

SOUTHERN  
MIDLANDS  
COUNCIL



# Annual General Meeting

## **MINUTES**

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Wednesday, 14<sup>th</sup> December 2016  
5.07 p.m.

Municipal Offices  
85 Main Street, Kempton

**MINUTES**  
**ANNUAL GENERAL MEETING**  
**OF THE SOUTHERN MIDLANDS COUNCIL**  
Wednesday 14<sup>th</sup> December 2016 at the Municipal Office,  
85 Main Street, Kempton at 5.07 p.m.

**1. OPENING/WELCOME**

Mayor Anthony Bisdee OAM opened the Southern Midlands Council Annual General Meeting and welcomed those present.

**2. APOLOGIES**

Nil.

**3. ATTENDANCE**

**Councillors:** Mayor AE Bisdee OAM, Deputy Mayor A Green, Cllr A Bantick, Cllr E Batt, Cllr D Fish, Cllr D Marshall, Cllr R Campbell

**Officers:** Tim Kirkwood (General Manager), David Cundall (Manager Development & Environment Services), Elisa Lang (Executive Assistant)

**Residents:** Terry Loftus (Southern Midlands News), Rowena McDougall (Baden), Evalyn Curtis (Mt Seymour), Chris Charles (Oatlands), Jayne Paterson (Oatlands), Lance Bailey (Parattah), Eleanor Bjorksten (Oatlands), John Jones (Kempton)

**4. MEETING PROCEDURES**

*Refer Attachment 1.*

**5. 2015/2016 ANNUAL REPORT & 2015/2016 GENERAL PURPOSE FINANCIAL REPORT**

**5.1 Mayor's Report**

Mayor A E Bisdee OAM presented the 2015/2016 Annual Report, incorporating the 2015/2016 General Purpose Financial Report.

**Note:** All questions raised throughout the meeting have been recorded in Section 8 of the Minutes (Discussion items without Notice) and recorded under the individual's name rather than order in which it was raised.

**DECISION**

*Moved by Cllr E Batt, seconded by Deputy Mayor A Green*

THAT the Annual Report for the year ending 30<sup>th</sup> June 2016 incorporating the 2015/2016 General Purpose Financial Report be received.

**CARRIED**

## 6. STRATEGIC PLAN 2014-2023

### 6.1 Invitation to provide comment on Council's Strategic Plan

Members of the public are encouraged to provide comment on the 2014-2023 Strategic Plan at any time.

### 6.2 Questions/Discussion on Strategic Plan

Nil.

## 7. DISCUSSION ITEMS ON NOTICE

Nil.

*Clr David Marshall left the meeting at 6.02 p.m. noting that he was in attendance for part of the following discussion.*

## 8. DISCUSSION ITEMS WITHOUT NOTICE

### JOHN JONES (KEMPTON)

- **Callington Mill Precinct (incorporating the Visitor Information Centre)** – what was the deficit for the 2015/16 financial period as it is not reported as a separate business activity.

*Question taken on notice. The General Manager advised that the Callington Mill precinct and Visitor Centre is not a separate Council business activity and therefore the financials are not included as a note within the Statements. Details will be provided.*

- **Street Lighting** – it was commented that Councils power and electricity costs increased by an amount of \$8000 during the financial year. Street lighting and the need to maintain consistent 'Amber' coloured lighting in the Kempton township was emphasised. This is in keeping with the heritage nature of the town.

*This issue has been brought to TasNetworks attention and is unfortunately out of Council's direct control. Further contact will be made with TasNetworks seeking to rectify this issue.*

- **General Practitioner Services/Health Facility** - expressed disappointment that a GP was no longer practicing in Kempton following the retirement of Dr G Booth. He also questioned the availability of transport to assist residents attend medical appointments.

*The General Manager referred Mr Jones to Council's GP Services Policy position. Consistent with Councils decision, the General Manager has been working with community representatives to assess the feasibility and practicality of establishing a purpose-built facility in this locality for the provision of community health and specialist services.*

- **Insurance cover for Elected Members** – Mr Jones raised issues relating to the need to maintain suitable insurance policies for Elected Members.

*The General Manager advised that, in addition to the standard Public Liability and Professional Indemnity policies, Council also maintains a separate Directors and Officers Policy for Elected Members; as well as a Private Accident Insurance Policy.*

- **Draft Statewide Planning Scheme** - question relating to the current status of mapping “priority vegetation” and threatened species in the Natural Assets Code and the impact of this Code on farming practices and development of farm land.

*The Manager, Development and Environment Services advised that the Natural Assets Code is included in the draft template of the State Planning Scheme/ State Planning Provisions. In that Code, there is a requirement to consider the impact of development on threatened species. The Code only applies to land that is mapped as “priority vegetation”, that is, only applies to areas known to contain threatened species at the time of preparing the planning scheme overlay. The code, which is currently in draft form, does not apply to the “Agriculture Zone” and exempts the clearance and conversion or disturbance of priority vegetation within a priority vegetation area, on pasture or crop production land, vineyard or orchard land.*

*However, submissions have been put forward to the Tasmanian Planning Commission by Council on this matter. It is Councils view that the mapping of priority vegetation is onerous for smaller regional councils and that there is no state policy on why Council should be responsible for the assessment of impact of development on threatened species when there is already legislated mechanisms in place. Council put forward the view that there is no legislative requirement, regulation, policy or any ministerial statement of expectation that requires the planning scheme to uphold or impose the provisions of the Threatened Species Act or Nature Conservation Act.*

*Council and other Council’s and persons have communicated similar concerns regarding the Code. This was evident during the hearings into the Draft State Planning Provisions. The recommendations of the Tasmanian Planning Commission in consideration of the hearings into the Draft State Planning Provisions will be released in the near future.*

*At this point in time the recommendations regarding the state of the Natural Assets Code and the particulars of mapping priority vegetation are unknown. Once this is known then Council will be advised.*

## **ROWENA McDOUGALL (BADEN)**

- **Callington Mill Business Precinct** - question regarding income generated by Callington Mill Business (financial statements showing Tourism income as \$316,000). Request for details of how Callington Mill is performing to be released.

*The General Manager confirmed that the income of \$316K would primarily relate to the Mill precinct operation and details will be provided separately.*

- **Visitor numbers** - question referencing the 2015/16 Annual Report (page 35) regarding visitor number percentages and how visitation is defined? How does this number relate to the number of visitors passing through and how many have stopped?

*The General Manager advised that the statistics were obtained from the Tasmanian Visitor Information Survey as mentioned in the Annual Report.*

- **High Street, Oatlands** - question regarding the number of either empty or closed shops in High Street, Oatlands and whether Council has considered why this is the case? Publicity and promotion for Callington Mill and the Visitor Centre are not ideal and would benefit greatly if Council would consider relocating the Visitor Centre to a prominent location in High Street, Oatlands.

*The following motion was put from the floor of the meeting.*

**MOTION**

*Moved by Rowena McDougall, seconded by Evalyn Curtis*

**THAT**

1. **The Visitor Centre be relocated to the soon to be renovated shop at 79 High Street in accordance with the previously expressed desires of the Oatlands community, including the business community and in light of the decline in visitation to the Mill site and the numbers stopping in town.**
2. **An appropriate private operator be found to develop a quality café/restaurant/wine/whiskey tasting space at the Miller's Residence – featuring Tasmanian produce including Callington Mill flour that is of the highest standard, as if offered elsewhere around the State but not in Oatlands.**

**CARRIED**

- **Midlands Aquatic Centre**

*The following motion was put from the floor of the meeting.*

**MOTION**

*Moved by Rowena McDougall, seconded by Evalyn Curtis*

**THAT Southern Midlands Council make publicly available by publishing on their website, a complete detailed and itemised costing of the proposed Midlands Aquatic Centre at the Oatlands Depot site, including the cost of the development of a new Council Depot, and that 'commercial-in-confidence' does not apply and is not an acceptable justification for non release of the information, as the proposed development will be the only public indoor pool in Central Tasmania and will be a publicly owned business.**

**CARRIED**

- **Macrocarpa trees** - question regarding the Macrocarpa trees near Lake Dulverton and if they will be removed? Request that the area be landscaped to enhance this section of Lake Dulverton.

*It was advised that this item has already been considered by the Lake Dulverton and Callington Park Management Committee who have recommended removing these trees. Budget to be allocated to enable works to commence.*

- **Oatlands Gaol Site** - question regarding the Oatlands Gaol Site and when this is likely to be completed and tidied up?

*It was advised that Council has recently employed a new part-time Heritage Officer and this has been allocated as a priority task.*

## CHRIS CHARLES (OATLANDS)

- **Callington Mill** - question asking if Council are actively advertising for a private operator to take on Callington Mill?

*It was advised that Council has not re-advertised for a private operator since the reconstruction was completed in 2008 which did not result in attracting a suitable operator.*

## ELEANOR BJORKSTEN (OATLANDS)

- **Community Forum** - question regarding the community forum which was held in Oatlands to discuss a proposed large scale accommodation facility. Has this produced a result?

*It was advised that the Consultants have completed the Business Plan which will be presented to a follow-up forum in late January 2017.*

- **Council property** - What property has Council purchased in Barrack Street, Oatlands?

*It was confirmed that Council has purchased a property on the corner of Barrack Street and the Esplanade. This was purchased due to its close proximity to Callington Park and seen as a strategic piece of land.*

## JAYNE PATERSON (OATLANDS)

- **Consultation Policy** - the 2015/16 Annual Report refers to a Consultation Policy, is this available online?

*It was advised that the website will be checked and the Policy placed online if it is not currently available.*

- **Establishment of a Local District Committee** – i.e Special Committee of Council.

*The following motion was put from the floor of the meeting.*

In speaking to the Motion, Ms Paterson made reference to the committee structure currently operated by the Northern Midlands Council. She made reference to the objectives of those District Committees.

### **MOTION**

*Moved by Jayne Paterson, seconded by Rowena McDougall*

**THAT the Southern Midlands Council, before the end of June 2017, sets up an Oatlands Local District Committee similar to the Local District Committees of the Northern Midlands Council, and that its members, apart from the Councillor appointed by Council, should comprise residents and representatives nominated by Oatlands community interest groups.**

**CARRIED**

## **EVALYN CURTIS (MT SEYMOUR)**

- **Council owned properties** - question regarding how many commercial and residential buildings are currently owned by Southern Midlands Council?
- Question regarding how many Council buildings are rented or leased out at the moment? And if the correct market rental is being charged?
- Request for a listing of all properties and land owned by Council to be made available online?

*It was advised that the above questions are taken on notice and further details will be provided.*

- **70 High Street** - question regarding the property at 70 High Street, Oatlands and what Council's future plans are for this building?

*It was advised that following completion of the boundary adjustment process, and issue of a new Title, the property will be listed for sale.*

- **Rates & Charges** - question whether rates are being paid on Council owned buildings?

*It was advised that Rates & Charges are levied on Council owned properties which is done for the purposes of identifying full costs associated with each activity/purpose for which they are owned.*

## **LANCE BAILEY (PARATTAH)**

- **Health Services** - question regarding the reduction in health services in the Oatlands area?

*It was advised that Rural Primary Health Services have provided various health care services and programs in Oatlands and surrounding areas for the past 12 years. Unfortunately, Rural Primary Health has received advice that their tender to continue to provide such services has been unsuccessful and therefore their funding and services will cease effective from the 31<sup>st</sup> December 2016. At this stage Council is unaware of what alternative services (if any) will replace the current programs that were provided or facilitated by Rural Primary Health.*

## **9. CLOSURE OF MEETING**

The meeting closed at 7.05 p.m.

## MEETING PROCEDURES

1. The **Annual General Meeting** is in essence a Council meeting and will be **conducted in accordance with normal Council procedures** for the conduct of meetings; with the exception of course it is intended to make it as easy as possible for members of the public to have input so that maximum benefits is gained.
2. The **Mayor** is **Chairman** of the meeting.
3. The first part of the meeting comprises a presentation of an overview of:
  - (i) **the Annual Report**
  - (ii) **Financial Statement, and**
  - (iii) **the Strategic Plan**
4. At the **conclusion** of each of these presentations electors may ask questions.
5. **Questions and comments should be concise** to allow as many people as possible to have their input.
6. **No one is to be interrupted** whilst they are speaking.
7. You will be asked, as a matter of courtesy and for the minutes, to **identify yourself** before speaking.
8. **All discussion** will be addressed **through the chair**.
9. **No person may:**
  - (i) **make any personal reflection** on any Councillors, Council employee or member of the public;
  - (ii) **disrupt the meeting**; or
  - (iii) in the opinion of the Chairman, **use any offensive expression**.
10. If you intend to move a motion the following procedures apply: -
  - (i) All motions must be **moved and seconded** before debate is permitted.
  - (ii) In speaking to a motion, individuals may **speak only once** and for **no longer than 5 minutes**.
  - (iii) Voting is **by a show of hands**.
  - (iv) **Only electors of the Southern Midlands municipal area are entitled to vote**.
  - (v) A motion is passed by **half plus one of the electors present** voting in favour of it.
11. Any **resolution passed** at the Annual General Meeting **will be considered at the next ordinary meeting of Council**.