificate of Likely Compliance by the Building Surveyors, Pitt & Sherry

#### 3. **Status of the Tender Process**

- a. 5<sup>th</sup> September 2020 - Building Tender advertised
- b. 7<sup>th</sup> September 2020 - Building Tender released
- c. 18<sup>th</sup> September 2020 – Building Tenderers Site Visit
- d. 21<sup>st</sup> September 2020 – Consultant Design Team met to consider questions from the Tenderers
- e. 14<sup>th</sup> October 2020 – Tender closed
- f. 20<sup>th</sup> October 2020 – Tender analysis completed
  - i. Whilst this was the anticipated completion of the Tender analysis process, the Tender submissions were rather complex and require additional work which will not be completed by the Council meeting date.
  - ii. It is suggested that a Council Workshop be structured for Monday 9<sup>th</sup> November 2020 for Council to be briefed in respect of the Tender

submissions and that certain matters will need to be discussed and decisions made.

- iii. The Oatlands Aquatic Centre Annual Operational Costs will also need to be discussed in the Council Workshop, as an outcome of specific Tender decisions.

**4. Revised Council considerations**

- a. 9<sup>th</sup> November 2020 - Contractor Tender Assessment considered by Council Workshop plus Aquatic Centre Operational costs including considerations of life cycle costing.
- b. Structure a Special Council meeting to formally consider and make decisions in respect of the Tender and Operation costs.
- c. Post Special Council meeting - Award Contract

**5. Construction Stage**

- a. 1<sup>st</sup> December 2020 - 'CT Fish' building demolition. All Permits are in place.
- b. 11<sup>th</sup> December 2020 - Contractor takes over the site.
- c. Council team undertakes the car park construction as well as the landscaping – subject to coordination with the Contractor.
- d. 21<sup>st</sup> October 2021 – Aquatic Centre Practical Completion.
- e. 31<sup>st</sup> October 2021 Official opening.
- f. 21<sup>st</sup> October 2022 - End of Defects Liability Period.

**Human Resources & Financial Implications** - The Acting General Manager is the Client representation for the project.

**Community Consultation & Public Relations Implications** – Nil at this point in time

**Policy Implications** – Nil.

**Priority - Implementation Time Frame** - As detailed in the Report.

**RECOMMENDATION**

THAT Council receive and note the report.

**DECISION**

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

**THAT Council receive and note the report.**

**CARRIED**

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

## 15.2.2 OATLANDS SWIMMING POOL 2020/21 SEASON

**Author:** ACTING GENERAL MANAGER (ANDREW BENSON)

**Date:** 14 OCTOBER 2020

### ISSUE

To inform Council of the proposed dates for the Oatlands Swimming Pool for the 2020/2021 season.

### DETAIL

The following arrangements are proposed for the 2020/21 Swimming Pool Season:

**Opening Date:**

It is proposed to open the Pool on Monday, 30<sup>th</sup> November 2020 at 3.00 p.m.

**Closing Date:**

Date to be confirmed – March 2021.

**Opening Hours:**

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

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

**Fees and Charges Schedule:**

The fees and charges schedule is listed below for information:

FEES & CHARGES		2020/21
<b>Season Ticket:</b>	Family	\$120.00
	Adult	\$60.00
	Child/Student	\$45.00
<b>Daily Tickets:</b>	Family	\$13.00
	Adult	\$5.00
	Child/Student	\$4.00
<b>Complex Hire Fee:</b>	All supervised (out of hours) \$65.00 per hour	

**Note:**

1. Family Ticket is limited to 2 Adults and maximum of 3 Children (under 18) and all be recognised on the Medicare Card.
2. Students require a current student identification card.

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

**Human Resources & Financial Implications** – Pool Supervisor/Lifeguard and Relief services for the forthcoming season will be arranged as required.

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

**Policy Implications** - Nil.

**Priority - Implementation Time Frame** – Endorsement of the opening date at this Council meeting will allow sufficient time to advertise the pool opening date and organise staffing arrangements for 2020/2021.

## RECOMMENDATION

THAT Council endorse the opening arrangements for the Oatlands Swimming Pool 2020/21 Season.

## DECISION

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

**THAT Council endorse the opening arrangements for the Oatlands Swimming Pool 2020/21 Season; opening on the 30<sup>th</sup> November 2020.**

## CARRIED

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

### 15.3 Access

**Strategic Plan Reference 4.3**

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

Nil.

### 15.4 Volunteers

**Strategic Plan Reference 4.4**

*Encourage community members to volunteer.*

Nil.

### 15.5 Families

**Strategic Plan Reference 4.5**

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

Nil.

### 15.6 Education

**Strategic Plan Reference 4.6**

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

Nil.

### 15.7 Capacity & Sustainability

**Strategic Plan Reference 4.7**

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

Nil.

### 15.8 Safety

**Strategic Plan Reference 4.8**

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

Nil.

### 15.9 Consultation & Communication

**Strategic Plan Reference 4.8**

*Improve the effectiveness of consultation & communication with the community.*

Nil.

## 16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

### 16.1 Improvement

#### Strategic Plan Reference 5.1

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

#### 16.1.1 POLICY REVIEW – COMMUNICATIONS POLICY & SOCIAL MEDIA USE

**Author:** ACTING GENERAL MANAGER (ANDREW BENSON)

**Date:** 19 OCTOBER 2020

#### ISSUE

Review of the Communications Policy and Social Media Use.

#### DETAIL

A review of the Communications Policy has been undertaken by Council staff, which also identified the need to include additional information relating to social media use.

This policy review is presented to Council for the first time in accordance with Council's policy for Councillors to have sufficient time to fully consider policy documents over two meetings.

#### RECOMMENDATION

1. THAT Council receive and note the report; and
2. Consider the draft Communications Policy & Social Media Use for adoption at the November 2020 meeting (subject to any amendments).

#### DECISION

*Moved by Clr R McDougall, seconded by Clr K Dudgeon*

1. THAT Council receive and note the report; and.
2. Consider the draft Communications Policy & Social Media Use for adoption at the November 2020 meeting (subject to any amendments).

#### CARRIED

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

**ENCLOSURE(S)**

*Agenda Item 16.1.1*



Council Policy  
**COMMUNICATIONS POLICY & SOCIAL MEDIA USE**

Approved by:  
Approved date:  
Review date:

Council  
September 2015  
September 2020

**DRAFT**

**1. PURPOSE**

The aims of this Policy are to:

- (a) provide a framework for decisions, and standards relating to the Use of Communications Devices and Social Media;
- (b) confirm that Council will not tolerate the Use of Communications Devices and Social Media which is unlawful or a risk to health and safety of Workers or Other Persons at the Workplace;
- (c) recognise Council's commitment to provide a safe and healthy workplace for Workers and Other Persons at the Workplace relating to the Use of Communications Devices and Social Media;
- (d) instruct and guide Workers and Other Persons at the Workplace regarding the Use of Communications Devices and Social Media;
- (e) outline the standards expected at all times in relation to the Use of Communications Devices and Social Media;
- (f) operate with the Applicable Laws and policies; and
- (g) recognise that all Workers are accountable for their own behaviour relating to the Use of Communications Devices and Social Media.

For the purpose of this Policy, Social Media will refer to electronic techniques or technologies established officially by the Council Administration that communicate directly to and with the community. This includes the Council's corporate website and any other social media accounts.

**2. SCOPE**

This Policy covers and applies to Workers in relation to:

- (i) behaviour at the Workplace;
- (ii) the performance of work for or in connection with Council; and
- (iii) conduct outside the Workplace or working hours if the acts or omissions:
  - (A) are likely to cause serious damage to the relationship between Council, Councillors, Workers or Other Persons at the Workplace; or
  - (B) are incompatible with a Worker's duty to Council or employment relationship or engagement; or
  - (C) damage or are likely to damage Council's interests or reputation.





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Approved by: Council  
Approved date: September 2015  
Review date: September 2020

**DRAFT**

### 3. POLICY

- (a) Workers must comply with this Policy.
- (b) Workers must not Use Communication Devices or Social Media in any way which:
  - (i) breaches this Policy or any other policy or procedure including the Workplace Behaviour Policy or Code of Conduct Policy;
  - (ii) breaches Applicable Laws or is otherwise unlawful; or
  - (iii) fails to comply with a lawful and reasonable direction by Council.
- (c) Managers/Supervisors are required to promote this Policy within their area of responsibility and take reasonable steps to ensure that any potential breaches of this Policy are identified, taken seriously and acted upon appropriately.

#### 3.1 General Principles

- (a) Council may provide Workers with Communication Devices for Business Use only or Business Use and reasonable personal Use at Council's discretion. Such authority will be provided in writing on an individual basis.
- (b) In determining whether a Worker will be provided with Communication Devices and to what extent Council at its complete discretion will take into consideration all relevant matters including, Council's network and other system storage, security and usage requirements, the Worker's personal circumstances and work requirements and the nature and topic of the Use.
- (c) The requirements set out below apply equally to Business Use and Personal Use of Communication Devices.
- (d) Council may remove, restrict or change a Worker's authority to Use Council owned or supplied Communication Devices or Worker owned or supplied Communication Devices where used for Business Use or in the Workplace at Council's discretion.
- (e) Council will, through authorised personnel, monitor and if necessary copy, delete, remove or quarantine any information, data, transmissions or files (incoming and outgoing) or like materials arising out of the Use of Communications Devices from the Council's information technology system or network, or any Worker's Council provided Communication Device without notice.

#### 3.2 Use of Communication Devices

In relation to the Use of Communication Devices, Workers must:

- (a) not divulge passwords or user identification to other persons;
- (b) not alter a Council owned Communication Device without prior written approval from their Manager/Supervisor;
- (c) not allow any person to Use a Council Owned Communication Device without prior written approval from their Manager/Supervisor;



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- (d) maintain Council Owned Communication Devices they Use in accordance with the manufacturer's specifications;
- (e) take all reasonable care to ensure the Communication Device is securely kept;
- (f) immediately advise their Manager/Supervisor of any damage to or theft of the Communication Device;
- (g) not install any software on a Council Owned Communication Device (with the exception of Council nominated Applications downloaded from the App Store ) without written prior approval from their Manager/Supervisor;
- (h) comply with Applicable Laws including not engaging in, for example:
  - (i) defamatory comments (e.g. falsely naming a person as a criminal);
  - (ii) inappropriate or unlawful workplace behaviour comments (e.g. discriminatory, harassing, bullying or repeated unreasonable behaviour);
  - (iii) misleading and deceptive conduct (e.g. 'our product will give you 150% improvement in profit with no reasonable basis');
  - (iv) contempt (e.g. publicising court orders or matters under consideration);
  - (v) infringements of intellectual property rights (e.g. breach of copyright by copying information without referencing the source, or downloading movies, TV shows, music and other entertainment or similar); or
  - (vi) privacy issues such as disclosing personal or sensitive information (e.g. 'a person lives at ABC Street and has 4 children with a particular medical condition');
- (i) not Use another person's identification (electronic or otherwise) to Use a Communication Device;
- (j) not obscure or attempt to obscure the origin of any Use of a Communication Device in the Workplace or a Council Owned Communication Device;
- (k) not access, send, receive, download, store or distribute gambling, pornographic, obscene, defamatory, discriminatory, harassing, unlawful or inappropriate materials of any kind;
- (l) not disclose Council's confidential information or damage or engage in Use likely to damage Council's interests or reputation;
- (m) not gain or attempt to gain unauthorised access to Council's, information technology system or network, or any other Worker or Other Person in the Workplace's Communication Device; and
- (n) not interfere or alter with any of the Council security measures provided for the Council's, information technology system or network, or any other Worker or Other Person in the Workplace's Communication Device.
- (o) On termination of employment, the employee is responsible in ensuring that the returned communications device(s) have been cleared of any personal accounts e.g google (Gmail), Apple iTunes account etc and also advise Council's IT Officer of any pins that have been set up for telephone access etc



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### 3.3 Business Use of Social Media

Social Media can be defined as electronic tools and platforms people use to publish, converse and share information. Complementing existing two-way electronic communication techniques such as email and websites, it is a technology that is popular, rapidly growing and constantly evolving.

Social Media is becoming an increasingly important way in which Council and its staff communicate with each other and engage with the community. Social Media enables Council to:

- a. enhance existing communication and information circulation by extending reach;
- b. direct the community to Council information, consultation, events and images;
- c. promote programs, activities and events;
- d. build and enhance relationships with the community and stakeholders; and
- e. provide the community with the opportunity to further engage and actively participate in discussions that are of importance, interest and concern to them.

This section aims to provide guidelines to assist staff in managing the official flow of information delivered and received by Council through Social Media channels for the purpose of conducting Council business, and assist in compliance with current requirements of records management and use.

### 3.4 Managing existing Social Media applications

Once a Social Media site is established, it is important to ensure it is managed properly and effectively. Essential criteria to be followed are:

- a. all content must be accurate and updated when appropriate;
- b. language and writing style must be appropriate and not offensive in nature;
- c. terms and conditions should be displayed in the 'information' section of the site with a disclaimer that while legitimate questions and complaints will be addressed, statements that are derogatory, insulting or otherwise unduly negative will be removed if they do not meet the standards of common courtesy;
- d. all content (both outgoing and incoming) must be appropriate and comply with Council's Record Management procedures and any other Council processes or policies;
- e. to minimise the chance of incorrect information being displayed and to make easier the responsibility of maintaining site content, where possible the Southern Midlands Council website should be used as the origin point of information and the Social Media sites provide links to the website for more information, forms, documents or online services necessary to conduct business with the Southern Midlands Council;
- f. information produced and displayed on Social Media sites by Council will not be used for political or lobbying purposes, with the exception of promoting or encouraging participation in Local Government elections;



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- g. the establishment of a Social Media administrator group that is trained and approved to edit, alter and upload site content;
- h. employees entrusted as administrators of Social Media sites must conduct themselves properly and are required to act in accordance with Council policies and procedures, with failure to do so resulting in disciplinary action being taken; and
- i. a copy of all necessary passwords or login codes for various sites to be kept with the Corporate Services Department in case of staff absence or departure and when changes are required;
- j. Non-compliance with these criteria may result in the closing or suspending of Social Media sites by the Council Administration.

### 3.5 Implementing new Social Media applications

A number of new or refined Social Media options are developed each year, many available at little or no cost to the organisation. While it is important to keep abreast of trends, it is important that Council is using these tools to meet a specific need and that they are properly resourced.

When implementing a new Social Media activity, the requesting Department will present a brief to the General Manager outlining the following:

- a. why this is the appropriate tool for the task required;
- b. how it will help Council achieve its Strategic Plan objectives;
- c. how the issue of records management, privacy, risk and security will be addressed;
- d. what resource and time requirements are required to effectively manage and monitor the site, and to ensure timely responses to the community;
- e. does it offer one way or two way communication;
- f. what technology or system is proposed to be used;
- g. what this new site will offer that other existing Social Media sites currently being used by Council do not; and
- h. the processes developed and documented to ensure consistency and accuracy of content.

Once the General Manager is satisfied of the benefit of the new Social Media activity and meeting of the criteria can be demonstrated, then approval will be given and set up and commencement of operation will begin.

### 3.6 Closing of Social Media applications

If a Social Media site is no longer considered by Council Administration to be a useful communication tool, is no longer popular with the community, is proving too expensive or time consuming to maintain, or any other appropriate reason, it can be suspended or closed without public notification.



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### 3.7 Commenting on Social Media sites

With electronic news sites and Social Media channels increasing in popularity, they are also becoming more popular for submitting feedback or comments online.

Where an item is about the Council, the Mayor, General Manager or delegated staff member may place a comment on behalf of the Council via Social Media provided that:

- a. they disclose their first and last name and their official title (ie Mayor, GM etc);
- b. they do not disclose any Council information that is considered to be confidential or non-public in nature; and
- c. they do not knowingly communicate inaccurate or false information and all reasonable efforts should be made to provide only verifiable facts – not personal opinions.

Elected Members may post comments but should disclose their first and last name and a statement to the effect that this is their personal opinion and may not represent the opinion of the Council.

The Council actively monitors Social Media for contributions or comments relating to the Council, its operation and its reputation. Any activity that may be deemed inappropriate may result in a Code of Conduct process.

## 4. RELATED DOCUMENTS

- Code of Conduct for Employees
- Local Government Code of Conduct for Elected Members
- Disciplinary Procedure
- Issues Resolution Policy
- Workplace Behaviour Policy

## 5. DOCUMENT ADMINISTRATION

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

This document is Version 2.0 effective XX-XX-XXXX. The document is maintained by Community & Corporate Development, for the Southern Midlands Council.

## 16.1.2 DRAFT POLICY – CLOSED CIRCUIT TELEVISION (CCTV) POLICY

**Author:** ACTING GENERAL MANAGER (ANDREW BENSON)

**Date:** 21 OCTOBER 2020

### ISSUE

Consideration of the Draft Closed Circuit Television (CCTV) Policy.

### DETAIL

Council is committed to creating safe places for all residents and visitors. Council is also seeking to enhance protection of important community assets and reduce the need to divert valuable resources to repair/replace property damaged by vandals. In an effort to address these issues, Council is proposing the introduction of the CCTV Program, as part of its response to antisocial behaviour and Community safety. Other strategies to address antisocial behaviour and Community safety include effective street lighting, improved security practices, signage and collaboration with Tasmania Police.

Sections regarding Responsibilities of Council; Public Information; Control and Operation of Cameras; Recorded Material; Breaches and Complaints are all included within the policy for consideration by Council.

This policy review is presented to Council for the first time in accordance with Council's policy for Councillors to have sufficient time to fully consider policy documents over two meetings.

### RECOMMENDATION

1. THAT Council receive and note the report; and
2. Consider the draft Closed Circuit Television (CCTV) Policy for adoption at the November 2020 meeting (subject to any amendments).

### DECISION

*Moved by Deputy Mayor E Batt, econded by Clr A Bisdee OAM*

1. THAT Council receive and note the report; and.
2. Consider the draft Closed Circuit Television (CCTV) Policy for adoption at the November 2020 meeting (subject to any amendments).

### CARRIED

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

**ENCLOSURE(S)**

*Agenda Item 16.1.2*



Council Policy  
**CLOSED CIRCUIT TELEVISION (CCTV) POLICY**

Approved by:  
Approved date:  
Review date:

Council  
DRAFT

**OBJECTIVES**

The objectives of the CCTV Policy are:

- to reduce the threat of personal violence;
- assist in the protection of public assets and reduce property damage;
- to assist in the detection and prosecution of offenders; and
- to help secure a safer environment for people who live, work and visit the Southern Midlands.

**The CCTV Program is not about allowing constant surveillance it is about incident management. Authorised personnel will only watch recorded material if there is an incident that demands investigation.**

**Introduction**

It is recognised that the threat of personal violence is an important factor in the public perception of Southern Midlands as a safe area. The Council is committed to creating safe places for all residents and visitors. Council is also seeking to enhance protection of important community assets and reduce the need to divert valuable resources to fix property damaged by vandals. In an effort to address these issues, Council introduced the CCTV Program, as part of its response to antisocial behaviour. Other strategies to address antisocial behaviour and crime include effective street lighting, improved security practices, signage and collaboration with Tasmania Police.

Involvement in any aspect of the CCTV Program by relevant organisations or individuals will depend upon their willingness to comply with this Policy.

This Policy is subject to state and federal law.

The Council retains ownership of and has copyright in all equipment, recorded material and documentation pertaining to the CCTV Program. The responsibilities of the Council in relation to the CCTV Program are outlined below.

**Southern Midlands Council – Responsibilities**

The Council will be responsible for the introduction and implementation of the CCTV Program. The Council will ensure compliance with the objectives and intent of this Policy while protecting the interests of the public in relation to CCTV use.

Council is accountable for the effective long-term operation and management of the CCTV Program. The Council will implement appropriate procedures to ensure all related documentation is completed, recorded material is accessed appropriately and equipment is well maintained.

**Public Information**

Clearly visible signs that CCTV cameras are operating will be displayed in the area covered by the cameras. These signs will:

- inform the public that cameras are in operation; and
- identify the Southern Midlands Council as the owner of the system.



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**CLOSED CIRCUIT TELEVISION (CCTV) POLICY**

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### Control and Operation of Cameras

- The locations of cameras will be clearly apparent to the public.
- All use of cameras will accord with the purposes of the CCTV Program.
- Cameras will not be used to look into private premises or residential properties.
- No sound will be recorded in public places.
- 'Dummy' cameras will not be used.
- Access to the operation of equipment will be limited to authorised Council staff with that responsibility.
- Operators of the camera equipment will act in accordance with the highest standards of probity and the Council's code of conduct. There is a requirement of confidentiality unless recorded material is authorised by the General Manager for release to a third party. Circumstances for release of material may include as part of a police investigation, insurance investigation, an accident or medical event.
- All responsible staff may be required to justify their interest in a particular member of the public or premises.
- Information collected by the CCTV Program is subject to the relevant Acts.
- A register must be kept detailing all instances of access to recorded material.

### Recorded Material

Access to and use of recorded material will only take place:

- in compliance with the needs of police in connection with the investigation of crime; or
- if necessary for the purposes of legal proceedings, or
- if necessary assisting with an insurance claim, or
- if necessary assisting in relation to an accident or medical event.

Recorded material will not be sold or used for commercial purposes or the provision of entertainment.

The showing of recorded material to the public will be allowed only in accordance with the needs of the police in connection with the investigation of crime or in any other circumstances provided by law. Any such action must be formally approved and/or requested by the Police.

Use of videotapes or photographs by the media should only occur to gain public information with respect to the identity of a person/s wanted in connection with a criminal investigation. Subject to the concurrence of the Police, the General Manager may approve such releases after consultation with the Mayor. In such cases the recognisable characteristics of other people in the footage shall be obscured.

Images shall not, under any circumstances, be used to publicise the existence or success of the CCTV Program.

Appropriate security measures will be taken against unauthorised access to, alteration, disclosure, accidental loss or destruction of recorded material.





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**CLOSED CIRCUIT TELEVISION (CCTV) POLICY**

Approved by: Council  
Approved date: DRAFT  
Review date:

Recorded material will be treated according to defined procedures to ensure continuity of evidence. Council will generally retain recorded material for no more than 35 days, and the material will subsequently be deleted, unless the material is required to be retained for-

- the investigation of crime, or
- Court proceedings notified to Council, or
- ongoing intelligence and investigation, or
- when a matter of importance to Council arises.

#### **Breaches of this Policy**

Prime responsibility for ensuring the Policy is adhered to rests with the Council. This responsibility includes ensuring that breaches of the Policy are investigated and remedied to the extent that breaches of the Policy are within the ambit of Council's power to remedy.

#### **Complaints**

Complaints in relation to any aspect of the management or operation of the CCTV Program may be made in writing to:

The General Manager  
Southern Midlands Council  
PO Box 21  
OATLANDS TAS 7120  
or by telephone on (03) 6254 5000

#### **Review & Evaluation**

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

This document is Version X.X effective XX-XX-XXXX. The document is maintained by Community and Corporate Development, for the Southern Midlands Council.

## 16.2 Sustainability

### **Strategic Plan Reference 5.2**

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

Nil.

## 16.2.1 SMC EXTERNAL GRANT PROJECTS – QUARTERLY UPDATE

**Author:** ACTING GENERAL MANAGER (ANDREW BENSON)

**Date:** 20 OCTOBER 2020

**Enclosure:**

*Report to Council on Various SMC Grant Projects as at 20<sup>th</sup> October 2020*

### ISSUE

Council have a number of external grants that in various stages of implementation and it would be meaningful to provide Council with a status report in respect of the external grants on a quarterly basis.

### BACKGROUND

The application of grants is a major contributor to Council's infrastructure budget. Some grants are fully funded by the Grant body, for example 'election promises realised', others require part funding, ie Communities Sport & Recreation (Tasmanian State Government), with a minimum of 50% funding by Council, others require matching funding.

All Council Business Units are focused on bringing in funded projects that meet the objectives of the Strategic Plan and that add value to our Community. That way the budget goes further and we are able meet to some extent the expectations of the Community, and indeed some of the grants are quite serendipitous.

### DETAIL

This update is provided for Councillors information only and will be provided on a quarterly basis.

### RECOMMENDATION

THAT Council receive and note the report.

### DECISION

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

**THAT Council receive and note the report.**

### CARRIED

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

**ENCLOSURE(S)**  
*Agenda Item 16.2.1*

**Report to Council on Grant Funded Projects as at 20<sup>th</sup> October 2020**

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
<b>Oatlands Underground Power Project</b>	Undergrounding the overhead power cable on the Esplanade and Barrick Street	Community Development Grant Australian Government (Election Commitment)	\$250,000		Andrew Benson	75%	31.03.21	100% of the original two stages completed, there is an under spend of the grant funds. Awaiting TasNetworks design for a Stage three of the balance of Barrick Street underground power to completed the grant spend
<b>Broadmarsh Streetscape Project</b>	Construction of footpath and bridge construction as well as traffic calming within the Broadmarsh Village	Community Development Grant Australian Government (Election Commitment)	\$230,000		Andrew Benson	15%	31.03.21	Design completed, construction commenced. Bad weather has hampered construction with unscheduled drainage works to be completed prior to the footpath being started
<b>Oatlands Aquatic Centre</b>	Development of the proposed Aquatic Centre in Oatlands	<ol style="list-style-type: none"> <li>1. Australian Government</li> <li>2. Tasmanian Government</li> <li>3. Community Development Grant Australian Government (Election Commitment)</li> <li>4. Station Child Care Centre</li> <li>5. Loan Funds by SMC</li> </ol>	<p>\$1,500,000</p> <p>\$2,000,000</p> <p>\$500,000</p> <p>\$80,350</p>	\$2,000,000	Tim Kirkwood (Financial) Andrew Benson (Project Delivery)	98% Design & Documentation, given awarding Tender is the start of the next tranche of the project	21.10.21 Practical Completion	Tender closed and currently being assessed.

**Report to Council on Grant Funded Projects as at 20<sup>th</sup> October 2020**

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
<b>Oatlands Destination Playground.</b>	Upgrade of the playground and adjacent ground area (including installation of underground watering system) at Callington Park	Community Development Grant Australian Government (Election Commitment)	\$ 500,000		Maria Weeding	Installation of the playground equipment completed all but two seats. Turf works held up due to weather. Official opening of site date December 2020.	Feb 2021	Practical completion achieved of the playground equipment installation, awaiting installation of sprinklers then loam and sow. Completion date officially extended to Feb 2021.
<b>Lake Dulverton Conservation Area Walkway Upgrade Project</b>	New path from High Street along foreshore to stop over area. Upgrade of existing path from Aquatic building to just past school. Total distance 1500M approx..	Community Development Grant Australian Government (Election Commitment)	\$ 220 000		Maria Weeding	5%	June 2021	No change since last report.
<b>Kempton Town Development Project</b>	Alteration to Victoria Memorial Hall entrance and landscaping forecourt area. Clock tower – lettering works as required.	Community Development Grant Australian Government (Election Commitment) and Southern Midlands Council	\$75 000	\$25,000	Maria Weeding	5%	July 2021	Quotes for work being sought.
<b>Campania Bush Reserve Shared Pathway</b>	Widening the 650m walking track within the Reserve. Pathway surface is to be upgraded to polymer hardened aggregate gravel.	Community Development Grant Australian Government (Election Commitment) and Southern Midlands Council	\$100,000		Jack Lyall (Helen Geard)	5%	June 2021	No change since last report. Met on site and methodology determined for the works to progress as soon as can be scheduled.

**Report to Council on Grant Funded Projects as at 20<sup>th</sup> October 2020**

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
<b>Chauncy Vale Wildlife Sanctuary Pedestrian Bridge Project</b>	Design and construction of two (2) pedestrian bridges across the Browns Cave Creek. The bridges allow for a permanent, safe and pleasant crossing of the creek as part of the overall walking track(s).	Community Development Grant Australian Government (Election Commitment)	\$55,000		Graham Green	100%	30.09.20	Completed.
<b>Day Dawn Creek Riparian Rehabilitation</b>	Erosion control, bank stabilization and vegetation plantings for improved biodiversity and ground stability in vicinity of the "Day Dawn Creek".	Communities Environment Program (Australian Government)	\$15,000		Graham Green	85%	30.06.21	Planning, design and procurement completed. Plantings have commenced (5 areas completed), stability works and silt/sediment fencing yet to commence.
<b>South Central Subregion – Workforce Development Coordinator Project</b>	The submission of grant for a workforce co-ordinator for the Southern Midlands, Central Highlands, Brighton and Derwent Valley to (three year position). The coordinator will then work under a project management committee.  Damian Mackey prepared the successful grant application in partnership with the three other Council.	Tasmanian Community Fund	\$400,000 over three years	\$15,000	Andrew Benson	5%	July 2024	Recruited Workforce Coordinator – Anthony has hit the ground running.

Report to Council on Grant Funded Projects as at 20<sup>th</sup> October 2020

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
Mangalore Recreation Ground Twin Arenas Project	Two new arenas for the pony clubs that call Mangalore Rec Grd home	Major Sport & Rec Grants Program Communities Sport & Recreation (Tas Government)	\$36,784		Andrew Benson	100%	June 2020	Grant acquitted
Rejuvenation of the Runnymede Recreation Ground playing surface	Installation of a bore, pumps and 100,000 ltr tank, sprinklers and surface treatment	Major Sport & Rec Grants Program Communities Sport & Recreation (Tas Government)	\$35,142 \$1,000	\$40,000 \$ 3,000	Andrew Benson	65%	September 2020	WIP, heavy rainfall has hampered the installation of sprinklers and surface dressing of the site.
Kempton Medical and Community Centre	Conversion of the former Principal's Residence and establishment of car parking	Department of Communities (Tas) Election Commitment	\$75,000	\$25,000	Tim Kirkwood / Andrew Benson	98%	August 2020	Grant about to be acquitted
Elderslie Rd / Bluff Rd Junction Improvements	Junction Improvements	Blackspot Roads Program Department of State Growth	\$150,000		Andrew Benson	5%	May 2021	Grant Deed has been signed, Survey to be undertaken, then Engineering Design and Construction
Kempton Off Lead Dog Park	Creation of an off-lead dog park adjacent to the Kempton Rec Grd	Tas Community Fund	\$42,665		David Cundall			Application has been submitted to TCF, awaiting decision
<b>TOTAL GRANTS FUNDS</b>			<b>\$5,970,941</b>					
<b>SOUTHERN MIDLANDS COUNCIL TOTAL FUNDS</b>			<b>\$2,108,000</b>					

## 16.2.2 PROPOSED CHRISTMAS / NEW YEAR ARRANGEMENTS (INCLUDING OFFICE CLOSURE)

**Author:** ACTING GENERAL MANAGER (ANDREW BENSON)

**Date:** 14 OCTOBER 2020

### ISSUE

To inform Council and seek endorsement of the proposed Christmas and New Year arrangements (including office closures).

### DETAIL

The following arrangements are proposed for the 2020/21 Christmas and New Year period:

#### ***Council Offices:***

Council Offices to close on Thursday, 24<sup>th</sup> December 2020 at 2.00 p.m., and re-open at 9.00 a.m. on Monday, 4<sup>th</sup> January 2021.

#### ***Household Garbage Collection Service:***

Some services may be affected during this period but if there are any changes due to public holidays etc. households will be notified accordingly.

#### ***Waste Transfer Stations:***

Campania, Dysart and Oatlands Waste Transfer Stations will be closed on Christmas Day and New Years Day.

#### ***Oatlands Swimming Pool:***

Closed on Christmas Day and New Years Day.

#### ***On-Call Arrangements:***

On-call arrangements will be in place during this period.

**Human Resources & Financial Implications** - With the exception of scheduled rostered days off, all staff will take Annual Leave on normal working days that fall during the closure period.

**Community Consultation & Public Relations Implications** - The proposed arrangements will be advertised following endorsement by Council.

**Policy Implications** - Consistent with standard Council Policy.

### RECOMMENDATION

THAT the information be received and Council endorse the proposed Office closure arrangements over the 2020/21 Christmas and New Year period.



**DECISION**

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

**THAT the information be received and Council endorse the proposed Office closure arrangements over the 2020/21 Christmas and New Year period.**

**CARRIED**

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

### 16.2.3 LOCAL GOVERNMENT SHARED SERVICES – QUARTERLY UPDATE – INFORMATION ONLY

**Author:** ACTING GENERAL MANAGER (ANDREW BENSON)

**Date:** 21 OCTOBER 2020

**Enclosure:**

*Shared Services Report – Southern Midlands Council – July to September 2020*

#### ISSUE

To inform Council of the Common Services Joint Venture activities for the period July to September 2020.

#### BACKGROUND

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

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

It was noted at the July 2020 meeting that the Shared Services Administrator (coordinated by Brighton Council) is no longer a role that will be provided and the structure of the committee has changed with reports no longer being provided to member Councils.

Council will now include a standard internal report for Council's information on SMC hours on a quarterly basis.

#### DETAIL

Refer to the enclosed summary of services provided by and provided to the Southern Midlands.

#### 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 Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D Fish	√	
Clr R McDougall	√	

**ENCLOSURE(S)**  
*Agenda Item 16.2.3*

**Shared Services Report - Southern Midlands Council  
July - September 2020**

Provided by Southern Midlands Fortnight Ending	Council	Officer	Summary of Service Provided	Hours
22/06/2020 - 05/07/2020	Brighton Council	Senior Planning Officer - Jacqui Tyson	Regulatory	2
06/07/2020 - 19/07/2020		Senior Planning Officer - Jacqui Tyson	Regulatory	2
20/07/2020 - 02/08/2020		Senior Planning Officer - Jacqui Tyson	Regulatory	3
20/07/2020 - 02/08/2020		Weeds Officer - Jen Milne	Weeds Management	2
03/08/2020 - 16/08/2020		Senior Planning Officer - Jacqui Tyson	Regulatory	1
31/08/2020 - 13/09/2020		Senior Planning Officer - Jacqui Tyson	Regulatory	2
31/08/2020 - 13/09/2020		Animal Management - Rachel Collos	Regulatory	2
		<b>Total Hours</b>		<b>14</b>
22/06/2020 - 05/07/2020	Central Highlands Council	Senior Planning Officer - Jacqui Tyson	Regulatory	16
22/06/2020 - 05/07/2020		Planning Damian Mackey	Regulatory	21
06/07/2020 - 19/07/2020		Planning Damian Mackey	Regulatory	1
06/07/2020 - 19/07/2020		Senior Planning Officer - Jacqui Tyson	Regulatory	10
20/07/2020 - 02/08/2020		Senior Planning Officer - Jacqui Tyson	Regulatory	10
20/07/2020 - 02/08/2020		Planning Damian Mackey	Regulatory	2
03/08/2020 - 16/08/2020		Senior Planning Officer - Jacqui Tyson	Regulatory	11
03/08/2020 - 16/08/2020		Damian Mackey	Regulatory	11
17/08/2020 - 30/08/2020		Senior Planning Officer - Jacqui Tyson	Regulatory	7
31/08/2020 - 13/09/2020		Senior Planning Officer - Jacqui Tyson	Regulatory	8
31/08/2020 - 13/09/2020		Planning Damian Mackey	Regulatory	2
14/09/2020 - 27/09/2020		Senior Planning Officer - Jacqui Tyson	Regulatory	7
14/09/2020 - 27/09/2020		Planning Damian Mackey	Regulatory	10
			<b>Total Hours</b>	<b>116</b>
22/06/2020 - 05/07/2020	Derwent Valley	Permit Authority Plumbing - Shane Mitchell	Regulatory	39.25
06/07/2020 - 19/07/2020		Permit Authority Plumbing - Shane Mitchell	Regulatory	33.25
06/07/2020 - 19/07/2020		Heritage - Brad Williams	Heritage	12
20/07/2020 - 02/08/2020		Permit Authority Plumbing - Shane Mitchell	Regulatory	40.5
20/07/2020 - 02/08/2020		Planning Services - Damian Mackey	Regulatory	18
20/07/2020 - 02/08/2020		Heritage - Brad Williams	Heritage	10.25
17/08/2020 - 30/08/2020		Planning Services - Damian Mackey	Regulatory	17
17/08/2020 - 30/08/2020		Permit Authority Plumbing - Shane Mitchell	Regulatory	25
31/08/2020 - 13/09/2020		Planning Damian Mackey	Regulatory	23
31/08/2020 - 13/09/2020		Permit Authority Plumbing - Shane Mitchell	Regulatory	16.5
31/08/2020 - 13/09/2020		Heritage - Brad Williams	Heritage	4
14/09/2020 - 27/09/2020		Planning Damian Mackey	Regulatory	6
14/09/2020 - 27/09/2020		Permit Authority Plumbing - Shane Mitchell	Regulatory	8.25
14/09/2020 - 27/09/2020		Heritage - Brad Williams	Heritage	19
		<b>Total Hours</b>	<b>72.5</b>	
<b>Supplied to Southern Midlands</b>				
01/07/2020 - 26/7/2020	Brighton Council	Lee Wighton	Development Engineering	3.25
27/07/2020 - 09/08/2020	Brighton Council	Lee Wighton	Development Engineering	1.5
10/08/2020 - 23/08/2020	Brighton Council	Lee Wighton	Development Engineering	3.25
			<b>Total Hours</b>	<b>8</b>

#### **16.2.4    TABLING OF DOCUMENTS**

Nil.

## 16.2.5 ELECTED MEMBER STATEMENTS

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

### Clr D Fish

- Noted that a meeting of the Oatlands Community Shed is to be convened.

### Clr K Dudgeon

- Advice that the Oatlands Bowls Club have unfortunately had to cancel the Oatlands Christmas Pageant for 2020.
- Advice that Mia Barwick (9 year old from York Plains) recently won the Robert Beakley Medal for playing in the U13 Girls team in the Southern Tasmania Junior Football League (STJFL) for Claremont this year.

### Mayor A Green

- Advice that three of the carriages stored at Kempton, owned by the Eaves family, have now been sold with 2 carriages remaining in the Southern Midlands.
- Advice that postal services at Colebrook will cease being in operation at the Colebrook Shop from the 1<sup>st</sup> November 2020. Fortunately, this service will now be operating from the former Online Access Centre in Colebrook effective from the 2<sup>nd</sup> November 2020 to prevent residents having to travel to Campania for postal services. A community member has volunteered to take up the role with new boxes being installed by Australia Post in the coming week.

## 16.3 Finances

### Strategic Plan Reference 5.3

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

### 16.3.1 MONTHLY FINANCIAL STATEMENT (PERIOD ENDING 30 SEPTEMBER 2020)

**Author:** FINANCE OFFICER (MANDY BURBURY)

**Date:** 14 OCTOBER 2020

### ISSUE

Provide the Financial Report for the period ending 30<sup>th</sup> September 2020.

### 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 2019 to 30 September 2020.
- Operating Expenditure Budget Report – 1 July 2019 to 30 September 2020.
- Capital Expenditure Estimates – as at 30 September 2020.
- Cash Flow Statement – 1 July 2019 to 30 September 2020.
- Rates & Charges – as at 11<sup>th</sup> October 2020.

### OPERATING EXPENDITURE ESTIMATES (OPERATING BUDGET)

Overall operating expenditure to end of September was \$1,984,339, which represents 99.0% of the Year to Date Budget.

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

### **Strategic Theme - Infrastructure**

**Sub-Program – Roads** – expenditure to date (\$386,680 – 112.33%). Additional expenditure relates to work required during ongoing wet weather conditions.

**Sub-Program – Drainage** – expenditure to date (\$10,264 – 150.56%). Additional expenditure relates to repairs to flood damage due to ongoing wet weather conditions.

**Strategic Theme – Growth**

**Sub-Program – Business** – expenditure to date (\$71,384 - 132.23%). Additional expenditure relates to Private Works, including wages and gravel. There will be an increase in income to offset the additional expense.

**Strategic Theme – Landscapes**

**Sub-Program – Natural** - .expenditure to date (\$46,839 – 111.85%). Additional expenditure relates to grant funds of \$4,884 received in 2019/20, expended in 2020-21, for spraying of thistles in Woodbury.

**Sub-Program – Animals** - .expenditure to date (\$34,371 – 120.42%). Additional expenditure relates to reduced hours of resource sharing and a higher number of call-outs than budgeted.

**Strategic Theme – Community**

**Sub-Program – Community Health & Wellbeing** – expenditure to date (\$85,538 - \$120.75%). Additional expenditure relates to wages and on-costs to be allocated to capital projects, currently showing as an operating expense.

**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 Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D Fish	√	
Clr R McDougall	√	

**STATEMENT OF COMPREHENSIVE INCOME**  
**for the period 1st July 2020 to 30 September 2020**

	Annual Budget \$	Year to Date as at 30 September \$	%	Comments
<b>Income</b>				
General rates	5,797,406.00	5,726,271.43	98.8%	Budget includes Interest & Penalties to be imposed to 30 June 2021
User Fees (refer Note 1)	681,158.00	256,536.13	37.7%	
Interest	175,000.00	12,149.23	6.9%	
Government Subsidies	19,200.00	0.00	0.0%	Heavy Vehicle Licence Fees & Road Rescue MAIB reimbursements
Contract Income	0.00	0.00	0.0%	
Other (refer Note 2)	86,000.00	448.00	0.5%	
<b>Sub-Total</b>	<b>\$6,758,764.00</b>	<b>\$5,995,404.79</b>	<b>88.7%</b>	
Grants - Operating	3,564,167.00	422,254.00	11.8%	
<b>Total Income</b>	<b>\$10,322,931.00</b>	<b>\$6,417,658.79</b>	<b>62.2%</b>	
<b>Expenses</b>				
Employee benefits	-4,113,303.00	-977,430.49	23.8%	Less Roads - Resheeting Capitalised
Materials and contracts	-3,195,181.00	-942,776.68	29.5%	Less Roads - Resheeting Capitalised, Includes Land Tax
Depreciation and amortisation	-3,003,866.00	-755,070.14	25.1%	Percentage Calculation (based on year-to-date)
Finance costs	-18,850.00	-3,858.96	20.5%	
Contributions	-233,907.00	0.00	0.0%	Fire Service Levies
Other	-145,526.00	-75,012.41	51.5%	Includes Rate Discounts
<b>Total expenses</b>	<b>-\$10,710,633.00</b>	<b>-\$2,754,148.68</b>	<b>25.7%</b>	
<b>Surplus (deficit) from operations</b>	<b>-\$387,702.00</b>	<b>\$3,663,510.11</b>	<b>-944.9%</b>	
Grants - Capital (refer Note 3)	3,558,627.00	250,000.00	7.0%	
Sale Proceeds (Plant & Machinery)	0.00	48,078.18	0.0%	
Net gain / (loss on disposal of non-current assets)	5,818.00	0.00	0.0%	
<b>Surplus / (Deficit)</b>	<b>\$3,176,743.00</b>	<b>\$3,961,588.29</b>	<b>124.7%</b>	



**STATEMENT OF COMPREHENSIVE INCOME**  
for the period 1st July 2020 to 30 September 2020

NOTES	Annual Budget \$	Year to Date as at 30 September \$	%	Comments
<b>1. Income - User Fees (Budget \$730,602) includes:</b>				
- All other Programs	458,701.00	172,475.57	37.6%	Actual Income Received (i.e. excluding Debtors)
- Private Works	222,457.00	83,930.57	37.7%	
- Tourism	0.00	129.99	0.0%	Merchandise / Dulverton Shower income
	<u>\$681,158.00</u>	<u>\$256,536.13</u>	37.7%	
<b>2. Income - Other (Budget \$162,000) includes:</b>				
- Tas Water Distributions	76,000.00	0.00	0.00%	
- HBS Dividend	10,000.00	0.00	0.00%	
- Other	0.00	448.00		Blue Gum Rovers
	<u>\$86,000.00</u>	<u>\$448.00</u>	0.5%	
<b>3. Grant - Capital (Budget \$1,669,375) includes:</b>				
- (CDGP) Oatlands Aquatic Centre	500,000.00	0.00	0.00%	
- (CDGP) Callington Park Playground	500,000.00	250,000.00	50.00%	
- (CDGP) Chauncy Vale Pedestrian Bridge	55,000.00	0.00	0.00%	
- (CDGP) Lake Dulverton Walkways	220,000.00	0.00	0.00%	
- (CDGP) Campania Bush Reserve	100,000.00	0.00	0.00%	
- (CDGP) Kempton Streetscape Project	75,000.00	0.00	0.00%	
- (CDGP) Broadmarsh Streetscape Project	230,000.00	0.00	0.00%	
- (CDGP) Oatlands Underground Lighting	250,000.00	0.00	0.00%	
- Midland Hway/ Mood Food Pathway	147,565.00	0.00	0.00%	
- Elderslie/Bluff Road Junction	150,000.00	0.00	0.00%	
- Roads To Recovery	665,531.00	0.00	0.00%	
- Local Roads and Community Infrastructure Prog	665,531.00	0.00	0.00%	
- Other	0.00	0.00	0.00%	
	<u>\$3,558,627.00</u>	<u>\$250,000.00</u>	7.03%	
<b>4. Grant - Operating (Budget \$1,669,375) includes:</b>				
<b>Operating Grants</b>				
- FAGS	3,564,167.00	422,254.00	11.8%	\$1,840,420 received in advance in 2019-20 Advised actual distribution for 2020-21 to be \$3,529,436
- Other	0.00	0.00	0.0%	
	<u>\$3,564,167.00</u>	<u>\$422,254.00</u>	11.8%	

**CAPITAL EXPENDITURE PROGRAM 2020-21  
AS AT 30 SEPTEMBER 2020**

			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
			\$	\$	\$	
<b>INFRASTRUCTURE</b>						
<b>ROAD ASSETS</b>						
Resheeting Program	Various	Roads Resheeting	500,000.00	241,693.99	258,306.01	
Reseal Program		Roads Resealing (as per agreed program)	300,000.00	0.00	300,000.00	
		Levendale - Woodsdale Road (300m reseal)	50,000.00	0.00	50,000.00	RTR
		Campania - Native Corners Road	50,000.00	0.00	50,000.00	RTR
Reconstruct & Seal		Woodsdale Road (1klm Reconstruction)	330,000.00	0.00	330,000.00	RTR
	C1010094	Woodsdale Road Reconstruct & Seal (800m + 430m)	122,141.00	111,068.38	11,072.62	RTR \$122,141 Budget c/fwd WIP 30/06/20 \$4478.95
Construct & Seal (Unsealed Roads)		Bagdad - Huntingdon Tier (350m new seal)	73,500.00	0.00	73,500.00	LRCI
		Campania - Native Corners Road (900m new seal)	173,250.00	0.00	173,250.00	RTR
		Mangalore - Ballyhooly Road (300m new seal)	57,750.00	0.00	57,750.00	
		Rhyndaston - Rhyndaston Road (800m through township)	154,000.00	0.00	154,000.00	LRCI
		Tunnack - Eldon Road (1500m new seal)	288,750.00	0.00	288,750.00	LRCI
Minor Seals (New)		Dust Suppressant Seal	50,000.00	0.00	50,000.00	
		Elderslie - Cornish's Road Dust Suppressant	25,000.00	0.00	25,000.00	LRCI
		York Plains - York Plains Road Dust Suppressant	25,000.00	0.00	25,000.00	LRCI
Junction / Road Realignment / Other	C1010088	Bagdad - School Carpark	0.00	394.21	-394.21	
		Campania - Estate Road (vicinity Mallow property)	10,000.00	0.00	10,000.00	
		Campania - Main Intersection/Carpark Design Concept	50,000.00	0.00	50,000.00	\$50K c/fwd
	C1010037	Campania - Reeve St / Clime Street (includes Footpath)	70,000.00	11,418.84	58,581.16	\$70K Budget c/fwd WIP 30/6/20 \$11,418.84
	C1020047	Colebrook - Lovely Banks/Mudwalls Road Junction	0.00	5,013.15	-5,013.15	
		Dysart - Cliftonvale & Sugarloaf Rd Junction Improvements	50,000.00	16,884.46	33,115.54	WIP 30/06/20 \$16,884.46
	C1020070	Elderslie - Bluff Road Intersection Upgrade	150,000.00	2,138.38	147,861.62	WIP 30/06/20 \$138.38
		Elderslie - Elderslie Road Widening Investigation & Trial (Sth Blackbrush Rd)	40,000.00	0.00	40,000.00	
	C1010096	Elderslie - Elderslie Road Safety Railing (250m)	21,250.00	29,252.60	-8,002.60	
		Oatlands - Interlaken Road Preliminary Work (vicinity of Wallace)	25,000.00	0.00	25,000.00	
		Oatlands - Hasting Street Junction	15,000.00	958.52	14,041.48	\$15K Budget c/fwd WIP 30/6/19 \$958.52
	C1020074	Oatlands - Henrietta Street 200m	0.00	736.44	-736.44	
		Mangalore - Roberts Road (additional culverts)	12,000.00	0.00	12,000.00	
		Tea Tree - Grices Road (Tree removal, set-back of embankment, drainage)	15,000.00	0.00	15,000.00	
		Woodsdale - Woodsdale Road (400m safety rail in two sections, The Cutting)	17,000.00	0.00	17,000.00	
			<b>\$2,674,641.00</b>	<b>\$419,558.97</b>	<b>\$2,255,082.03</b>	
<b>BRIDGE ASSETS</b>						
		Woodsdale Road (Nutting Garden Rivulet - Bridge No 4084)	148,200.00	0.00	148,200.00	RTR
		Elderslie Road (Stonyhurst Creek B3280)	0	7316.88	-7,316.88	Upgrade due to flood damage
			<b>\$148,200.00</b>	<b>\$7,316.88</b>	<b>\$140,883.12</b>	

**CAPITAL EXPENDITURE PROGRAM 2020-21  
AS AT 30 SEPTEMBER 2020**

		BUDGET	EXPENDITURE	VARIANCE	COMMENTS
		\$	\$	\$	
<b>WALKWAYS</b>	Footpaths - General Streetscapes	170,906.00	0.00	170,906.00	
C1040014	Bagdad - East Bagdad Road	230,000.00	10,981.94	219,038.06	\$105K Budget c/fwd WIP 30/6/20 \$4400.94
G1040007	Broadmarsh - Streetscape Works	230,000.00	12,780.57	217,219.43	WIP 30/06/20 \$4119.85
	Campania - Review Manag. Plan (Site Plan) / Walking Tracks (Bush Reserve)	5,000.00	0.00	5,000.00	\$5K Budget c/fwd
C1040005	Campania - Reeve Street - Footpath through to Hall	30,000.00	0.00	30,000.00	
G1040008	Kempton - Louisa Street (from Huntingground Road)	38,000.00	0.00	38,000.00	LRCI
	Kempton - Midlands Highway/Mood Food	147,565.00	0.00	147,565.00	
C1040004	Kempton - Streetscape Plan (Review & Implementation)	35,000.00	0.00	35,000.00	
	Kempton - Streetscape Plan - Footpath Renewal (Dysart House)	23,000.00	0.00	23,000.00	
G1040006	Kempton - Streetscape Plan - Victoria Memorial Hall	110,000.00	4,023.18	105,976.82	WIP 30/06/20 \$3393.18
G2020002	Melton Mowbray - Streetscape Works (Trough / Shelter etc)	30,000.00	5,318.18	24,681.82	WIP 30/06/20 \$5318.18
C1040016	Oatlands - High Street (Footpath Renewal)	60,000.00	0.00	60,000.00	\$20K Budget c/fwd
C1040022	Tunbridge - Main Street (Ongoing Kerb & Gutter Renewal)	20,000.00	0.00	20,000.00	
C1040030	Tunnack - Streetscape concept Plan	45,000.00	11,489.42	33,510.58	
		<b>\$1,174,471.00</b>	<b>\$44,573.29</b>	<b>\$1,129,897.71</b>	
<b>LIGHTING</b>	C1050001 Oatlands - Esplanade Project (Total Project Cost \$128k year 2-2)	384,000.00	100,564.39	283,435.61	\$64k Budget c/fwd WIP 30/6/20 \$61053.34
		<b>\$384,000.00</b>	<b>\$100,564.39</b>	<b>\$283,435.61</b>	
<b>PUBLIC TOILETS</b>	C1110002 Campania - Flour Mill Park - Concrete Pathways/drainage/remove pavers	15,000.00	0.00	15,000.00	\$15 Budget c/fwd
	General Public Toilets - Upgrade Program	20,000.00	0.00	20,000.00	
		<b>\$35,000.00</b>	<b>\$0.00</b>	<b>\$35,000.00</b>	
<b>DRAINAGE</b>	Bagdad - Lyndon Road	15,000.00	0.00	15,000.00	\$15K Budget c/fwd
C1090013	Bagdad - Midland Highway/Swan Street Drainage	50,000.00	8,178.31	41,821.69	\$50K Budget c/fwd WIP 30/06/20 \$8178.31
C1090030	Broadmarsh - Elderslie Road	0.00	2,796.00	-2,796.00	
	Campania - Estate Road (School Farm)	10,000.00	0.00	10,000.00	\$10K Budget c/fwd
C1090029	Oatlands - Stormwater Barrack Street	0.00	108.77	-108.77	
	Oatlands - High St/Wellington Street Junction	5,000.00	0.00	5,000.00	\$5K Budget c/fwd
		<b>\$80,000.00</b>	<b>\$11,083.08</b>	<b>\$68,916.92</b>	
<b>WASTE</b>	C110001 Wheelie Bins and Crates	5,000.00	0.00	5,000.00	
C110002	Dysart WTS - General Improvements	15,000.00	0.00	15,000.00	\$15K Budget c/fwd
	Oatlands WTS - Concrete Pad(s)	25,000.00	0.00	25,000.00	\$25K Budget c/fwd
		<b>\$45,000.00</b>	<b>\$0.00</b>	<b>\$45,000.00</b>	
<b>LANDSCAPES</b>					
<b>HERITAGE</b>	Heritage Collections Store	10,000.00	0.00	10,000.00	
	Kempton - Watch House (Internal Fit out)	4,000.00	0.00	4,000.00	\$4K Budget c/fwd
C3010003	Oatlands - Callington Mill (Asset Renewals)	20,000.00	0.00	20,000.00	
	Oatlands - Gaol Aluminum Temporary Steps (Entrance)	3,500.00	0.00	3,500.00	\$3.5K Budget c/fwd
	Oatlands - Commissariat (79 High Street) Boundary Fence	6,000.00	0.00	6,000.00	
	Oatlands - Roche Hall Forecourt (Interps - Planning Condition of Approval)	40,000.00	0.00	40,000.00	\$40K Budget c/fwd
		<b>\$83,500.00</b>	<b>\$0.00</b>	<b>\$83,500.00</b>	

**CAPITAL EXPENDITURE PROGRAM 2020-21  
AS AT 30 SEPTEMBER 2020**

			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
			\$	\$	\$	
<b>NATURAL</b>	G3020015	Campania - Bush Reserve (Walking/Riding Path)	100,000.00	1,534.83	98,465.17	\$100K Budget c/fwd WIP 30/06/20 \$358
	G3020013	Chauncy Vale - Sanctuary Bridge	55,000.00	65,263.62	-10,263.62	\$55K Budget c/fwd WIP \$42698.10
		Chauncy Vale - Caves Loop	21,000.00	0.00	21,000.00	
	G3020014	Chauncy Vale - Erosion, Stabilisation & Revegetation	15,000.00	13,255.38	1,744.62	\$15K Budget c/fwd WIP \$8056.76
	C3020008	Oatlands - Mahers Point Lanscape Plan	22,404.00	8,640.04	13,763.96	\$22404 Budget c/fwd
	G3020006	Oatlands - Lake Dulverton Walkway (Grants \$135K + \$85K)	220,000.00	8,286.88	211,713.12	\$220K Budget c/fwd WIP \$6198.70
			<b>\$433,404.00</b>	<b>\$96,980.75</b>	<b>\$336,423.25</b>	
<b>CULTURAL</b>		Oatlands - Heritage HUB Internal fitout	10,000.00	0.00	10,000.00	\$10K Budget c/fwd
			<b>\$10,000.00</b>	<b>\$0.00</b>	<b>\$10,000.00</b>	
<b>REGULATORY - DEVELOPMENT</b>	C3040001	Kempton Council Chambers - Chambers Restoration Works	5,000.00	0.00	5,000.00	
	C3040002	Kempton Council Chambers - Clock Restoration Works	20,000.00	501.50	19,498.50	
	C9990001	Kempton Council Chambers - Office Furniture & Equipment	5,000.00	0.00	5,000.00	
			<b>\$30,000.00</b>	<b>\$501.50</b>	<b>\$29,498.50</b>	
<b>REGULATORY - PUBLIC HEALTH</b>		Water Bottle Refill Stations	7,980.00	0.00	7,980.00	\$20k Budget c/fwd
		Kempton - Community Health Facility	400,000.00	164,098.83	235,901.17	\$225k Budget c/fwd WIP 30/06/20 \$27548.57
			<b>\$407,980.00</b>	<b>\$164,098.83</b>	<b>\$243,881.17</b>	
<b>REGULATORY - ANIMAL CONTROL</b>	C4080001	Kempton - Dog Pound(s)	35,000.00	468.18	34,531.82	\$20k Budget c/fwd
			<b>\$35,000.00</b>	<b>\$468.18</b>	<b>\$34,531.82</b>	
<b>COMMUNITY RECREATION</b>	C4070005	Recreation Committee	20,000.00	0.00	20,000.00	
	C4070025	Campania - Public Open Space dev (Play Equip Alexander Circle)	16,000.00	0.00	16,000.00	\$16K Budget c/fwd
		Campania - Public Open Space dev (Scaife Subdivision)	23,000.00	0.00	23,000.00	\$23K Budget c/fwd
		Campania - Recreation Ground (Internal Toilet Improvements)	40,000.00	0.00	40,000.00	
	C4070038	Campania - Recreation Ground (Nets)	45,000.00	47,040.00	-2,040.00	\$45K Budget c/fwd
	C4070036	Colebrook - Hall - Heating Upgrade	24,000.00	24,000.00	0.00	
		Colebrook - Recreation Ground - New Pitch Cover	4,500.00	0.00	4,500.00	
		Kempton - Recreation Ground (Lighting)	16,000.00	0.00	16,000.00	\$16K Budget c/fwd
		Kempton - Recreation Ground (Roof Structure - Entry to Clubrooms)	15,000.00	0.00	15,000.00	\$15K Budget c/fwd
		Mangalore Hall (replace Gutters and Roofing)	18,000.00	0.00	18,000.00	\$18K Budget c/fwd
	G4070038	Mount Pleasant - Recreation Ground (Upgrade Toilets & Stabilisation)	115,336.00	45,703.61	69,632.39	\$38K Budget c/fwd WIP 30/06/20 \$7261.18 Total project budget \$115.336 including additional contributions of \$29,336 recvd 2019/20 from Mt Pleasant
	C4070034	Oatlands - Aquatic Centre (New Pool)	2,900,000.00	352,851.95	2,547,148.05	WIP 30/06/20 \$166,197.29
		Oatlands - Aquatic Centre (New Pool)	0.00	395,986.00	-395,986.00	WIP 30/6/19 \$395,986.00
		Oatlands - Aquatic Centre (New Pool)	0.00	379,803.40	-379,803.40	WIP 30/6/18 \$379,803.40
		Oatlands - Community Hall - Repointing & Crack Repairs	15,000.00	0.00	15,000.00	
	G4070040	Oatlands - Destination Playground Callington Park (inc. reveg & water system)	500,000.00	283,135.73	216,864.27	\$500 Budget c/fwd WIP 30/06/20 \$282200.25
	C4070001	Parratah - Rec Ground - External Toilet (linked to walkway)	12,000.00	6,192.00	5,808.00	\$12K Budget c/fwd
	G4070039	Runnymede - Recreation Ground (resurfacing & watering system)	45,000.00	42,459.00	2,541.00	\$20K Budget c/fwd WIP 30/06/20 \$40,527
		Tunbridge Park - Perimeter Fence (Safety)	30,000.00	0.00	30,000.00	\$30K Budget c/fwd
			<b>\$3,838,836.00</b>	<b>\$1,577,171.69</b>	<b>\$2,241,664.31</b>	

**CAPITAL EXPENDITURE PROGRAM 2020-21  
AS AT 30 SEPTEMBER 2020**

			BUDGET \$	EXPENDITURE \$	VARIANCE \$	COMMENTS
<b>ACCESS</b>	C4070035	All Buildings (Priority Approach - Year 5 of 5 @ \$10K/year)	50,000.00	0.00	50,000.00	
			<b>\$50,000.00</b>	<b>\$0.00</b>	<b>\$50,000.00</b>	
<b>CAPACITY &amp; SUSTAINABILITY</b>	C5020001	Levendale Community Centre	38,390.00	0.00	38,390.00	\$8K Budget c/fwd
		Oatlands - Midlands Memorial Community Centre - Double glazed windows	40,000.00	0.00	40,000.00	
	C5020002	Oatlands Structure Plan	25,000.00	7,001.00	17,999.00	\$25K Budget c/fwd
			<b>\$103,390.00</b>	<b>\$7,001.00</b>	<b>\$96,389.00</b>	
<b>SAFETY</b>		Road Accident Rescue Unit	3,000.00	0.00	3,000.00	
			<b>\$3,000.00</b>	<b>\$0.00</b>	<b>\$3,000.00</b>	
<b>ORGANISATION SUSTAINABILITY</b>		Oatlands - Council Chambers - Internal Toilets Upgrade	100,000.00	0.00	100,000.00	\$60K Budget c/fwd
	C6020007	Oatlands - Council Chambers - Damp Issues & Stonemasonry	15,000.00	0.00	15,000.00	\$15K Budget c/fwd
		Oatlands - Council Chambers - Works Office (floor coverings)	5,000.00	0.00	5,000.00	\$5K Budget c/fwd
	C6020007	Oatlands - Council chambers - Memorials - Forecourt	4,000.00	4,000.00	0.00	
	C9990001	Oatlands - Town Hall (General - Incl. Office Equip/Furniture)	5,500.00	359.09	5,140.91	
	C6020003	Computer System (Hardware / Software)	37,500.00	6,422.51	31,077.49	
			<b>\$167,000.00</b>	<b>\$10,781.60</b>	<b>\$156,218.40</b>	
<b>WORKS</b>	C6020011	Kempton Depot - Property Purchase (Year 1 Budget of \$180K)	45,000.00	0.00	45,000.00	Total Project Cost - to be funded over 4 yrs (Yr 2 - \$45K)
	C6020011	Kempton Depot - Internal Building Improvements	15,000.00	0.00	15,000.00	\$10K Budget c/fwd
		Kempton Depot - Storage Lockers	2,000.00	0.00	2,000.00	
	C6020001	Oatlands Depot - Solar Panels	16,000.00	10,059.29	5,940.71	
	C9990002	Minor Plant Purchases	9,500.00	1,453.64	8,046.36	
	C6020008	Radio System	3,000.00	0.00	3,000.00	
		Excavator (add Rockbreaker) MP37/2020	12,800.00	12,200.00	600.00	
		Steam Weeder c/w Trailer	32,000.00	0.00	32,000.00	
		<b>Plant Replacement Program</b>				
		Heavy Vehicles	514,000.00	49,519.65	464,480.35	
		Light Vehicles	210,000.00	0.00	210,000.00	
		(Trade Allowance - \$280K)				
			<b>\$859,300.00</b>	<b>\$73,232.58</b>	<b>\$786,067.42</b>	
			<b>\$10,562,722.00</b>	<b>\$2,513,332.74</b>	<b>\$8,029,389.26</b>	
		<b>GRAND TOTALS</b>				

<b>CASH FLOW 2020/2021</b>	INFLOWS (OUTFLOWS) (July 2020) \$	INFLOWS (OUTFLOWS) (August 2020) \$	INFLOWS (OUTFLOWS) (September 2020) \$	INFLOWS (OUTFLOWS) (Year to Date) \$
<b>Cash flows from operating activities</b>				
<b>Payments</b>				
Employee costs	- 280,287.76	- 286,704.71	- 433,171.67	- 1,000,164.14
Materials and contracts	- 383,806.48	- 268,732.24	- 429,699.31	- 1,082,238.03
Interest	- 3,858.96	-	-	- 3,858.96
Other	- 32,591.93	- 49,587.79	- 59,672.89	- 141,852.61
	<b>- 700,545.13</b>	<b>- 605,024.74</b>	<b>- 922,543.87</b>	<b>- 2,228,113.74</b>
<b>Receipts</b>				
Rates	112,384.27	1,497,162.58	1,454,076.61	3,063,623.46
User charges	78,429.45	97,821.67	191,691.47	15,440.35
Interest received	6,114.29	2,283.96	3,750.98	12,149.23
Subsidies	-	-	-	-
Other revenue grants	-	422,254.00	-	422,254.00
GST Refunds from ATO	-	-	-	-
Other	- 34,640.70	75,652.19	80,812.24	121,823.73
	<b>162,287.31</b>	<b>2,095,174.40</b>	<b>1,346,948.36</b>	<b>3,604,410.07</b>
<b>Net cash from operating activities</b>	<b>- 538,257.82</b>	<b>1,490,149.66</b>	<b>424,404.49</b>	<b>1,376,296.33</b>
<b>Cash flows from investing activities</b>				
Payments for property, plant & equipment	- 216,309.91	- 288,121.91	- 292,980.13	- 797,411.95
Proceeds from sale of property, plant & equipment	16,390.91	54.54	31,632.73	48,078.18
Proceeds from Capital grants	-	-	250,000.00	250,000.00
Proceeds from Investments	-	-	-	-
Payment for Investments	-	-	-	-
<b>Net cash used in investing activities</b>	<b>- 199,919.00</b>	<b>- 288,067.37</b>	<b>11,347.40</b>	<b>- 499,333.77</b>
<b>Cash flows from financing activities</b>				
Repayment of borrowings	- 7,349.62	-	-	- 7,349.62
Proceeds from borrowings	-	-	-	-
<b>Net cash from (used in) financing activities</b>	<b>- 7,349.62</b>	<b>-</b>	<b>-</b>	<b>- 7,349.62</b>
Net increase/(decrease) in cash held	- 745,526.44	1,202,082.29	413,057.09	869,612.94
Cash at beginning of reporting period	13,687,843.06	12,942,316.62	14,144,398.91	13,687,843.06
<b>Cash at end of year to date</b>	<b>12,942,316.62</b>	<b>14,144,398.91</b>	<b>14,557,456.00</b>	<b>14,557,456.00</b>

**SOUTHERN MIDLANDS COUNCIL : OPERATING EXPENDITURE 2020/21  
SUMMARY SHEET**

PROGRAM	YTD ACTUAL (as at 30 Sept 20)	YTD BUDGET (as at 30 Sept 20)	YTD VARIANCE	YTD VARIANCE %	FULL YEAR BUDGET - REVISED INC. GRANTS & OTHER
<b>INFRASTRUCTURE</b>					
Roads	386,680	344,239	- 42,440	112.33%	3,228,957
Bridges	4,438	4,985	547	89.04%	399,239
Walkways	52,244	54,538	2,294	95.79%	223,152
Lighting	21,121	22,800	1,679	92.64%	91,200
Public Toilets	18,917	20,734	1,817	91.24%	76,936
Sewer/Water	-	-	-	-	-
Drainage	10,264	6,817	- 3,447	150.56%	79,269
Waste	188,952	260,046	71,093	72.66%	1,055,682
Information, Communication	-	-	-	-	-
<b>INFRASTRUCTURE TOTAL:</b>	<b>682,617</b>	<b>714,159</b>	<b>31,542</b>	<b>95.58%</b>	<b>5,154,435</b>
<b>GROWTH</b>					
Residential	-	-	-	-	-
Tourism	6,773	16,126	9,352	42.00%	55,502
Business	71,384	53,983	- 17,401	132.23%	980,933
Industry	-	-	-	-	-
<b>GROWTH TOTAL:</b>	<b>78,158</b>	<b>70,109</b>	<b>8,049</b>	<b>111.48%</b>	<b>1,036,435</b>
<b>LANDSCAPES</b>					
Heritage	82,908	97,835	14,926	84.74%	373,938
Natural	46,839	41,877	- 4,962	111.85%	186,633
Cultural	-	4,125	4,125	0.00%	16,500
Regulatory - Development	213,235	219,296	6,061	97.24%	877,183
Regulatory - Public Health	2,791	4,066	1,275	68.65%	16,265
Regulatory - Animals	34,371	28,542	- 5,829	120.42%	100,867
Environmental Sustainability	-	-	-	-	-
<b>LANDSCAPES TOTAL:</b>	<b>380,145</b>	<b>395,740</b>	<b>15,595</b>	<b>96.06%</b>	<b>1,571,386</b>
<b>COMMUNITY</b>					
Community Health & Wellbeing	85,538	70,842	- 14,696	120.75%	283,366
Recreation	75,200	112,930	37,729	66.59%	511,239
Access	-	-	-	-	-
Volunteers	-	2,500	2,500	0.00%	50,000
Families	4,000	5,250	1,250	76.19%	9,000
Education	-	-	-	-	-
Capacity & Sustainability	3,627	9,976	6,349	36.35%	37,405
Safety	6,395	10,523	4,128	60.77%	45,091
Consultation & Communication	3,046	4,950	1,904	61.54%	19,800
<b>LIFESTYLE TOTAL:</b>	<b>177,807</b>	<b>216,970</b>	<b>39,164</b>	<b>81.95%</b>	<b>955,901</b>
<b>ORGANISATION</b>					
Improvement	30,464	29,114	- 1,350	104.64%	116,455
Sustainability	593,806	548,336	- 45,470	108.29%	2,331,117
Finances	41,344	39,000	- 2,344	106.01%	309,907
<b>ORGANISATION TOTAL:</b>	<b>665,614</b>	<b>616,450</b>	<b>49,164</b>	<b>107.98%</b>	<b>2,757,479</b>
<b>TOTALS</b>	<b>1,984,339</b>	<b>2,013,428</b>	<b>29,088</b>	<b>99%</b>	<b>11,475,636</b>

<b>SOUTHERN MIDLANDS COUNCIL SUMMARY OF RATES AND CHARGES LEVIED, REMITTED AND COLLECTED</b>				
	This Financial Year 11th October 2020		Last Financial Year 11th October 2019	
Arrears brought forward as at July 1		\$ 527,651.89		\$ 429,240.71
ADD current rates and charges levied		\$ 5,726,271.43		\$ 5,620,415.53
ADD current interest and penalty		\$ -		\$ 22,691.34
<b>TOTAL rates and charges demanded</b>	<b>100.00%</b>	<b>\$ 6,253,923.32</b>	<b>100.00%</b>	<b>\$ 6,072,347.58</b>
LESS rates and charges collected	46.15%	\$ 2,886,238.12	43.76%	\$ 2,657,313.66
LESS pensioner remissions	3.95%	\$ 246,734.30	3.90%	\$ 236,804.72
LESS other remissions and refunds	-0.03%	-\$ 2,147.86	-0.17%	-\$ 10,418.61
LESS discounts	0.53%	\$ 33,075.05	0.49%	\$ 29,518.35
<b>TOTAL rates and charges collected and remitted</b>	<b>50.59%</b>	<b>\$ 3,163,899.61</b>	<b>47.98%</b>	<b>\$ 2,913,218.12</b>
<b>UNPAID RATES AND CHARGES</b>	<b>49.41%</b>	<b>\$ 3,090,023.71</b>	<b>52.02%</b>	<b>\$ 3,159,129.46</b>



**17. MUNICIPAL SEAL**

Nil.

## 18. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

1. **Staffing Matter (Closed Session)**
2. **Legal Matter - Oatlands Aquatic Centre (Closed Session)**
3. **Progress of Oatlands Accommodation Facility project**

It was noted that the second meeting of the Oatlands Accommodation Facility steering committee was held on the 28<sup>th</sup> October 2020 at 9.00 am.

The Request for Proposals will be released on the 2<sup>nd</sup> November 2020 and the responsible Project Officer is Mr Damian Mackey.

The Committee reaffirmed the importance of all enquiries from members of the public and potential proponents are to be directed to the Project Officer (D Mackey); noting that Councillors are not to provide any advice or information in relation to the proposed facility.

The Assessment Committee will be appointed in February 2021.

### DECISION

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

**THAT the information be received.**

### CARRIED

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

**DECISION**

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

**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.**

<b>Matter</b>	<b>Local Government (<i>Meeting Procedures</i>) Regulations 2015 Reference</b>
<i>Closed Council Minutes - Confirmation</i>	15(2)
<i>Applications for Leave of Absence</i>	15(2)(h)
<i>Waste Transfer Station Waste Collection Tenders</i>	15(2)(d)
<i>Property Matter -Oatlands</i>	15(2)(f)
<i>Staffing Matter</i>	15(2)(a)
<i>Legal Matter - Oatlands Aquatic Centre</i>	15(2)(i)

**CARRIED**

<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D Fish	√	
Clr R McDougall	√	

**DECISION**

*Moved by Clr D Fish, seconded by Clr K Dudgeon*

**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**

<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D Fish	√	
Clr R McDougall	√	

## CLOSED COUNCIL MINUTES

### 19. 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.*

#### 19.1 CLOSED COUNCIL MINUTES - CONFIRMATION

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

#### 19.2 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.*

#### 19.3 WASTE TRANSFER STATION CONTRACT FOR THE WASTE COLLECTION, DISPOSAL AND PROVISION OF BINS (5 YEAR PLUS 1)

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

#### 19.4 PROPERTY MATTER - OATLANDS

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

#### 19.5 STAFFING MATTER

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

#### 19.6 LEGAL MATTER

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

## OPEN COUNCIL MINUTES

### 20. CLOSURE

The meeting closed at 1.20 p.m.