

COUNCIL MEETING

AGENDA

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ENCLOSED

**Council Meeting Minutes & Special Committees of Council Minutes
General Information Bulletin
Enclosures**

- Item 18.2.2
 - 1. Draft version 1_ Communication Policy
 - 2. Draft version 1_ Disciplinary Policy
 - 3. Draft version 1_ Fitness for Work Policy
 - 4. Draft version 1_ Issue Resolution Policy
 - 5. Draft version 1_ Performance Management Policy
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 - 7. Draft version 1_ Workplace Behaviour Policy

- Item 18.3.3 2014/15 General Purpose Financial Report

- Item 20.1
 - 1. Deed of Transfer
 - 2. Deed of Transfer Annexure
 - 3. Minutes of the inaugural meeting of *The Regional Community Learning & Development Centre – Levendale Inc.*
 - 4. Objects and Articles of Association of *The Regional Community Learning & Development Centre – Levendale Inc*

- Item 22.2 ‘Closed Session’

21st August 2015

Dear Sir/Madam,

NOTICE OF MEETING

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

**Municipal Offices
85 Main Street, Kempton
Wednesday 26th August 2015
10.00 a.m.**

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

COUNCILLORS PLEASE NOTE:

- **Public Question Time has been scheduled for 12.30 p.m.**

Yours faithfully,



**Mr T F Kirkwood
General Manager**

OPEN COUNCIL AGENDA

1. PRAYERS

Councillors to recite the Lords Prayer.

2. ATTENDANCE

3. APOLOGIES

4. APPLICATION FOR LEAVE OF ABSENCE

Clr A R Bantick has requested leave of absence for the period 3rd October 2015 – 16th October 2015.

DECISION

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

5. MINUTES

5.1 ORDINARY COUNCIL MINUTES

The Minutes of the previous meeting of Council held on the 21st July 2015, as circulated, are submitted for confirmation.

DECISION

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

5.2 SPECIAL COUNCIL MINUTES

The Minutes of the previous special meeting of Council held on the 5th August 2015, as circulated, are submitted for confirmation.

DECISION

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

5.3 SPECIAL COMMITTEES OF COUNCIL MINUTES

5.3.1 Special Committees of Council - Receipt of Minutes

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

- **Community Men’s Shed Otlands – meeting held 20th July 2015**

RECOMMENDATION

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

DECISION

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

5.3.2 Special Committees of Council - Endorsement of Recommendations

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

- **Community Men’s Shed Oatlands – meeting held 20th July 2015**

RECOMMENDATION

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

DECISION

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

5.4 JOINT AUTHORITIES (ESTABLISHED UNDER DIVISION 4 OF THE LOCAL GOVERNMENT ACT 1993)

5.4.1 Joint Authorities - Receipt of Minutes

The Minutes of the following Joint Authority Meeting, as circulated, are submitted for receipt:

- **Southern Tasmanian Councils Authority – meeting held 2nd July 2015**
- **Southern Waste Strategy Authority - Nil**

Note: Issues which require further consideration and decision by Council will be included as a separate Agenda Item, noting that Council's representative on the Joint Authority may provide additional comment in relation to any issue, or respond to any question.

STCA Meeting held 2nd July 2015:

At the most recent meeting of the STCA held 2nd July 2015, the Board received an update from the Infrastructure Committee. As an outcome from the related discussion, each member Council has been requested to submit a top priority project for inclusion in any submission(s) prepared by the STCA.

Listed for preliminary discussion.

RECOMMENDATION

THAT the minutes of the above Joint Authority meeting be received.

DECISION

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

5.4.2 Joint Authorities - Receipt of Reports (Annual and Quarterly)

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

36A. Annual reports of authorities

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

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

(a) a statement of its activities during the preceding financial year; and

(b) a statement of its performance in relation to the goals and objectives set for the preceding financial year; and

(c) the financial statements for the preceding financial year; and

(d) a copy of the audit opinion for the preceding financial year; and

(e) any other information it considers appropriate or necessary to inform the single authority council or participating councils of its performance and progress during the financial year.

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

36B. Quarterly reports of authorities

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

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

(a) a statement of its general performance; and

(b) a statement of its financial performance.

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

- **Southern Tasmanian Councils Authority** – Nil
- **Southern Waste Strategy Authority** – Nil

RECOMMENDATION

THAT the reports received from the Joint Authorities be received.

DECISION

DECISION NOT REQUIRED

6. NOTIFICATION OF COUNCIL WORKSHOPS

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2005*, the Agenda is to include details of any Council workshop held since the last meeting.

It is reported that no Council workshops have been held since the last ordinary meeting of Council.

RECOMMENDATION

THAT the information be received.

DECISION

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

7. QUESTIONS WITHOUT NOTICE

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

Comments / Update will be provided in relation to the following:

1.

2.

3.

4.

8. DECLARATIONS OF PECUNIARY INTEREST

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2005*, 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 2005*.

9. 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 2005*, the Council, by absolute majority may decide at an ordinary meeting to deal with a matter that is not on the agenda if the general manager has reported –

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

RECOMMENDATION

THAT the Council resolve by absolute majority to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2005*.

DECISION

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

10. PUBLIC QUESTION TIME (SCHEDULED FOR 12.30 PM)

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

In particular, Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2005* states:

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

Councillors are advised that, at the time of issuing the Agenda, no Questions on Notice had been received from members of the Public.

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

10.1 PERMISSION TO ADDRESS COUNCIL

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

➤ Nil

**11. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER
REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING
PROCEDURES) REGULATIONS 2005**

Nil

12. 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.

12.1 DEVELOPMENT APPLICATIONS

12.1.1 Development Application for a Proposed Shop and restaurant with signage, fencing, building alterations and additions requiring relaxation of side boundary setback in the Historic Precinct Special Area at 94 High St, Oatlands

File Reference: T7462371

AUTHOR: PLANNING OFFICER (D CUNDALL)

DATE: 18TH AUGUST 2015

ATTACHMENTS:

1. Development Application Plans and Documentation
2. Representation

THE PROPOSAL:

Applicants Cameron and Debra Wilson have applied to Council for a Permit under the *Land Use Planning and Approvals Act 1993* for an antique shop and café/delicatessen at the former Roberts premises at 94 High St Oatlands. The proposed development of the land is building alterations and additions, the removal of a small shed, new gates and fencing, landscaping, and signage.

The proposed building alterations and additions are an extension to the small stone building, a ramp for access to the large sheds, a loading dock and alterations to the steps at the front of the existing large shed.

The Development Application is considered at the discretion of Council for signage and development in the Historic Precinct Special Area and for the relaxation of the side boundary setback standard.

THE APPLICATION

The Applicants have submitted a completed Application form, written description, detailed site plan, elevation drawings and photos.

There is sufficient information for the Planning Authority and any member of the public to form a view on the Development Application and for Council to assess the proposal under the relevant legislation.

THE PLANNING SCHEME ASSESSMENT

Statutory Status

The development is at the discretion of Council.

A discretionary use or development must be advertised in accordance with Section 57 of the *Land Use Planning and Approvals act 1993* for the statutory 14 day period.

Public Notification and Representation

The application was advertised, and all adjoining owners notified on Saturday 18th July 2015 for the 14 day advertising period. One (1) representation was received. The letter is an objection to the café/delicatessen. The contents of which is included in the table below. The Planning Officer has included a comment to accompany the representation. The Planning Officer comments are in *italics*.

Representation
<p>I wish to express my concern about the prospect of another food outlet opening in Oatlands' Historic Precinct Special Area.</p> <p>Oatlands is a socio-economically disadvantaged rural area with a population of 600 people, and one of the oldest average populations of any town in Tasmania. With six food outlets in the heritage precinct, plus the Kentish Hotel and Casaveen on Oatlands outskirts, the current businesses struggle to survive with the limited tourist trade we share.</p> <p>Another food outlet in Oatlands Historic Precinct Special Area is utterly unsustainable. It makes no sense to concentrate more than six food outlets in one small area of Oatlands, while neighboring Parattah, which used to be a thriving town, has not one restaurant, café or shop.</p> <p>The Planning and development of the Southern Midlands must be considered carefully. Failure to recognise its potential and needs of its community would be a terrible oversight, condemning us to a life of needless suffering.</p> <p>For further information, please do not hesitate to contact me. I look forward to hearing from you.</p>
Planning Officer Comment
<p><i>A restaurant/deli/café is a "permitted" land use in the Commercial Zone and Historic Precinct Special Area. This land use specifically conforms with the Intent of the Zone. Council does not have discretion to refuse such land use in this zone.</i></p> <p><i>In regard to the comment regarding Parattah, it should be noted that the zoning of Parattah is the Village Zone which allows a person to start a similar business in that township. The representation is not supported.</i></p>

PLANNING SCHEME ASSESSMENT

Zone: Commercial Zone

The Scheme gives priority to the commercial use and development along High Street in Oatlands through the management of one zone. The Commercial Zone recognises land that is used, or has the potential to be used, for shops and businesses that primarily cater for the needs of the local population, tourists and other visitors.

The proposal meets the intent of the Commercial zone. That is to consolidate commercial activity in the High St of Oatlands and actively encourage further development and business with minimal impact on the historic streetscape.

Development Standards – Streetscape and Amenity

The aim of these provisions is to ensure that new development will contribute to the quality of the streetscape and improve the amenity for users.

To satisfy this aim the design and appearance of new development should:

- a) *enhance and maintain the character of the streetscape in terms of scale, proportions, treatment of parapets and openings and decoration;*
- b) *respect the inherent aesthetic, cultural and heritage values of Oatlands;*
- c) *respect historic buildings and works neighbouring the site and in the vicinity;*
- d) *ensure that neighbouring dwellings and their associated private open space are not unreasonably deprived of sunlight or privacy;*
- e) *provide pedestrian facilities and safe access within the commercial areas;*
- f) *provide, where possible, spaces for community interaction which incorporate street furniture, lighting, landscaping and public facilities of cultural or civic value;*
- g) *provide landscaping which creates visual links between development, minimises conflicts of scale, softens hard or bleak areas and provides shelter, shade and screening; and ensure the:*
 - i. *screening of all outdoor storage areas, outdoor work areas and rubbish receptacles from public view;*
 - ii. *placement and design of roof mounted air conditioning equipment, lift motor housings and similar equipment so as to reduce the visual impact on the streetscape; and*
 - iii. *exterior pipework, ducts, vents, sign supports, fire escapes and similar structures are painted and/or designed to match existing exterior surface treatment so that these elements are not prominent in the streetscape.*

The design and appearance of the proposed works, meets the standards of the Commercial Zone.

The relaxation of the side boundary setback for the proposed extension to the ‘small stone building’ and the access ramp is considered acceptable. The access ramp is unlikely to have any negative impacts on the adjoining land.

The design and appearance of the extension is sympathetic to both buildings on the adjoining land and buildings on the subject land. The proposed building meets the standards of the Historic Precinct Special Area (further addressed in this report) and is accordingly an acceptable design and appearance.

Some overshadowing of the adjoining land will occur, but very little greater than would have occurred if the building met the 1.5m standard setback. It is considered acceptable on this land.

The use of the building as a café/delicatessen is considered acceptable within the side boundary setback given the land use is comparable to the existing/previous use of the land in terms of noise generation and hours of operation. The part of the building that abuts the adjoining land is also proposed to be double bricked. Essentially such land use is “permitted” in the Oatlands Commercial Zone and the Applicant has proposed a building that appropriate within the boundary setback.

The proposal is also considered compatible with the adjoining accommodation land use. The relaxation of the setback standard does not impact any other land.

Historic Precinct Special Area: Development Standards

Development within the Historic Precinct Special Area must be in accordance with the following principles:

- a. scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings should be appropriate to the site, adjacent buildings, and the heritage values of the local streetscape, taking into account the intent of the Special Area;*
- b. buildings should provide a strong edge to the street consistent with the prevailing building line;*
- c. the visual relationship between the existing and new buildings should be considered, with new buildings avoiding visually dominating neighbouring historic buildings;*
- d. where feasible, additions and new buildings should be confined to the rear of existing buildings;*

- e. *architectural details and openings for windows and doors to visually prominent facades shall respect the historic character in terms of style, size, proportion and position;*
- f. *outbuildings are 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 match that of the primary building on the land;*
- g. fences along street boundaries of properties, including both main and side streets should be:
- between 900mm and 1000mm high, with a maximum of 1200mm for posts;
 - vertically articulated, (such as with dowel-and-rail, picket or palisade fences), and should not be horizontally articulated, (such as with post and rail fences); and
 - “transparent” or “open” in appearance, that is, the distance between dowels or pickets, etc, should be such that the fence does not appear solid;
 - hedges along street boundaries, including both main and side streets, are acceptable provided they are kept to the height indicated for fences in (vii), above.

The Applicant has taken into consideration the standards of the Historic Precinct Special Area through designing a building that is sympathetic to other buildings in the immediate area and matching other nearby existing building in terms of scale and shape. The proposed materials are also appropriate in the historic area.

The proposed fencing and gates are suitable in the Oatlands High Street and will not detract from the historic streetscape character. This is primarily due to the quality of the design and the chosen materials.

The proposed fence is open and transparent in nature and meets the intent of the fencing standard. The fence and gates are considered acceptable on this site.

PARKING

The Development Application depicts seven defined (7) car parking places. The Planning Scheme requires a minimum eight (8) places to service the proposed use.

Council Officers are satisfied there is sufficient room for the additional single parking place on the land without any reliance on the High Street or Dulverton Street. There is more than adequate room for informal parking along the north eastern boundary of the land or along the existing outdoor storage area. Council Officers do not consider the Application to be seeking a relaxation of the parking requirements per Schedule 6 of the Scheme.

SIGNAGE

The Application has included a basic signage plan. The Plan depicts signage in the location of the existing ‘Roberts’ signs on the front and side of the existing shed and an “A-Frame” footpath sign. There is an annotation on the signage plan that reads “Additional signage for deli/café to come”.

Council Officers recommend a condition of any permit issued to ensure all signage must comply with Schedule 6 Signs of the Southern Midlands Planning Scheme 1998 and the Tasmanian Heritage Council ‘Practice Note 6 – Signs and Hoardings on Sites Listed in the Tasmanian Heritage Register’. This is a typically standard condition in the Historic Precinct Special Area.

OTHER MATTERS TO CONSIDER

As Council are aware, the Applicants have asked Council to remove the large wool press and topiary that fronts High Street.

As of the date of this report, both the topiary and wool press have been removed. Council staff intends to remove the roof that housed the wool press as soon as possible.

The topiary and wool press are not heritage listed. It is envisioned the topiary will be displayed at the southern entrance to the township and the wool press will be publicly and respectively displayed and managed by the Council. An appropriate location to display the wool press is yet to be determined.

The final location for the wool press is not the subject of this report. However Council Officers believe this matter must be on the Public Agenda for Council and public information.

CONCLUSION

This report has assessed a proposed café/delicatessen and shop at 94 High Street, Oatlands in accordance with the *Southern Midlands Planning Scheme 1998* and the *Land Use Planning and Approvals Act 1993*.

The proposal was advertised in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and received one (1) representation opposed to another food outlet in Oatlands. As addressed in this report, this is not a matter for the Planning Authority to consider. The objection cannot be supported.

Council must consider the impact of the proposed development and works, including signage on the standards of the Historic Precinct Special Area and Commercial Zone. The assessment in this report demonstrates the proposed building works are compliant with the standards of the Scheme. The Applicant has made a conscientious effort to

submit a proposal that meets the design and appearance standards of the Planning Scheme through a development that respects and enhances the streetscape character of Oatlands.

The use of the land for a shop and café is a permitted use in the Commercial Zone and therefore Council does not have any discretion to refuse or seek alterations to the use of the land. Assessment of the land use also demonstrates that there are no further conditions necessary ensure the use of the land complies with Planning Scheme – other than the standard conditions place on most permits issued by the Council.

The Development Application should be approved by Council subject to standard conditions and the condition relating to signage addressed in this report.

RECOMMENDATION

THAT, in accordance with the provisions of the *Southern Midlands Planning Scheme 1998* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council approve the application for a Proposed Shop and restaurant with signage, fencing, building alterations and additions requiring relaxation of side boundary setback in the Historic Precinct Special Area at 94 High St, Oatlands with the following conditions:

General

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

Services

- 3) 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

- 4) Drainage from the proposed development must drain to a legal discharge point to the satisfaction of Council's Plumbing Inspector (Shane Mitchell 6259 3003) and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the *Building Act 2000*.

Signage

- 5) All signage must comply with Schedule 6 Signs of the Southern Midlands Planning Scheme 1998 and the Tasmanian Heritage Council ‘Practice Note 6 – Signs and Hoardings on Sites Listed in the Tasmanian Heritage Register’ (attached with this permit).

Hours of Operation

- 6) The use or development must only operate between the following hours unless otherwise approved in writing by 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.

Construction Amenity

- 7) 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.

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

- 9) 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 unless prior approval has been granted by the Manager of Works and Technical Services.
- 10) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council’s Manger of Works and Technical Services.

The following advice applies to this permit:

- A. This permit does not imply that any other approval required under any other legislation has been granted.
- B. This permit is in addition to a building permit. Relevant construction and site works must not commence until a Building Permit has been issued in accordance with the Building Act 2000.
- C. Prior to the installation of signage the developer may submit a further detailed signage plan to the Planning Officer for assessment to ensure compliance with the conditions of this permit.
- D. Any containers located on site for construction purposes are to be removed at the completion of the project unless the necessary planning and building permit have been obtained by the developer/owner. Materials or goods stored in the open on the site shall be screened from view from people on adjoining properties, roads and reserves.

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdée OAM	
	Dep. Mayor A O Green	
	Clr A R Bantick	
	Clr E Batt	
	Clr B Campbell	
	Clr D F Fish	
	Clr D Marshall	

Application No: 2015/81
 File No: 7462371
 Received by:
 Date Received 9.7.15
 Fees Received \$ _____



Council Offices,
 71 High Street Oatlands Tas 7120
 85 Main Street Kempton Tas 7030
 Email:
 mail@southernmidlands.tas.gov.au
 www.southernmidlands.tas.gov.au
 ABN 68653459589

Use this form to apply for planning approval in accordance with section 57 and 58 of the Land Use Planning and Approvals Act 1993 (the Act).

Application for Planning Approval - Use and Development for Commercial, Industrial, Agricultural and other Development

Act 1993 (the Act).

Tick if there has been a pre-application meeting with a Council officer:

Officer's name: David Cundall Date: 1-6-2015 Yes: No:

Applicant, Owner & Contact Details:
 Provide details of the Applicant and Owner of the land. (Please print)

Applicant: CL & DL Wilson
 Address: 87 High Street Oatlands
 Email: Winton Cottages@bigpond.com
 Owner: CL & DL Wilson
 Address: 87 High Street Oatlands

Phone No: 62541514
 Fax No: _____
 Mobile No: 0439740117
 Phone No: 62541514
 Fax No: 0

Present use of land/buildings:
 Provide details of the land, including street address, title details and the existing use.

Address: 94 High Street Oatlands Volume: _____
 Existing Use: n.i / old Roberts Limited retail site Path: _____

Description of Proposed Development:
 For commercial and industrial proposals please include details of the activities proposed to be carried out on the site.

Use: shop/retail Antiques / Delicat Please use definitions in planning scheme Schedule 3
 Development: change of use retail store to antiques
small stone Building Delicat

Tick if proposed development is to be staged: Yes No

Provide an estimate of the completed value of the proposed development works, including the value of all site works and any labour contributions by the Applicant or the Owner.

Est. value: \$ 20,000 Write 'Nil' if no works are proposed, e.g. change of use



Business Details: (if applicable)			
Existing hours:		New Proposed Hours	
Weekdays	am to pm	Weekdays	11 am to 5 pm
Saturday	am to pm	Saturday	11 am to pm
Sunday	am to pm	Sunday	11 am to pm
Employees:			
How many people are at present employed at the site? <u>nil</u>			
How many people will be employed implementation of development? <u>2</u>			
Does the proposal provide for access for disable people? yes <input type="checkbox"/> no <input checked="" type="checkbox"/> ✓ tick			
If so, identify on plans			
Commercial Traffic:			
Approximate number of commercial vehicles servicing the site at present: <u>—</u>			
Approximate number of commercial vehicles servicing the site in the future: <u>1</u>			
Detail proposed machinery and or waste products applicable including any emissions to air and water: (if applicable):			
Type:		Quantity:	
Please attach further details as appropriate.			
Description of Existing Municipal Services and / or Proposed New Municipal Services required: (if applicable)			
Please tick ✓ or answer other			
Is the access already constructed <input checked="" type="checkbox"/> yes or <input type="checkbox"/> no			
How many existing car spaces currently provide <u>8-10</u>		How many new car spaces are proposed <u>nil</u>	
Is this site or building listed on the Tasmanian Heritage Register? If so, please attach a Works Application or provide a copy of the Works Exemption, which ever is applicable. If you have answered yes, please provide a Works Application or Works Exemption			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Describe all new structures external building MATERIAL TYPES and colours:			
i) Walls <u>Timber/Brick</u> Colour <u>stone/charcoal</u>			
ii) Roof <u>Zinc</u> Colour <u>Zinc</u>			
iii) Boundary fences, walls etc <u>wire iron/stone</u> Colour <u>—</u>			
iv) Surfacing of a) access road <u>gravel</u>			
b) parking area (s) <u>Bitumen</u>			

Personal Information Protection Statement

The personal information that Council is collecting from you is deemed personal information for the purposes of the Personal Information Protection Act 2004.

The intended recipients of personal information collected by Glenorchy City Council may be:

- Officers within Southern Midlands Council;
- Data service providers engaged by Council from time to time;
- Any other agent/contractor of Southern Midlands Council;

The supply of the information by you is voluntary. If you cannot provide or do not wish to provide the information sought, Southern Midlands Council may be unable to process your application or request.

Council is collecting this personal information from you for the purposes of managing, assessing, advising upon and determining the relevant application, or other Council related matters.

You may make application for access or amendment to your personal information held by Council.

Enquiries concerning this matter can be addressed to the Freedom of Information Officer, Southern Midlands Council, PO Box 21 Outlands 7120 or Phone 5254 5000.

Applicant's Declaration	APPLICANT
<p>I/we hereby apply for a planning permit to carry out the use and/or development described in this application and the accompanying plans. I/we declare that the information contained in the form is correct. By providing Council with the plans and documents attached to this application ("Documents"), I:</p> <ol style="list-style-type: none"> 1. warrant to Council I own all copyright in the Documents or am a licensee of the copyright owner with the right to grant the following authority; 2. authorise Council to copy the Documents, attach copies to Agendas for any relevant Council meetings and release copies to the public upon request; and 3. acknowledge Council is relying on my warranty and authorisation and may seek recovery of any damages suffered by it if my warranty and/or authority is incorrect. 	
<p>Signed (Applicant / Agent) <u>D Wilson</u> Date <u>2-7-15</u></p>	

Owner's Declaration	OWNER
<p>I/we hereby give my/our permission for the lodgement of this application.</p>	
<p>Signed (Owner/s) <u>D Wilson</u> Date <u>2-7-15</u></p>	
<p>Signed (Owner/s) <u>D Wilson</u> Date <u>2-7-15</u></p>	
<p>Name/s (Please Print) <u>D Wilson</u> / <u>C. WILSON</u></p>	
<p>Titles/s (if the owner is a company)</p>	

Check List

Before you lodge your application please check that you have provided the following:

- Fully completed Planning Application Form
- Full copy of current Title including Certificate of Title, Title Plan and Schedule of Easements (if any)
- Three copies of
- The plans
- Application Fees
- Covering letter providing additional information if you feel that this will help Council assess your application
- Written permission of the owner to making of the application.
- Statutory Declaration that you have notified the owner of the making of this application. (Applies to land other than Council and Crown land where the applicant is not the owner.)

Please note that the Council has the right to request additional information.

Development at 94 High Street Oatlands

Notes supporting the development.

The use of this site, formally owned by Roberts Ltd, has been rural industrial/commercial for many decades having been a sale yard then an agricultural supplies business. It has remained a substantially open site throughout and that is its character today. The buildings, comprising two large modern iron sheds, a small stone building constructed from material removed from a former extension to The Lodge next door and a derelict iron kiosk on Dulverton Street are not of historical significance but the openness of the site is, being the result of typical hit-and-miss country town development.

The buildings will remain unaltered except as follows:

- The main shed – modification to the loading dock and steps and the provision of a trolley ramp on the SE side.
- The stone building – initially, a shop front installed in the NE side, then later an extension provided on the SE.
- The kiosk will be removed.

The site is presently open to both High Street and Dulverton Street and is accessed by a variety of vehicles including semi-trailers. This requirement will remain though the amount of traffic will be very much reduced.

It is proposed to secure the site with fencing and gates of an appropriate rural/country town nature, the front (High Street) being more formal than the rear, with stone gate posts and iron fence and gates. In order to permit easy access by semi-trailers (primarily to deliver and collect shipping containers) the front fence will be set back from the property line so as to prevent the gateway having to be excessively wide and thereby maintaining a proper, comfortable and urban though country town appearance. The style of the front fence is determined by the following:

- The need to be as visually open as possible to expose to the public the various wares on display externally.
- The openness thereby attracting the curious.
- And to create an awareness that there is an eatery/providore on the site.
- To be inviting rather than confronting.
- And to be at the same time appropriate to a country town.

Oatlands, like any country town has a wide variety of fences and gates determined throughout its history by function and fashion. That these differing

fences exists side by side is partly due to the historical mix of uses without reference to planning zones or precincts. This is all as it should be and is part of the special country town character. It is unfortunate, however, that the greater part of the early fencing has disappeared due to changes of use and fashion. A type of fencing seldom seen today and proposed for the High Street frontage of this development is that composed of iron hurdles bolted together and gates made with iron angles and flat bars, the gateposts being sandstone with moulded cappings.

Imitation examples exists at Somercotes (Ross) and Dysart House (Kempton).

Original examples exists at St Peters Pass (Oatlands).

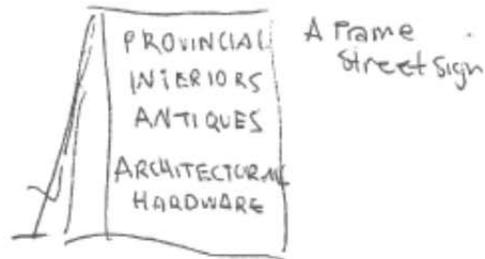
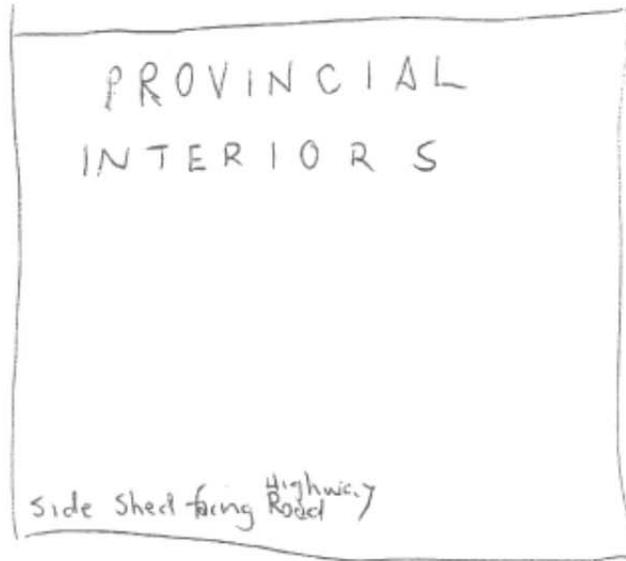
Other original examples recorded in the National Trust technical bulletin Fences and Gates exists in Victoria: Christ Church Toorak, Como South Yarra and Ramsglade Homestead Mt Eliza.

This style of fence (and gates) could be said to be "horizontally articulated" though due to its openness and the lightness of the bars it is more neutral than either horizontal or vertical. However, in a literal rather than visual sense it would not conform to the Planning Scheme development standards for the Historic Precinct Special Area though why such a rigid standardization, applying to all sites historical or otherwise, should be proposed within a section of the Planning Scheme based upon the discretionary powers of Council is somewhat puzzling. This site, because of the importance of its openness as a punctuation of the streetscape continuing the rhythm which is a feature of High Street ought not be required to conform literally but be allowed to comfortably harmonise with its country town surroundings and satisfy the commercial needs of the business it fronts.

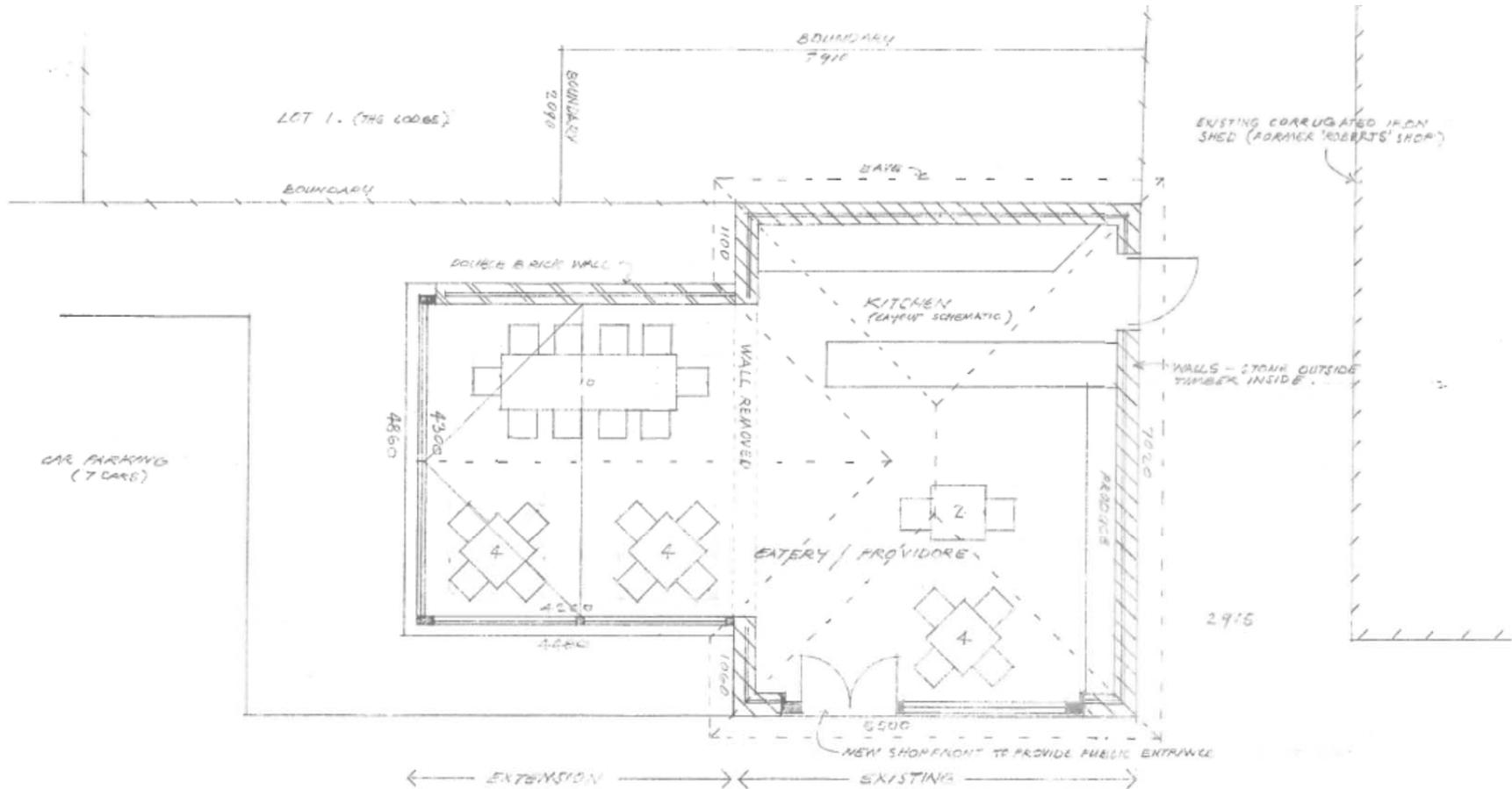


ENSINGTON GARDENS. The gardens adjoin Hyde Park, but preserve their identity to the point of using the name 'Long Water' to describe their stretch of the Serpentine. Overlooking this water is Sir George Frampton's well-loved statue of Peter Pan.

Signage



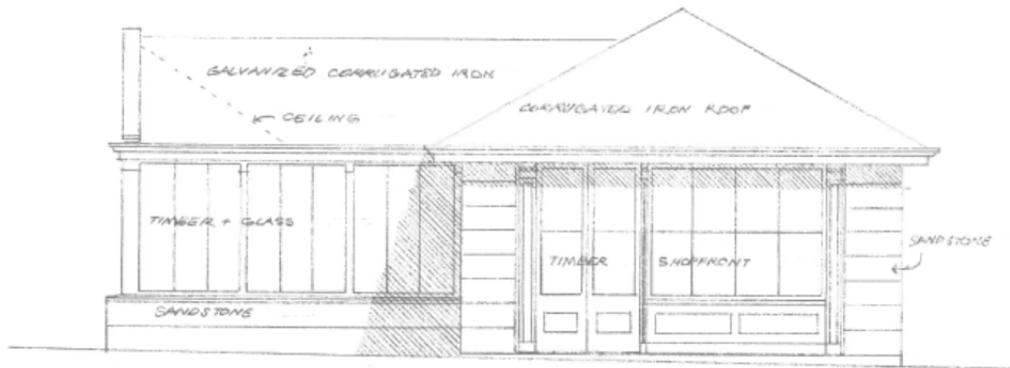
Additional Signage for Deli/Cafe to come.



MAC - HEMPTON
RECEIVED
15/07/2015

94 HIGH STREET, CATLANDS
PLAN OF EATERY / PROVIDORE 1/20

4/5



NORTH EAST ELEVATION 1:50



SOUTH EAST ELEVATION 1:50



SOUTH WEST ELEVATION 1:50



94 HIGH STREET, OATLANDS.
EATERY/PROVIDORE ELEVATIONS 1:50

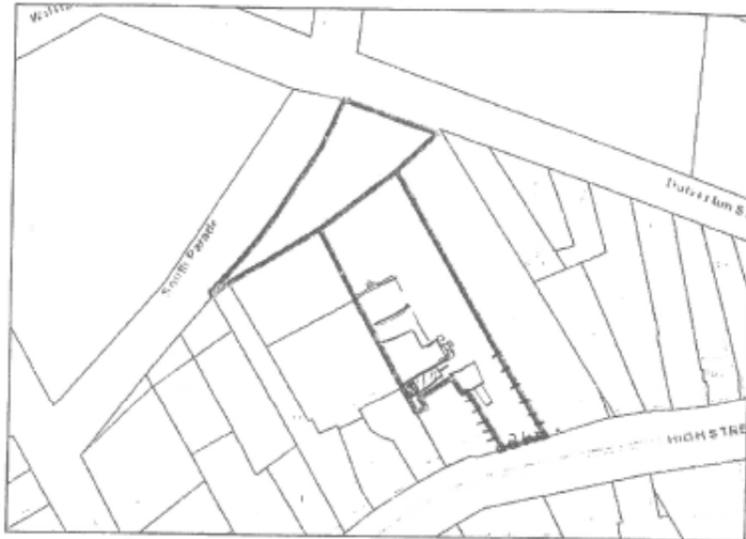
9/5



PROPERTY INFORMATION REPORT

VALUER GENERAL, TASMANIA

Issued pursuant to the Valuation of Land Act 2001



Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - The date at which values of properties are set to determine revaluations and any supplementary valuations in the revaluation cycle.

Land Value - The value of the property excluding all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees, artificially established pastures and other like improvements but does include draining, excavation, filling, reclamation, clearing and any other such like invisible improvements made to the land.

Capital Value - The total value of the property, excluding plant and machinery, and includes the land value.

A.A.V. - The gross annual rental value of the property, excluding GST, municipal rates and land tax, but is not to be less than 4% (percent) of the capital value.

Multiple Tenancies - Properties that have multiple tenants are assessed for separate A.A.V's. e.g. a house and flat.

the **list** tasmania

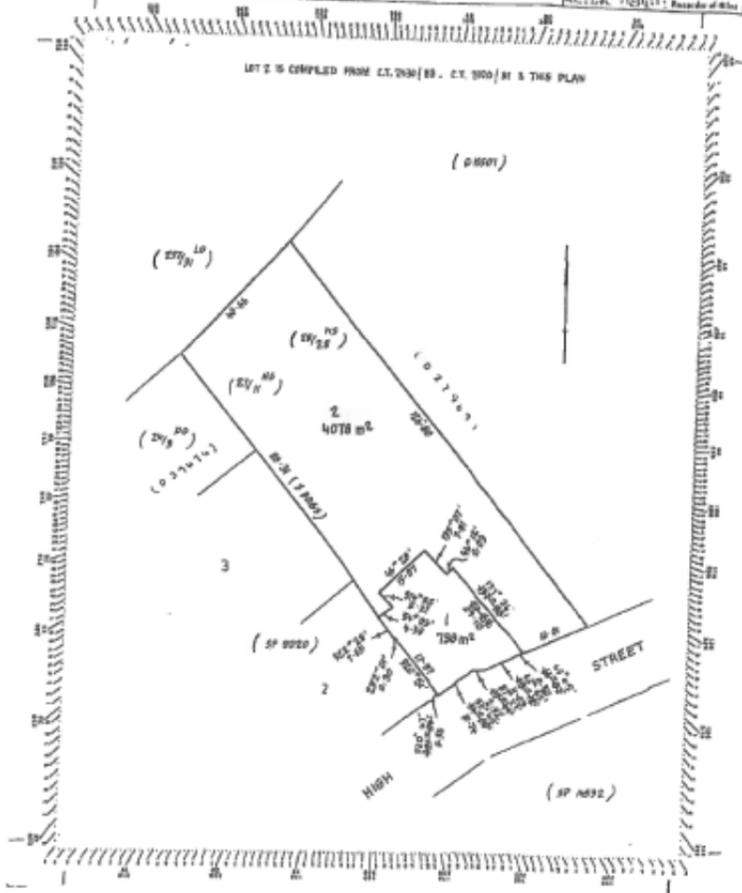
FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980

Annexure A (2 of 1 page)

26 Nov 2014



Owner: ROBERTS STEWART & CO LTD	PLAN OF SURVEY by Surveyor <i>John J. Corbett</i> of and situated in the TOWNSHIP OF BATLANDS SEC J	Registered Number: P18165
Title Reference: C.T. 2930/83 C.T. 2570/81	SCALE 1: 750 MEASUREMENTS IN METRES	Effective Date: <i>18/11/14</i>
Receiver: G.S.M. ROBERTS & CO LTD PART OF P.D. TO JAMES WEDDING		ACTING SURVEYOR: <i>[Signature]</i>

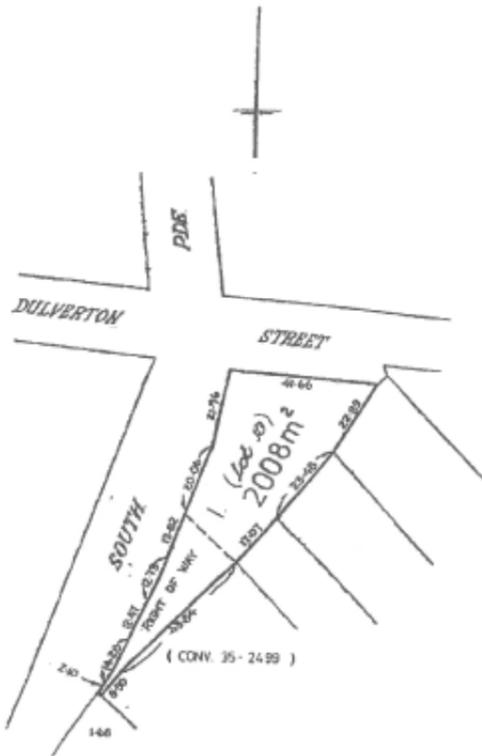


the **List** © 00

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

Tasmanian Government

Owner	PLAN OF TITLE of land situated in the TOWN: OATLANDS SEC. J. COMPILED FROM _____ SCALE: 1:800 MEASUREMENTS IN METRES	Registered Number D.35866
Title Reference C T. 2533-6		Approved: _____
Gender		Recorder of Titles



EXCLUDED FROM THE AGENDA PURSUANT TO SECTION 15 (2) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2005.

**T F KIRKWOOD
GENERAL MANAGER**

12.2 SUBDIVISIONS

Nil

12.3 MUNICIPAL SEAL (PLANNING AUTHORITY)

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

File Ref: (Refer PID numbers in table below)

Nil

12.4 PLANNING (OTHER)**12.4.1 Progression of the Draft Southern Midlands Interim Planning Scheme***File Ref:* 9/084**AUTHOR** MANAGER STRATEGIC PROJECTS (D MACKEY)
DATE 20TH AUGUST 2015**ISSUE**

Information Item: Progression of the Draft Southern Midlands Interim Planning Scheme to declared ‘Interim Planning Scheme’ status.

UPDATE

In early 2014 Council submitted its Draft Interim Planning Scheme 2014 to the Minister for Planning requesting that it be declared an Interim Planning Scheme, alongside the eleven other Southern Tasmanian Councils.

On 30 March 2015 the Minister issued a formal Directions Notice requesting that Council make certain changes to the draft scheme before it is declared. Council agreed to the requested changes at its April 2015 meeting. The changes related to both the ordinance and the maps. The amendments were completed by Council officers in June 2015 and the Minister was advised accordingly.

Advice has been received from the Tasmanian Planning Commission that it is intended that the Southern Midlands Interim Planning Scheme 2015 will be gazetted on Wednesday 26 August 2015 and will come into force on Wednesday 2 September. The 42-day public notification period would then be able to commence on Saturday 5 September.

RECOMMENDATION**THAT the information be received.****DECISION**

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

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

13.1 ROADS

Strategic Plan Reference – Page 13	
1.1.1	Maintenance and improvement of the standard and safety of roads in the municipal area.

13.1.1 Midland Highway (Bagdad Township) – Petition to Reduce Speed Limit

AUTHOR GENERAL MANAGER
DATE 19th AUGUST 2015

ISSUES

Mayor A E Bisdee OAM to table a Petition which seeks to reduce the speed limit on the Midland Highway through the Bagdad Township.

BACKGROUND

Nil.

DETAIL

Human Resources & Financial Implications –

Community Consultation & Public Relations Implications –

Policy Implications –

Priority - Implementation Time Frame –

RECOMMENDATION

DECISION

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

13.2 BRIDGES

Strategic Plan Reference – Page 14

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

Nil.

13.3 WALKWAYS, CYCLE WAYS AND TRAILS

Strategic Plan Reference – Page 14

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

Nil.

13.4 LIGHTING

Strategic Plan Reference – Page 14

- 1.4.1a Ensure Adequate lighting based on demonstrated need.
- 1.4.1b Contestability of energy supply.

Nil.

13.5 BUILDINGS

Strategic Plan Reference – Page 15

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

Nil.

13.6 SEWERS

Strategic Plan Reference – Page 15

- 1.6.1 Increase the capacity of access to reticulated sewerage services.

Nil.

13.7 WATER

Strategic Plan Reference – Page 15

1.7.1 Increase the capacity and ability to access water to satisfy development and Community to have access to reticulated water.

Nil.

13.8 IRRIGATION

Strategic Plan Reference – Page 15

1.8.1 Increase access to irrigation water within the municipality.

Nil.

13.9 DRAINAGE

Strategic Plan Reference – Page 16

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

Nil.

13.10 WASTE

Strategic Plan Reference – Page 17

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

Nil.

13.11 INFORMATION, COMMUNICATION TECHNOLOGY

Strategic Plan Reference – Page 17

1.11.1 Improve access to modern communications infrastructure.

Nil.

13.12 OFFICER REPORTS – WORKS & TECHNICAL SERVICES (ENGINEERING)

13.12.1 Manager - Works & Technical Services Report

File Ref: 3/075

AUTHOR MANAGER – WORKS & SERVICES (J LYALL)

DATE 19TH AUGUST 2015

ROADS PROGRAM

Maintenance Grading is being undertaken in the Interlaken and Stonehenge areas with some gravel being placed as required.

Guard Rail – Rockton corner has been installed.

General potholing being undertaken on sealed and unsealed roads.

BRIDGE PROGRAM

Coal River Bridge – Wattle Hill Road Tunnack has been recommended by TasSpan to be restricted to a 5t load limit. It should be noted that this bridge is included in the replacement program for this financial year.

WASTE MANAGEMENT PROGRAM

Dysart – There will be a major clean-up of dumping and green waste area by Council staff in conjunction with the operator of the site.

Other sites operating well.

TOWN FACILITIES PROGRAM

General Maintenance continuing.

RECOMMENDATION

THAT the information be received.

DECISION

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

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

14.1 RESIDENTIAL

Strategic Plan Reference – Page 18

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

Nil.

14.2 TOURISM

Strategic Plan Reference – Page 19
 2.2.1 Increase the number of tourists visiting and spending money in the municipality.

14.2.1 Information Item: Heritage Highway Regional Tourism Association – Business and Marketing Plan

File Ref: Heritage Highway

AUTHOR MANAGER STRATEGIC PROJECTS (D MACKEY)

DATE 20 August 2015

ATTACHMENTS 1. Heritage Highway Regional Tourism Association – Business & Marketing Plan 2015-2016

DISCUSSION

Southern Midlands Council, along with Northern Midlands Council and Brighton Council, supports the Heritage Highway Regional Tourism Association.

The Business and Marketing Plan 2015-2016 is submitted for Councillors information.

RECOMMENDATION

THAT the information be received.

DECISION

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

	Heritage Highway Tourism Region Association Business and Marketing Plan 2015 – 2016
---	--

Adopted at the Board's August 2015 Meeting

	Activity	Budget Resources
	Strategy 1: Marketing the Heritage Highway Region through targeted and innovated approaches	
1	Visit with Conviction marketing campaign Progress with an integrated campaign including online, print, tourist bus and other advertising and editorial. Support it with Skulduggery giveaway and discounted sets, also a themed tear off map of convict sites in the region. All supporting marketing activities detailed below:	
1.1.1	Graphic Designer Caitlin Moffatt designed ad for Red Decker Bus (via DST) and provided an estimate on designing our future ads with our theme, in specified sizes in professional print ready format.	\$643.00
1.1.2	Red Decker Bus Large ad on the back of Hobart's tourist Red Decker Bus, incorporated within Hobart & Beyond's branding. Use the ad as support in our integrated Visit with Conviction campaign	\$3,685.00
1.1.3	Short Breaks magazine ¼ page + 200 word editorial	
1.1.4	Explore ½ page for 6 months throughout spring and summer with editorial at least once	\$3,300.00
1.1.5	Travelways Strip ad page 9 bottom right hand side x 6 issues with editorial where possible. Beginning Aug/Sept 2015	\$3,300.00
1.1.6	Touring Australia Magazine ¼ page + ¼ page editorial & image, hard copy and online flipbook. Publish July 2015.	\$875.00
1.1.7	Caravanning Australia Magazine Ad in Highway 1 feature, in Spring edition. ¼ page with 100 words editorial and image. Publish first week of September.	\$950.00
1.1.8	Hawthorn Football Club Tasmanian page via Tourism Northern Tasmania Ad on home page of HFC Tasmanian site, in July & August the months that games are played in Launceston	\$700.00
1.1.9	The Wanderer magazine of the CMCA 1/3 page + editorial (half page exposure) in December issue, within the feature "Touring Destinations", plus 12 months exposure on the main website features section	\$1,000
1.1.10	RV Pages – online of CMCA 12 months online ad on the CMCA website, accessed via main menu and Destinations tab	\$764.00
1.1.11	Think Tasmania.com Articles and social media exposure	\$100.00 (to be confirmed)
1.1.12	Radio promotion – rediscover Tasmania 2 spots in a 60 second ad @ \$1000/per spot. Played across 10 stations (including LAFM), each 1 per week plus bonus slots for 12 months.	\$1,000.00
1.1.13	Retractable Banner 2 banners to be used at Visitor Centres and other promotions as required.	\$461.48

	Activity	Budget Resources
1.1.14	Convict themed itinerary – tear off map A product for visitors to guide them to some of the convict themed sites in the region.	\$1,200 (to be confirmed)
1.1.15	Packaging of Skulduggery sets As part of the Visit with Conviction campaign.	\$217.80
1.2	Training for Visitor Centre Staff Provide training and famils to visitor centres in our region, Hobart and Launceston on our marketing campaigns and experiences and attractions in the Heritage Highway region.	
1.3	Brooke Street Pier 12 months brochure display on the DST branded stand at Brooke Street Pier	\$236.00
1.4	Website Develop a new and contemporary 'content management system' website that is device responsive, that users can use to easily navigate their way around our region's stories, attractions, accommodations, events, products, shopping and dining. Incorporate the TigerTour database.	\$15,000
1.5.1	Social Media Utilise the blog (on website), facebook and twitter to continually keep our online presence fresh and interesting, and to engage with potential visitors and repeat visitors. This will improve our search engine optimisation and Google rankings. Create content for our social media platforms and share the content with the Regional Tourism Organisations.	
1.5.2	Media liaison/social media/Social media influencers Engage the services of a social media/media liaison/public relations person to expand our online presence and content, undertake social media monitoring, write sharable content, build relationships with journalists and media outlets, and write media alerts/releases, all the while staying relevant to our target market.	\$5,000
1.6	Image library Update the Heritage Highway image library with new images. Encourage operators to share their images with us using a hashtag.	
1.7	Touring Map & Guide Manage the reprint, distribution/promotion of the latest edition of the Heritage Highway Touring Map and Guide	\$10,000
1.8	Brand Personality of the HHTRA This is not considered a priority. Consider engage Sarah Lebski to facilitate a branding workshop to develop the Heritage Highway brand and personality into the future, how to get that message out and deliver it successfully when visitors are here.	
1.9	Tourism Videos This is not considered a priority. Investigate the costs and expected return of commissioning tourism videos.	
1.10	Brochure Buddy Submit the Heritage Highway touring guide to the Brochure Buddy App. Monitor downloads and review in 12 months. \$50/month.	\$600.00
1.11.1	Town Tear off map Individual town tear off map template, used by local groups when they reprint or start a new tear off map for their town, branded and themed with Heritage Highway. Investigate a funding model.	\$500
1.11.2	Region wide Tear off map Develop a tear off map that supports our Touring guide.	\$2000
1.12	Museum Mechanics – Darryl Rogers	

	Activity	Budget Resources
	Investigate how/if Museum Mechanics can be utilised by the HHTRA.	
1.13	CoPilot App Work with the developers who are creating a GPS enabled app that is used when people are travelling in the region. It pops up with relevant information at places that have been added to the app, i.e. the story behind a place or site.	
1.14	Regional Dispersal of visitors Collaborate with DST & TNT on strategies that encourage regional dispersal of visitors, including actively encourage day visitations to the Heritage Highway Region by visitors based in Launceston and Hobart via the promotion – online and hard copy – of Heritage Highway Region recommended day visit itineraries	
1.15	Heritage Highway listings on TigerTour, DiscoverTasmania.com and RTO websites Maintain contact with these agencies to ensure up-to-date and relevant town and region descriptions and images.	
1.16	HHTRA product sales Develop & implement a marketing plan for the HHTRA products (Skulduggery, Heritage Folders & Doggy Guide)	
1.17	App On hold.	
	Strategy 2: Communicate effectively with our stakeholders and increase the profile of the Association	
2.1.	Engage with TNT and DST and strongly advocate for the Heritage Highway Region to be promoted in its entirety, whenever possible, in promotional activities undertaken by the RTOs	\$0
2.2.	Serve as a conduit between Heritage Highway tourism operators and TNT including promoting participation by HH tourism operators in TNT training programs & providing TNT with regular updates on activities & developments in the HH region via newsletters & participation in quarterly LTA forums	\$0
2.3.	Participate in DST's LTA capacity-building workshops & work with DST to identify & implement strategies that enable the Association to become more effective, sustainable & productive	\$200
2.4.	Produce regular newsletters that promote tourism activities and developments in the HH region generally & the activities of the Association specifically.	\$200
	Strategy 3: Support the development of new tourism product in the Heritage Highway Region	
3.1.	Support local tourism groups with projects & product development activities including serving as an auspice body &/or funds administrator as required.	\$0
	Strategy 4: Governance: manage and grow the effectiveness of the Association	
4.1	Regularly update a Board Induction Manual, including Assn policies & procedures	\$0
4.2	Develop & maintain a vibrant & functional Board via ensuring Board members are recouped for expenditure incurred when performing board duties & Board members are covered for public and directors liability insurance	\$1,500
4.3	Develop the 2016-2017 Business and Marketing Plan by June 2016	\$0

14.3 BUSINESS

Strategic Plan Reference – Page 20

- 2.3.1a Increase the number and diversity of businesses in the Southern Midlands.
- 2.3.1b Increase employment within the municipality.
- 2.3.1c Increase Council revenue to facilitate business and development activities (social enterprise)

Nil.

14.4 INDUSTRY

Strategic Plan Reference – Page 21

- 2.4.1 Retain and enhance the development of the rural sector as a key economic driver in the Southern Midlands.

Nil.

14.5 INTEGRATION

Strategic Plan Reference – Page 21

- 2.5.1 The integrated development of towns and villages in the Southern Midlands.
- 2.5.2 The Bagdad Bypass and the integration of development.

Nil.

15 OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

15.1 HERITAGE

Strategic Plan Reference – Page 22

- | | |
|-------|--|
| 3.1.1 | Maintenance and restoration of significant public heritage assets. |
| 3.1.2 | Act as an advocate for heritage and provide support to heritage property owners. |
| 3.1.3 | Investigate document, understand and promote the heritage values of the Southern Midlands. |

15.1.1 Heritage Project Officer's Report

File Ref: 3/097

AUTHOR MANAGER HERITAGE PROJECTS (B WILLIAMS)
DATE 26TH AUGUST 2015

ISSUE

Southern Midlands Heritage Projects – report from Manager Heritage Projects

DETAIL

During the past month, Southern Midlands Council heritage projects have included:

- An application has been submitted to the National Stronger Regions Fund for the Oatlands Commissariat Project. If successful, this would see the commissariat building and 79 High Street restored and fitted out as a Heritage Skills Training Hub and also as a facility for local heritage trade, craft and interest groups to undertake their activities.
- Follow-up from the Back to Pawtella Day projects, including assistance with interpretation installations.
- Preliminary scoping of a 50th anniversary of the 1967 bushfires project.
- Consultation with Arts Tasmania for hosting of further Artist in Residence programs at the Oatlands Gaoler's Residence.
- Collaboration with the Oatlands District Historical Society with further oral history projects and the digitisation of old oral history projects.

Heritage Projects program staff has been involved in the following Heritage Building Solutions activities.

- Planning of a masonry conservation open day in conjunction with the Royal Tasmanian Botanical Gardens.
- Implementation of the Premaydena Officers Quarters project.

- Finalisation of the *Frescati* works program specifications for Derwent Valley Council.

Heritage Projects program staff have been involved in the following Heritage Education and Skills Centre activities.

- Completion of the second project module of the Brighton component of the 5x5x5 project (Brighton Army Camp hospital). The next two modules at Brighton are planned from February 2016.
- Completion of the first Tasman component of the project (Premaydena Officers Quarters).
- Final planning of the first Glamorgan/Spring Bay component, to commence October 12th.
- Development of an MOU with the Tasmanian Building and Construction Industry Training Board for ongoing collaboration.

Brad Williams is on leave until 30th. Alan Townsend will be Acting Manager Heritage Projects during this time.

RECOMMENDATION

THAT the information be received.

DECISION

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

15.2 NATURAL

Strategic Plan Reference – Page 23/24

- | | |
|-------|---|
| 3.2.1 | Identify and protect areas that are of high conservation value. |
| 3.2.2 | Encourage the adoption of best practice land care techniques. |

15.2.1 Landcare Unit & Climate Change – General Report

File Ref: 03/082

AUTHORS NRM PROGRAMS MANAGER (M WEEDING)
DATE 14TH JANUARY 2013

ISSUE

Southern Midlands Landcare Unit and GIS Monthly Report

DETAIL

- Helen Geard and Graham Green continue work in the field doing planting works as a follow on from the Biodiversity project sites.
- Graham Green has been continuing with spatial analysis work for the proposed Southern Midlands Landcare plan.
- Graham Green has been updating Councils data records (geographic/ spatial) in relation to water, sewer and lighting.
- The General Manager Tim Kirkwood and officer M Weeding met with the Inland Fisheries Service (IFS). The purpose of the meeting was to progress a draft Memorandum of Understanding between SMC and IFS in relation to the proposed placement of additional Midlands Water Scheme water into Lake Dulverton via the IFS. See separate report.
- Preliminary planning works are underway in relation to the underground irrigation system proposed for the Mt Pleasant recreation Ground.
- A meeting of the Midlands Water Scheme irrigators representative group is scheduled for August 19th. M Weeding continues to represent water users in the scheme from the York Plains, Kittys/ Lemont, and Oatlands areas.

RECOMMENDATION

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

DECISION

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

15.2.2 Inland Fisheries - Lake Dulverton Water Proposal

AUTHOR NRM PROGRAMS MANAGER – (M WEEDING)

DATE 18TH AUGUST 2015

ATTACHMENT: Draft Memorandum of Understanding – Southern Midlands Council and Inland Fisheries Service.

ISSUE

Council to consider and endorse the draft Memorandum of Understanding between Southern Midlands Council and Inland Fisheries Service (IFS) which relates to the use and promotion of Lake Dulverton as an inland fisheries destination.

BACKGROUND

Southern Midlands Council is the authorised managing authority for the Lake. Inland Fisheries (IFS) has been investigating options in the southern Tasmanian region to develop a southern fishery and in doing so, propose to add an additional volume of water into a section of Lake Dulverton through the Midlands Water Scheme (MWS).

IFS initially contracted Macquarie Franklin to undertake an analysis of fishing destination options to further develop and promote fishing as a recreational activity. The report from Macquarie Franklin indicated that Lake Dulverton was a potentially ideal destination for IFS to pursue. The report was based on utilising the entire lake for fishing, however it depended on securing a high volume of water from the MWS, to sustain the water level in Lake Dulverton. Further analysis by IFS indicated that it was not possible to secure the MWS quantities required. Despite this, IFS have made the decision to pursue placement of a lesser quantity of water into the Lake. This will be to service the front section of the lake, covering the three zones, the Fountain, Recreation and Conservation Zones, which are all located on the town side of the large bund wall through to High Street. The area is approximately 53 Hectares in total.

DETAIL

Following detailed consultation with IFS on water requirements for Lake Dulverton into the future, and analysis of what could be achieved through the MWS infrastructure outlet that services Lake Dulverton, IFS have agreed to commit to the placement of three years of 215 Ml of water into the Lake in the first instance. This is to cover the 15/16, 16/17 and 17/18 financial year periods. Subsequent volumes beyond this time frame will be considered by IFS closer to the time. According to the water budget for Lake Dulverton, which was developed by Tasmania Irrigation as part of a preliminary MWS report from around 2008, it is critical that the first three years receive high levels of water volume and thereafter it is predicted that the Lake will only require a smaller ‘top up volume’ to sustain a reasonable water depth.

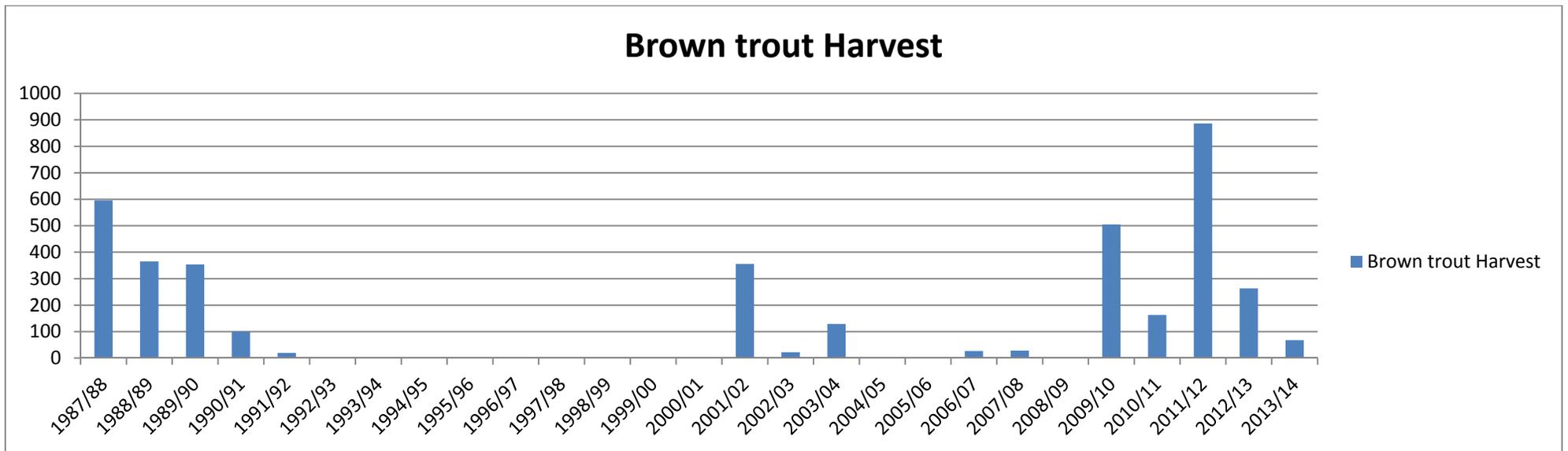
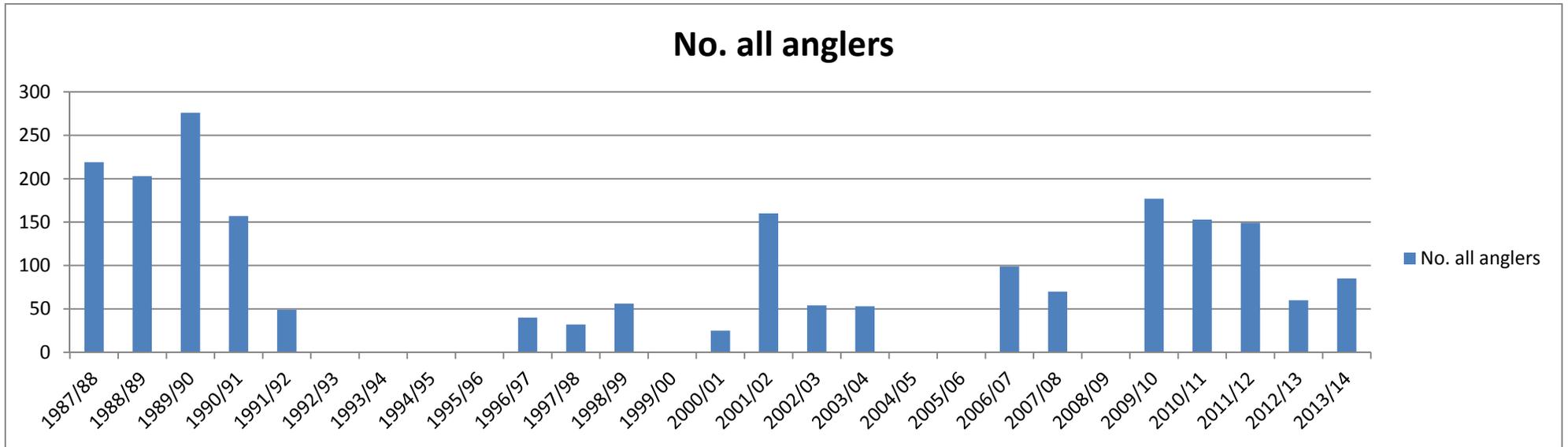
Given the commitment that IFS are investing in the Lake, IFS wish to establish a Memorandum of Understanding (MOU) with the Southern Midlands Council. The aim of the MOU is to ensure that both parties agree to delivering water to the Lake in the next three years, plus understand and provide a co-ordinated approach to the management of activities associated with angling and recreation in general in and around the Lake. The MOU outlines the roles of both parties. See MOU (Draft) attached.

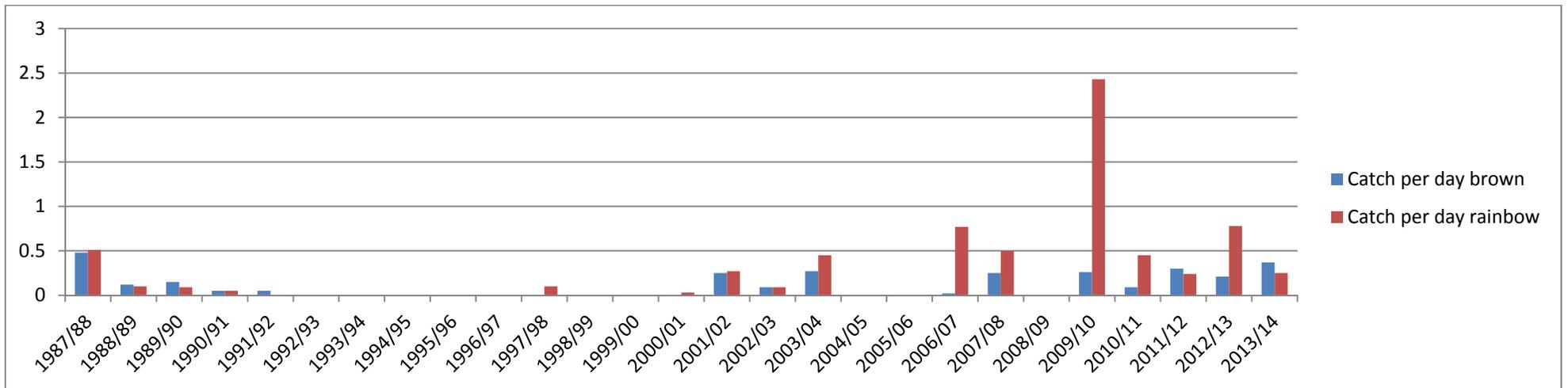
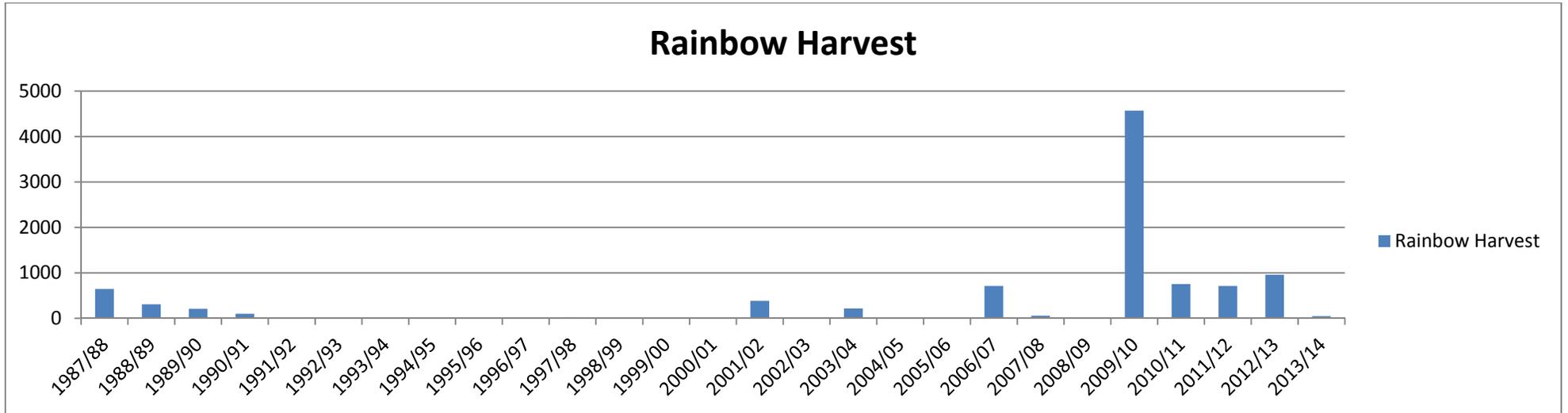
For IFS to commit to their investment of adding water to the Lake over a three year period, Council are requested to particularly note and consider matching the same level of commitment in terms of the provision of water quantities into the Lake. This is outlined in the draft MOU. Further discussion on this is detailed in the Financial Implications section of this Council meeting report – see below.

In developing the draft MOU, consideration has been given to the impact that an increased number of visitors / users of the lake would have on infrastructure and the facilities associated with the Lake. However, it is recognised that it is difficult to predict the number of additional visitors/ anglers that may use the Lake into the future, as this will only become apparent depending on the success of the water levels and many other factors such as marketing of the destination, level of weed growth in the Lake etc. It should be noted that if the destination becomes particularly popular, then subsequent MOU agreements after June 2018 will have to have greater detail on long term infrastructure improvement requirements, and how that can be achieved as a joint commitment between the relevant parties. Of interest is the past record of anglers that have used the Lake as per survey responses from licenced anglers. The following is a table and graph relevant to the fishing history of Lake Dulverton. The information has been provided to Council from the IFS. The years of no records relate to the years of the Lake being totally dry due to drought conditions prevailing. The information will help to determine the response from the added interest in the Lake as a result of the IFS fish stocking and the additional water being added by both Southern Midlands and IFS.

Inland Fisheries Service: Survey Data - Results for Lake Dulverton.

Season	No. Resp this water	Days per angler	Total No. Days fished	Catch per day brown	Catch per day rainbow	Catch per day brook	Brown trout Harvest	Rainbow Harvest	Brook Harvest	Total effort	Percent of all anglers this water	No. full season anglers	No. all anglers
1987/88	7	7.42	52	0.48	0.51	0	595.88	643.55	0	1239.43	0	166	219
1988/89	8	18.87	151	0.12	0.1	0.06	365.13	307.48	192.17	2901.89	0	153	203
1989/90	10	11.1	111	0.15	0.09	0	353.71	208.06	0	2309.53	0	207	276
1990/91	4	14	56	0.05	0.05	0	99.76	99.76	0	1862.33	0	132	157
1991/92	2	9	18	0.05	0	0	19.21	0	0	345.83	0	38	49
1992/93	0	0	0	0	0	0	0	0	0	0	0	0	0
1993/94	0	0	0	0	0	0	0	0	0	0	0	0	0
1994/95	0	0	0	0	0	0	0	0	0	0	0	0	0
1995/96	0	0	0	0	0	0	0	0	0	0	0	0	0
1996/97	1	1	1	0	0	0	0	0	0	28.47	0	28	40
1997/98	1	10	10	0	0.1	0	0	23.13	0	231.34	0	23	32
1998/99	2	2	4	0	0	0	0	0	0	84.13	0	41	56
1999/00	0	0	0	0	0	0	0	0	0	0	0	0	0
2000/01	1	30	30	0	0.03	0	0	19.49	0	584.71	0	19	25
2001/02	5	11	55	0.25	0.27	0	355.64	381.05	0	1397.18	0	126	160
2002/03	2	5.5	11	0.09	0.09	0	21.81	21.81	0	239.97	0	43	54
2003/04	2	11	22	0.27	0.45	0	128.98	214.98	0	472.96	0	42	53
2004/05	0	0	0	0	0	0	0	0	0	0	0	0	0
2005/06	0	0	0	0	0	0	0	0	0	0	0	0	0
2006/07	3	11.66	35	0.02	0.77	0	26.34	711.24	0	921.98	0	78	99
2007/08	2	2	4	0.25	0.5	0	27.83	55.66	0	111.32	0	55	70
2008/09	0	0	0	0	0	0	0	0	0	0	0	0	0
2009/10	5	13.4	67	0.26	2.43	0.2	504.63	4569.78	392.49	1878.37	0	139	177
2010/11	6	13.66	82	0.09	0.45	0.01	162.69	752.45	20.33	1667.6	0	121	153
2011/12	4	25	100	0.3	0.24	0.01	886.7	709.36	29.55	2955.66	0	117	149
2012/13	2	25.5	51	0.21	0.78	0	263.33	957.59	0	1220.93	0	47	60
2013/14	3	2.66	8	0.37	0.25	0	67.66	45.1	0	180.43	0	67	85





Human Resources & Financial Implications

By agreeing to the MOU, Council will be committing to a forward budget allocation of providing a further two lots of 215 ML of water from the MWS to the Lake (covering the 16/17 and 17/18 financial years). The cost of committing to this is approximately \$22,100 per year, (with the exact amount subject to the pricing as per Tasmania Irrigation fees, however it should not substantially change from the current price).

By committing to the IFS proposal through the MOU, it is not expected that there will be a significant change in human resourcing requirements in regard to the Lake, as Council already has processes and systems in place to take care of the maintenance and servicing of the Lake foreshore and immediate environs. Should the promotion of the Lake as a fishing destination become exceptionally popular, then is proposed that through this evidence of proof that subsequent MOU agreements with IFS should address some of the resourcing impacts in a more robust manner.

Community Consultation & Public Relations Implications

Council is being asked to commit to the signing of the MOU, which among other commitments it also implies a forward commitment to servicing the lake with the Council's full 215 ML water right for the 16/17 and 17/18 year as a budget cost. Given the outcome of a better Lake environment through the increased water level and the benefits that this will bring to the environment, and social and recreational outcomes, then by Council agreeing to enter into this joint arrangement with IFS there should be no negative public relations implications.

Web site Implications

Council may wish to use the web site to promote the Lake as a destination for anglers, and or provide information on fishing news if desired.

Policy Implications**RECOMMENDATION****THAT**

1. **Council endorse the draft Memorandum of Understanding between Southern Midlands Council and Inland Fisheries Service.**
2. **Council recognise that by signing the draft Memorandum of Understanding that this includes a forward budget commitment by Council to fund the Southern Midlands Council's water entitlement of 215 ML of water from the Midlands Water Scheme. This commitment relates to the 16/17 and 17/18 financial years at a cost of \$22,100 (approx.).**

DECISION

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

**SOUTHERN
MIDLANDS
COUNCIL**



**Inland
Fisheries
SERVICE**



Memorandum of Understanding

BETWEEN

**Inland Fisheries Service
(ABN 33 294 552 909)**

AND

**Southern Midlands Council
(ABN 68 653 459 589)**

2015 - 2018

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DRAFT

1. PARTIES TO THE MEMORANDUM

This Memorandum of Understanding ("MOU") is entered into between:

Inland Fisheries Service (IFS) (ABN: 33 294 552 909) P.O. Box 575, New
Norfolk, 7140

AND

Southern Midlands Council (SMC) (ABN 68 653 459 589) of 71 High Street
Oatlands Tasmania 7120

2. MOU NOT LEGALLY BINDING

- (a) Despite:
 - (i) the language used in this MOU; and
 - (ii) the objectives of the relationship detailed in this MOU,
this MOU only sets forth the mutual intentions of the parties.
- (b) This MOU does not create any binding or enforceable obligations, responsibilities or liabilities on the parties unless the contrary position is expressly stated.

3. TERM OF MOU

- (a) The Term of this MOU commences on / / 2015 and expires on 30/06/2018, unless the parties otherwise agree in writing to terminate this MOU at an earlier date.
- (b) The activity and commitments outlined in the MOU will automatically renew for another 12 months each July 1 provided that there are no issues raised by the parties prior to June 30.

4. INTRODUCTION

This MOU has been entered into by IFS and SMC.

5. CONTEXT

- (a) The IFS is the body tasked with managing fisheries resources across all inland waters in Tasmania where recreational trout fishing is one of the most popular recreational pursuits in regional and rural areas.
- (b) The SMC manages the Lake Dulverton Conservation Area through an agreement

with the Tasmanian Government's Tasmania Parks & Wildlife Service.

- (c) The intent of this MOU is to:
- (i) describe the relationship between the parties so as to develop an integrated collaborative approach to the management of Lake Dulverton as an inland fisheries destination and any other opportunities
 - (ii) formalise the existing relationship between IFS and SMC with the aim of enhancing and maintaining the collaborative relationship between the parties to achieve mutual benefits for inland waters, tourism and recreation management.
 - (iii) recognise that the overall management of the lake is guided by the *Lake Dulverton Management Strategy* which aims to ensure that the lake is managed taking into consideration the natural, cultural and social values. Additional to this, it is recognised that the more specific *Lake Dulverton & Dulverton Walkway Action Plan* and the *Operational Plan – Water Allocation Lake Dulverton, Oatlands* provide for detailed guidance on management and further development of the area.

6. PURPOSES OF MOU

Further to the above, the purpose of this MOU is to improve the understanding and coordinated management of activities associated with angling and recreation including access, risk management, facility and infrastructure development and maintenance.

This includes the following:

- (a) Enabling a coordinated approach to the management of Lake Dulverton as a recreational facility and inland fishery;
- (b) The development and maintenance of infrastructure and facilities;
- (c) Enabling regular communication of issues of common interest;
- (d) The facilitation of engagement between the community/stakeholders associated with the SMC and IFS which may be achieved through publications, signage, and website information, introductions, collaborations and attending meetings;
- (e) The identification and facilitation of projects and funding opportunities;
- (f) Improved sharing of data, information, resources and skills on associated activities achieved through regular communication.

7. CONFLICT OF INTEREST AND DISPUTES

- (a) Should any conflict of interest exist, or likely to arise, concerning either parties participation in this MOU and if, during the Term, a conflict, or risk of conflict of

interest arises concerning a party's participation in the MOU, then the party with conflict or the risk of conflict is to notify the other party immediately in writing of that conflict or risk. The conflict, as notified, will be assessed in terms of its impact (if any) on the operation of this MOU.

- (b) If any dispute arises between the parties under this MOU, the dispute will be dealt with by the parties nominated officers or executives.

8. NOTICES

- (a) A notice or other communication to be given or made pursuant to this MOU must be in writing and addressed as follows:

Southern Midlands Council

Name: Tim Kirkwood
Address: PO Box 21 Oatlands TAS 7120
Position: General Manager
Tel No: 03 6254 5000
Mobile: 0417 501 303
Email address: tkirkwood@southernmidlands.tas.gov.au

Inland Fisheries Service

Name: John Diggle
Address: 17 Back River Road, New Norfolk 7140
Position: Director
Tel No:
Mobile:
Email address:

- (b) A notice or other communication is taken to have been duly served:
- (i) in the case of hand delivery - when delivered;
 - (ii) if sent by prepaid post - on the third business day after the date of posting;
 - (iii) if sent by email - upon completion of sending if such completion is within ordinary business hours, but if not, then at 9.00 am on the next business day.

11. LIST OF SCHEDULES

- A) Commitments for the MOU 2015/16
- B) SMC and IFS contact list
- C) Maps showing land tenure and current infrastructure.
- E) Operational Plan – Water Allocation – Lake Dulverton, Oatlands

DRAFT

SCHEDULE A

The parties agree to the following:

The Southern Midlands Council agrees to;

- Provide an allocation of water through the Midlands Water Scheme (MWS) to Lake Dulverton, capped at 215 ML, matching the IFS allocation, in any one financial year for the next three years. The three zones in the Lake to receive the MWS water are known as the Fountain, Recreation and Conservation Zones, (as per the Lake Dulverton Management Strategy), a total area of approx. 53 Hectares
- Servicing of the current toilet facility and BBQ facility on the lake foreshore
- Servicing of rubbish bins on the foreshore
- The management and maintenance (subject to budget) of the lake foreshore Conservation Area in terms of mowing, playground equipment, the stop over area, aquatic club building, and foreshore pathways

Inland Fisheries Service agrees to;

- Provide an allocation of water through the Midlands Water Scheme (MWS) to Lake Dulverton, capped at 215 ML, matching SMC allocation, in any one financial year for the next three years. The three zones in the Lake to receive the MWS water are known as the Fountain, Recreation and Conservation Zones, (as per the Lake Dulverton Management Strategy), a total area of approx. 53 Hectares
- Stock Lake Dulverton with trout
- Design and supply signage for the lake that relates to all fishing matters
- Oversee any compliance work generated as a result of the activity of fishing, including ensuring that fishing regulations are adhered to.

The parties jointly agree to;

- Monitor the number of additional anglers accessing the facility, and what impact this is having on the environment and possible demand for improved public infrastructure. Where there is a demonstrated need for improved infrastructure; and /or additional maintenance costs incurred as a result of the increased number of anglers, then the parties agree to jointly develop a strategy (subject to budget) to address the relevant issues.
- Coordinate the cutting of aquatic plants to enhance recreational activities

Listmap

www.thelist.tas.gov.au

Generated at: 10:44 on 14-August-2015

User: cwisniewski

Page: 1 of 1



www.thelist.tas.gov.au

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15.3 CULTURAL

Strategic Plan Reference – Page 24

3.3.1 Ensure that the Cultural diversity of the Southern Midlands is maximised.

Nil.

15.4 REGULATORY (OTHER THAN PLANNING AUTHORITY AGENDA ITEMS)

Strategic Plan Reference – Page 25

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

Nil.

15.5 CLIMATE CHANGE

Strategic Plan Reference – Page 25

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

Nil.

16 OPERATIONAL MATTERS ARISING LIFESTYLE

16.1 COMMUNITY HEALTH AND WELLBEING

Strategic Plan Reference – Page 26

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

Nil.

16.2 YOUTH

Strategic Plan Reference – Page 26

4.2.1 Increase the retention of young people in the municipality.

Nil.

16.3 SENIORS

Strategic Plan Reference – Page 27

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

Nil.

16.4 CHILDREN AND FAMILIES

Strategic Plan Reference – Page 27

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

Nil.

16.5 VOLUNTEERS

Strategic Plan Reference – Page 27

4.5.1 Encourage community members to volunteer.

Nil

16.6 ACCESS

Strategic Plan Reference – Page 28

4.6.1a Continue to explore transport options for the Southern Midlands Community.

4.6.1b Continue to meet the requirements of the Disability Discrimination Act (DDA).

Nil.

16.7 PUBLIC HEALTH

Strategic Plan Reference – Page 28

4.7.1 Monitor and maintain a safe and healthy public environment.

Nil.

16.8 RECREATION

Strategic Plan Reference – Page 29

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

Nil.

16.9 ANIMALS**Strategic Plan Reference – Page 29**

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

16.9.1 Animal Control Report

AUTHOR ANIMAL CONTROL OFFICER (G DENNE)

DATE 17TH AUGUST 2015

ISSUE

Consideration of Animal Control Officer's monthly report.

DETAIL**BAGDAD**

On Saturday night the 11th July 2015 a young horse was struck by a vehicle and badly injured. Tasmania Police requested Councils assistance. I attended in the company of our General Manager, and whilst the police managed traffic control we moved the horse off the highway. The horse's injury was so bad that Tasmania Police asked me to humanely destroy it. The horse was then removed from the scene.

Refer Monthly Statement on Animal Control for period ending 31st July 2015.

RECOMMENDATION

THAT the information be received.

DECISION

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

**SOUTHERN MIDLANDS COUNCIL
MONTHLY STATEMENT ON ANIMAL CONTROL
FOR PERIOD ENDING 31/7/2015**

Total of Dogs Impounded: 2
Dogs still in the Pound: _____

Breakdown Being:

ADOPTED	RECLAIMED	LETHALISED	ESCAPED
	2		

MONEY RECEIVED

Being For:

Pound	
Reclaims	
Dog Registrations	\$18,465.42
Kennel Licence Fee	\$45.45
Infringement Notices	
Complaint Lodgement Fee	-\$45.45
TOTAL	\$18,465.42

COMPLAINTS RECEIVED FOR PERIOD ENDING 31/7/2015

Dog at Large: 3
Dog Attacks: _____
Request Pick-ups: 3
After Hours Calls: 5
TOTAL 11

Number of Formal Complaints Received: 1
Number of Infringement Notices Issued: -

Animal Control Officer: **Garth Denne**

16.10 EDUCATION

Strategic Plan Reference – Page 29

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

Nil.

17 OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

17.1 RETENTION

Strategic Plan Reference – Page 30

5.1.1 Maintain and strengthen communities in the Southern Midlands.

Nil.

17.2 CAPACITY AND SUSTAINABILITY

Strategic Plan Reference – Page 30

5.2.1 Build the capacity of the Community to help itself and embrace the framework and strategies articulated through social inclusion to achieve sustainability.

17.2.1 Common Services Joint Venture Update (Standing Item – Information Only)

AUTHOR GENERAL MANAGER (T KIRKWOOD)
DATE 21ST AUGUST 2015

ATTACHMENT: Update – July 2015

ISSUE

To inform Council of the Joint Venture’s activities for the month of July 2015.

BACKGROUND

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

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

DETAIL

Refer ‘Common Services Joint Venture Update – July 2015’ attached.

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

Councillors will note that the Southern Midlands Council provided 178 hours of service to six Councils: - Brighton, Sorell & Tasman – risk management / occupational health and safety type activities; Central Highlands – Acting General Manager services; and Derwent Valley – plumbing inspection. With the exception of plumbing, Adam Wilson has been engaged to provide the services.

Community Consultation & Public Relations Implications – Nil

Policy Implications – N/A

Priority - Implementation Time Frame – Ongoing.

RECOMMENDATION

THAT the information be received.

DECISION

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

Common Services Joint Venture Update

July 2015

Summary of Recent Common Services Activity

1205 hours of Common Services were exchanged between Councils in July 2015, which is a significant increase (43%) when compared to hours exchanged in the previous month (June, 844 hrs).

New Services

In the month of July, Asset Management and Rating Services were provided to Flinders Council; and Environmental Health Services were provided to Huon Valley Council. This increased the number of Councils exchanging services through the Common Services Joint Venture to 11, which is 38% of all Tasmanian Councils, and 44% of all small to mid-sized Tasmanian Councils.

Fig 1 - Common Service Exchange in Recent Months

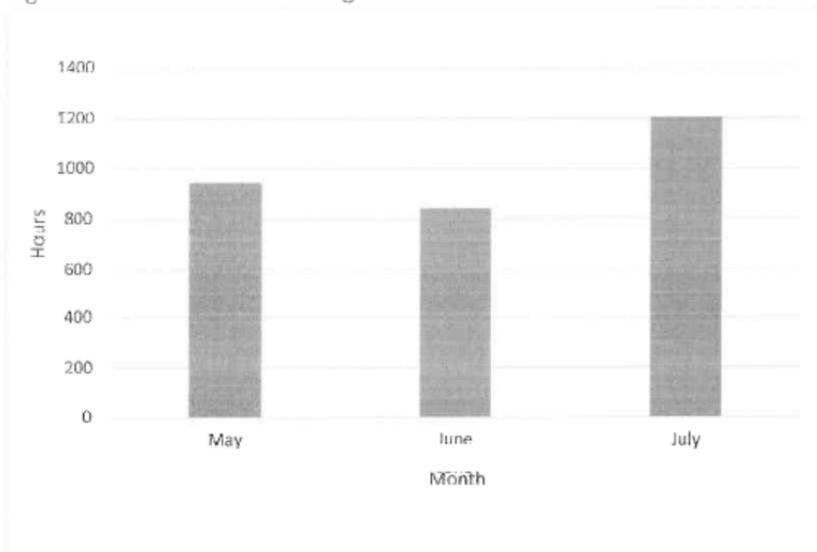
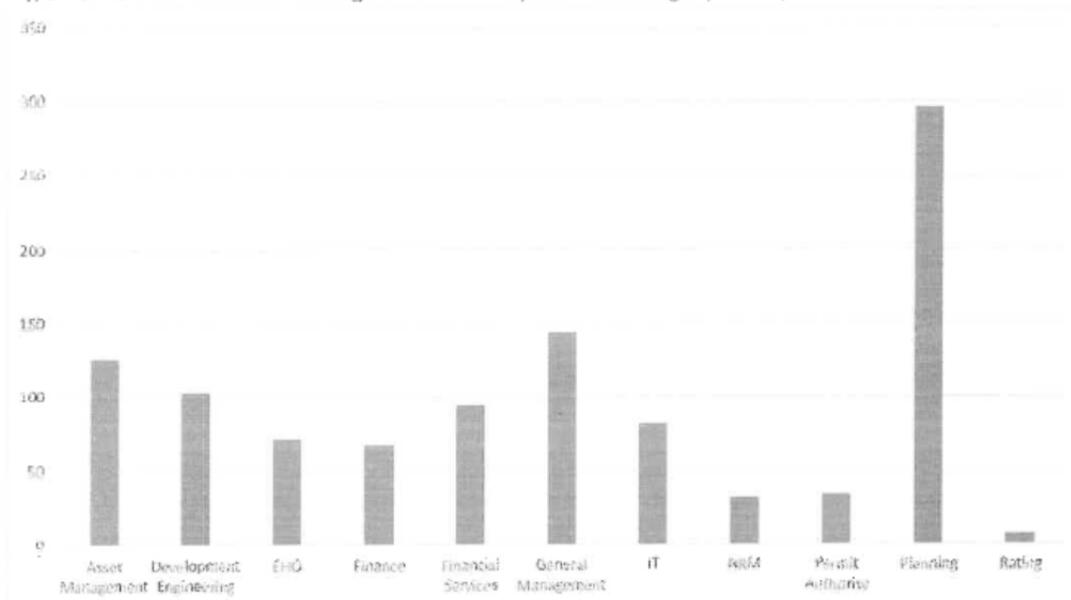


Fig 2 - Details of Current Exchange of Services by Council in July 2015

* Council not currently a member of the Common Services Joint Venture Agreement

Provider Council	Client Organisation:										
	Brighton*	Central Highlands	Derwent Valley	Flinders	Glenorchy	GSB	Huon Valley	Sorell	Southern Midlands	Tasman	West Coast
Brighton		86	181	22	17	150	55	103	20	123	11.5
Central Highlands											
Derwent Valley											
Glenorchy											
GSB											
Huon Valley											
Sorell	64									18	
Southern Midlands	12	68	58			16		12		12	
Tasman								176			

Fig 3 – Details of Current Exchange of Services by Service Category in July 2015



Savings to Local Government

A total of 1205 hours of Common Services were exchanged between Councils last month. Analysis of Common Services provision has indicated that both the Provider Council and the Client Council save money through the exchange of Common Services at an approximate ratio of 50%.

Due to this, it is estimated that the provision of Common Services between Councils saved participating Councils and Local Government as a whole \$102,000 for the month of July. This was a result of increasing the utilisation of current Council Staff at Councils providing services, and from Client Councils utilising common services from within Local Government as opposed to external consultants (on average LG Common Services rates can be procured at significant discount to external consultant fees).

Progress of the Joint Venture

- Peter Murfett has been appointed to the position of Chairman of the Common Service Joint Venture. Peter's significant experience and expertise across the Local Government and Consulting sectors will be a great asset in developing the maturity and professionalising of the Joint Venture.
- Following the departure of the Sorell Council Works Manager, the current Tasman Council Works Manager, Mark Butterworth, is now providing Works Supervision and Management to Sorell Council in addition to his current role. This expected to provide a significant saving to both Councils
- Common Services Joint Venture Strategy and Common Service Models update:-
 - **Works Services**
The Works Supervisor Common Service Model will be merged with WHS/Risk Services and be coordinated by Adam Wilson. A shared WHS/Risk Google Dropbox has been setup and populated with templates for WHS/Risk related policies, plans and procedural documents. All Works Supervisors have access to the Dropbox. The sharing of documents and cross Council assessment of where current legislation is not being met by participating Councils is expected to provide participants with an opportunity for significant improvement in this area. Savings associated with this will be tracked by monitoring reduction in WHS/Risk related claims.

A combined resale tender between Brighton, Sorell and Tasman was recently advertised. This is expected to deliver savings to the three Councils by increasing the buying power of the group.

- **Permit Authority**

A Southern Tasmanian PropertWise User Group meeting will be organised in the coming months to provide an update on software capabilities and encourage consistent use of the system. Online Permit Authority/Planning lodgement software is also currently being investigated by this group.

- **Information Technology (IT)**

Sorell Council's Senior IT Officer is coordinating the upgrade of servers and systems at the Brighton Council to reduce risks of providing IT, decrease down time due to system maintenance and provide cost efficiencies to Council.

- **Payroll**

The need for payroll relief cover at nearly all participating Councils has recently been identified. Options to provide relief cover and potentially whole of function payroll services for multiple Councils is being assessed. However, due to a number of factors participating Councils are not currently ready to act on this just yet, the item will be revisited at the monthly CSJV Meetings.

- The City of Palmerston and Litchfield Councils are considering joining the Common Services Joint Venture Agreement on behalf of a group of Northern Territory Councils and are currently working together in the area of common services exchange. Staff from the City of Palmerston have recently been working remotely with Common Services JV Staff to plan for potential improvements to Records Management and Payroll systems at Councils participating in the Common Services JV.

Future Initiatives

Future Service Provision Opportunities

- Brighton Council will continue to provide relief Environmental Health support to the Huon Valley Council in August 2015.
- Sorell Council have advertised to procure a resource to deliver GIS Services to Brighton Council one day a week and potentially Central Highlands Council and Glenorchy City Council in the future.
- The development of Common Service Model for Planning has commenced, with the intention for more Councils to provide services in the area of Planning through common systems and processes which standardise and streamline the delivery of planning services.

17.3 SAFETY

Strategic Plan Reference – Page 31

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

Nil.

17.4 CONSULTATION AND COMMUNICATION

Strategic Plan Reference – Page 31

- 5.4.1 Improve the effectiveness of consultation and communication with the Community.

Nil.

18. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

18.1 IMPROVEMENT

Strategic Plan Reference – Page 32

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

Nil.

18.2 SUSTAINABILITY**Strategic Plan Reference – Page 33 & 34**

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

18.2.1 Local Government Association of Tasmania (LGAT) – 2015 By-Election (Position of President)

AUTHOR EXECUTIVE ASSISTANT (K BRAZENDALE)
 DATE 19TH AUGUST 2015

ISSUE

Council to determine the preferred candidate for the position of LGAT President.

BACKGROUND / DETAIL

The Tasmanian Electoral Commission has been requested to conduct a by-election for the position of President.

Nominations were invited from LGAT members and had to be submitted to the Tasmanian Electoral Commission by 30th July 2015. The term of the position is until the next full GMC election.

Three nominations were received, hence a ballot is required:

- Arnold, Cheryl (Glamorgan Spring Bay Council)
- Chipman, Doug (Clarence City Council)
- Quilliam, Daryl Herbert (Circular Head Council)
- Tucker, Michael Wayne (Break O’Day Council)

It is my understanding that Councillors would already have received a copy of the Candidates’ Statements.

Human Resources & Financial Implications – Nil.

Community Consultation & Public Relations Implications – Nil.

Policy Implications – Nil.

Priority - Implementation Time Frame – Ballot Paper needs to be returned to the Tasmanian Electoral Commission prior to the close of 8th September 2015 at 10.00 a.m.

RECOMMENDATION

THAT Council determine the preferred candidate for the position of LGAT President.

DECISION

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

18.2.2 Council Policies

AUTHOR DEPUTY GENERAL MANAGER (A BENSON)
DATE 20TH AUGUST 2015

- ENCLOSURES**
1. Draft version 1_ Communication Policy
 2. Draft version 1_ Disciplinary Policy
 3. Draft version 1_ Fitness for Work Policy
 4. Draft version 1_ Issue Resolution Policy
 5. Draft version 1_ Performance Management Policy
 6. Draft version 1_ Work Health Safety Policy
 7. Draft version 1_ Workplace Behaviour Policy

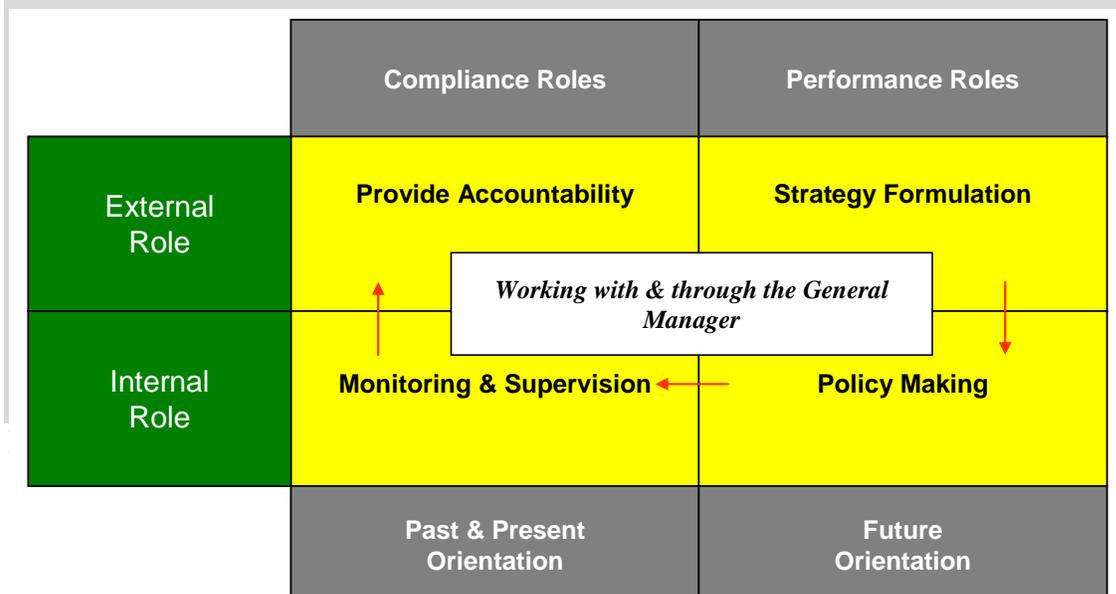
ISSUE

The Local Government Association of Tasmania (LGAT) through lawyers Page Seager are running a State wide project to provide a consistent set of Policies as well as Procedures to all Councils in Tasmania. That means Councils will be progressively changing across to the new policies framework. The Policies included within this report are finalised versions of the first tranche of policy and procedure documents that form part of the Personal Behaviours Toolkit for consideration and approval by Council.

BACKGROUND

FRAMEWORK FOR ANALYSING COUNCIL’S GOVERNANCE FUNCTION

The diagram below along with its explanation has been the subject of previous presentations to Council; however, it is meaningful to reflect on this governance framework when policy documents are presented to Council. As part of this framework it is important for Council to be aware of and monitor audits and related governance review mechanisms that are undertaken within the organisation, based on Council’s strategies and policies.



These Policies reflect the significant ongoing consultation with Councils across the State as well as the consultation with Australian Services Union (ASU) and the Australian Workers Union (AWU). The document suite will be a very worthwhile outcome in achieving a consistently updated set of policies and procedure documents with best practice application across the local government industry in Tasmania.

The second tranche documents including: Alcohol and other Drugs, Diversity, and Flexible Working Arrangements are nearing completion and will be provided for Council's consideration in due course

As Councillors are aware, the process for any policy document is, that it is tabled at one meeting and then "lays on the table" until the next meeting, to enable Councillors sufficient time to work through and consider all of the ramifications of the strategy/policy, before the document is finally considered for adoption at the following meeting.

RECOMMENDATION

THAT Council

1. **Receive and note the report;**
2. **Consider Draft version 1_ Communication Policy for adoption at the September 2015 Council meeting**
3. **Consider Draft version 1_ Disciplinary Policy for adoption at the September 2015 Council meeting**
4. **Consider Draft version 1_ Fitness for Work Policy for adoption at the September 2015 Council meeting**
5. **Consider Draft version 1_ Issue Resolution Policy for adoption at the September 2015 Council meeting**
6. **Consider Draft version 1_ Performance Management Policy for adoption at the September 2015 Council meeting**
7. **Consider Draft version 1_ Work Health Safety Policy for adoption at the September 2015 Council meeting**
8. **Consider Draft version 1_ Workplace Behaviour Policy for adoption at the September 2015 Council meeting**

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Deputy Mayor A O Green	
	Clr A R Bantick	
	Clr E Batt	
	Clr B Campbell	
	Clr D F Fish	
	Clr D Marshall	

**18.2.3 Proposed Amendment to the Development Assessment Committee:
Delegations**

AUTHOR MANAGER DEVELOPMENT & ENVIRONMENTAL
SERVICES (D MACKEY)

DATE 20TH AUGUST 2015

ATTACHMENTS 1. Proposed Amended Development Assessment Committee
Delegations Policy.

ISSUE

Consideration of an addition to the Development Assessment Committee's delegated powers.

BACKGROUND

Council's Development Assessment Committee has the following delegations:

- To approve a compliant application for a permitted development or use.
- To approve a compliant application for a discretionary development or use where no representations have been received objecting to the proposal.
- To forward certified planning scheme amendments to the Tasmanian Planning Commission in cases where no representations were received and no changes are otherwise considered necessary.
- To refuse a planning permit in cases where an application must go before full Council for determination, the timeframe for which is outside the statutory timeframe for Council to determine the application and the applicant has refused to grant an extension of time after being requested to do so.

A recent case has highlighted another area for which it is considered appropriate for the Development Assessment Committee to have delegated power: minor amendments to planning permits.

MINOR AMENDMENTS

Under Section 56 (1) of the *Land Use Planning & Approvals Act 1993*, a request for a 'minor amendment' to a planning permit may be submitted to Planning Authority.

Under Section 56 (2), the Planning Authority may grant the request if it is satisfied that the amendment:

- (aa) is not an amendment of a condition or restriction, specified in the permit, that is required, imposed or amended by the Appeal Tribunal; and*
- (a) does not change the effect of a condition or restriction, specified in the permit, that is required, imposed or amended by the Appeal Tribunal; and*
- (b) will not cause an increase in detriment to any person; and*
- (c) does not change the use or development for which the permit was issued other than a minor change to the description of the use or development.*

If a minor amendment is issued, Council must notify:

- the person who made the request / owner of the land,
- the owner or occupier of any property which adjoins the land; and
- any person who lodged a representation in relation to the original application for the permit.

Under Section 61 (3A) of the Act, such persons may lodge an appeal at the Planning Appeal Tribunal against the decision of the Planning Authority within 14 days.

DISCUSSION

It is proposed that the Development Assessment Committee have delegated power to approve applications for minor amendments to planning permits in cases where:

- (a) The planning permit is for a use or development that is permitted under the planning scheme; or
- (b) The planning permit is for a use or development that is discretionary under the planning scheme and no representations were received during the initial public notification period; and
- (c) the Development Assessment Committee is satisfied that the minor amendment complies with the requirements of S.56(2) of the *Land Use Planning & Approvals Act 1993*.

In terms of S.56(2) of the Act, it should be noted that only subsections (b) and (c) would be relevant because subsections (aa) and (a) refer to cases that have gone to the Planning Appeal Tribunal and therefore must have been discretionary and must have had representations lodged against them. Requests for amendments to such permits would go to full Council.

The delegation of this power would provide the Development Assessment Committee with the same level of responsibility that it already has in dealing with planning applications. It would mean that the Committee has the power to approve amendments to permits that were approved by the Committee in the first place. Without this delegation, such matters would have to go to full Council for determination.

Human Resources & Financial Implications - The proposed delegation would reduce the amount of Council resources expended on dealing with most applications for minor amendments to planning permits.

Community Consultation & Public Relations Implications - The proposed delegation will significantly speed up the processing of applications for most minor amendments. This would likely be viewed favourably by development community.

Policy Implications: - The proposed delegation accords with the intent of Council’s current delegations policy, whereby straightforward planning matters, where there is no public interest, are dealt with at officer level.

RECOMMENDATION

THAT the Delegations Policy for the Development Assessment Committee be amended by the inclusion of the following additional text, (as indicated by the underlined text in Attachment 1):

Approval of Minor Amendments

Pursuant to Section 22 of the *Local Government Act 1993* Council delegates to the Development Assessment Committee the authority to approve applications for minor amendments to planning permits in cases where:

- (a) the planning permit is for a use or development that is permitted under the planning scheme; or**
- (b) the planning permit is for a use or development that is discretionary under the planning scheme and no representations were received during the initial public notification period; and**
- (c) the Development Assessment Committee is satisfied that the minor amendment complies with the requirements of S.56(2) of the *Land Use Planning & Approvals Act 1993*.**

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Deputy Mayor A O Green	
	Clr A R Bantick	
	Clr E Batt	
	Clr B Campbell	
	Clr D F Fish	
	Clr D Marshall	

ATTACHMENT 1**PROPOSED DEVELOPMENT ASSESSMENT COMMITTEE
DELEGATIONS POLICY (Proposed new text shown underlined).****X.X DELEGATION: COUNCIL TO THE DEVELOPMENT ASSESSMENT
COMMITTEE (A Special Committee appointed pursuant to Section
24 of the *Local Government Act 1993*)**

Meeting Date:	26 / 08 / 2015 DECISION: C/xx/xx/xxx/xxxx
Date Void & Comment:	

Introduction:

The Southern Midlands Council, in accordance with Section 24 of the *Local Government Act 1993*, has established a Special Committee to be known as the Development Assessment Committee.

The roles, functions and responsibilities; delegation; membership; and other operating procedures of the Special Committee are detailed in the attached document.

Delegation to the Development Assessment Committee:**2.1 Granting of Planning Permits:**

Pursuant to Section 22 of the *Local Government Act 1993* Council delegates to the Development Assessment Committee the authority to grant a planning permit under the *Land Use Planning & Approvals Act 1993*, with or without conditions, in relation to applications for a use or development for which:

- (a) under the provisions of the planning scheme, Council is bound to grant a permit, (ref: Permitted Uses - Section 58 *Land Use Planning & Approval Act 1993*); or
- (b) under the provisions of the planning scheme, Council has a discretion to refuse or permit and no representations in the form of objections have been received during the statutory public notification period, (ref: Discretionary Uses - Section 57 *Land Use Planning & Approvals Act 1993*); and
- (c) are assessed as being in conformity with the development standards and other relevant provisions of the planning scheme.

2.2 Forwarding of Certified Planning Scheme Amendments:

Pursuant to Section 22 of the *Local Government Act 1993* Council delegates to the Development Assessment Committee the authority to forward certified planning scheme amendments to the Resource Planning and Development Commission in cases where:

- (a) no representations in the form of objections have been received within the statutory public notification period; and
- (b) no amendments are otherwise considered necessary.

2.3 Approval of Minor Amendments

Pursuant to Section 22 of the *Local Government Act 1993* Council delegates to the Development Assessment Committee the authority to approve applications for minor amendments to planning permits in cases where:

- (a) the planning permit is for a use or development that is permitted under the planning scheme; or
- (b) the planning permit is for a use or development that is discretionary under the planning scheme and no representations were received during the initial public notification period; and
- (c) the Development Assessment Committee is satisfied that the minor amendment complies with the requirements of S.56(2) of the *Land Use Planning & Approvals Act 1993*.

2.4 Nullification of 2.1, 2.2 and 2.3:

Delegation under points 2.1, 2.2 and 2.3 above, only has effect for cases where a Councillor has not, prior to the issuing of a Planning Permit or prior to the forwarding of the amendment, requested that the application or amendment be referred to full Council for determination.

2.5 Refusing Planning Permits where Applicant Refuses to Grant Extension of Time

Pursuant to Section 22 of the *Local Government Act 1993* Council delegates to the Development Assessment Committee the authority to refuse a planning permit under the *Land Use Planning & Approvals Act 1993* in the following circumstances:

- (a) The application is not one for which the Development Assessment Committee has delegation to grant a permit under 2.1 and therefore should be determined by full Council, and
- (b) The applicant has been requested to provide Council with an extension of time pursuant to Sections 57(6)(b)(i), 57(6)(b)(ii) and/or 57(6A) of the *Land Use Planning & Approvals Act 1993* in order that full Council may determine the application at the next available ordinary Council meeting, and
- (c) The applicant has refused to grant an extension of time or has not provided a response, after being requested to do so.

Notes:

In reference to the *Building Act 2000*, a **permit authority** means a person or body authorised for that purpose by the council of the municipal area in which the relevant building work, building, plumbing work or plumbing installation is located or, if the council has not made such an authorisation, the general manager of the council.

Through separate delegation, the Southern Midlands Council, pursuant to Section 11 of the *Building Act 2000*, has authorised and appointed the Senior Administration Officer (Development & Environmental Services) to act as the "Permit Authority – Building".

Through separate delegation, the Southern Midlands Council, pursuant to Section 11 of the *Building Act 2000*, has authorised and appointed the Building Compliance Officer / Plumbing Inspector to act as the “Permit Authority – Plumbing”.

In terms of backup provisions, in the absence of either officers, the General Manager is authorised to act as both the “Permit Authority – Building” and “Permit Authority - Plumbing”, and may delegate this authority to another officer accordingly.

The common seal of the Southern Midlands Council has been hereunto affixed, pursuant to a resolution of the Southern Midlands Council passed the xx day of xx, 2015. (Ref: C/xx/xx/xxx/xxxxx)

..... **Mayor**
 **Councillor**
 **General Manager**

ATTACHMENT

Committee Name	Development Assessment Committee
Decision No.	C/13/07/065/19408
File Reference.	6/061
Type	THAT in accordance with the provisions of Section 24 of the Local Government Act 1993 a Council Committee be established to be known as the Development Assessment Committee.
Roles, Functions & Responsibilities	<p>1 <u>Decision Making:</u></p> <ul style="list-style-type: none"> (i) The Chair will ensure that the Committee does not decide on the granting of a permit unless the appropriate professional advice has been obtained. (ii) The Development Assessment Committee has the authority, with the consent of the General Manager, to seek external professional advice as considered necessary. (iii) In cases where there is not unanimous support at a meeting for the granting of a permit, the application is to be referred to full Council for determination. (iv) The Development Assessment Committee has the authority to refer applications to any Access Advisory Committee established by Council under the DDA Act, for determination in regard to access provisions.

	<p>2 <u>Functions:</u></p> <p>(i) A forum for the joint consideration and discussion of all development applications received by Council with view to coordinating assessment, inspections, agenda preparation and processing of applications.</p> <p>(ii) Determination of certain applications and other matters in accordance with powers delegated from Council.</p> <p>(3) <u>Councillor Involvement:</u></p> <p>(i) Councillors are permitted to attend meetings of the Development Assessment Committee.</p> <p>(ii) A summary of the <i>register of applications</i> is to be forwarded to all Councillors fortnightly.</p> <p>4 <u>Delegation</u></p> <p>4.1 Pursuant to Section 22 of the <i>Local Government Act 1993</i> Council delegates to the Development Assessment Committee the authority to grant a planning permit under the <i>Land Use Planning & Approvals Act 1993</i>, with or without conditions, in relation to applications for a use or development for which:</p> <p>(a) under the provisions of the planning scheme, Council is bound to grant a permit, (ref: Permitted Uses - Section 58 <i>Land Use Planning & Approval Act 1993</i>); or</p> <p>(b) under the provisions of the planning scheme, Council has a discretion to refuse or permit and no representations in the form of objections have been received during the statutory public notification period, (ref: Discretionary Uses - Section 57 <i>Land Use Planning & Approvals Act 1993</i>); and</p> <p>(c) are assessed as being in conformity with the development standards and other relevant provisions of the planning scheme.</p> <p>4.2 Pursuant to Section 22 of the <i>Local Government Act 1993</i> Council delegates to the Development Assessment Committee the authority to forward certified planning scheme amendments to the Resource Planning and Development Commission in cases where:</p> <p>(a) no representations in the form of objections have been received within the statutory public notification period; and</p> <p>(b) no amendments are otherwise considered necessary.</p>
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	<p><u>4.3</u> Pursuant to Section 22 of the <i>Local Government Act 1993</i> Council delegates to the Development Assessment Committee the authority to approve applications for minor amendments to planning permits in cases where:</p> <ul style="list-style-type: none"><u>(a)</u> the planning permit is for a use or development that is permitted under the planning scheme; or<u>(b)</u> the planning permit is for a use or development that is discretionary under the planning scheme and no representations were received during the initial public notification period; and<u>(c)</u> the Development Assessment Committee is satisfied that the minor amendment complies with the requirements of S.56(2) of the <i>Land Use Planning & Approvals Act 1993</i>. <p><u>4.4</u> Delegation under points 4.1 and 4.2 and 4.3 above, only has effect for cases where a Councillors has not, prior the issuing of a Planning Permit or prior to the forwarding of the amendment, requested that the application or amendment be referred to full Council for determination.</p> <p><u>4.5</u> Pursuant to Section 22 of the <i>Local Government Act 1993</i> Council delegates to the Development Assessment Committee the authority to refuse a planning permit under the <i>Land Use Planning & Approvals Act 1993</i> in the following circumstances:</p> <ul style="list-style-type: none">(a) The application is not one for which the Development Assessment Committee has delegation to grant a permit under 4.1 and therefore should be determined by full Council, and(b) The applicant has been requested to provide Council with an extension of time pursuant to Sections 57(6)(b)(i), 57(6)(b)(ii) and/or 57(6A) of the <i>Land Use Planning & Approvals Act 1993</i> in order that full Council may determine the application at the next available ordinary Council meeting, and(c) The applicant has refused to grant an extension of time or has not provided a response, after being requested to do so.
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Membership Structure	<ul style="list-style-type: none"> • Chair: Manager Development & Environmental Services (Proxy: General Manager) • Development Control / Planning Officer • Permit Authority (Building) • Permit Authority (Plumbing) • Manager – Works & Technical Services (Proxy: Works Coordinator – W&TS) • Environmental Health Officer • Other Council officers to be in attendance as appropriate
Chairperson	<ul style="list-style-type: none"> • Chair: Manager Development & Environmental Services Proxy - General Manager
Term of Appointment	No term
Quorum	A quorum for the Development Assessment Committee is three (3) members.
Proxies	See under membership structure
Meetings Frequency & Minutes	<ol style="list-style-type: none"> 1. Meetings are to be held on a weekly basis. 2. Minutes of meetings are to be prepared in accordance with a proforma. 3. The minutes will constitute a <i>register of applications</i> under consideration by the Development Assessment Committee and is to indicate applicable assessment and determination timeframes and whether delegation of approval applies.
Pecuniary Interest Members & Recording	<p>Committee Members (ref: Part 5 Local Government Act 1993) Committee members with a direct or indirect pecuniary interest in a matter before the Committee must declare that interest before any discussion on that matter commences. On declaring an interest the member is to leave the meeting room.</p> <p>Recording Any declaration of pecuniary interest shall be recorded in the minutes of the Committee meetings.</p>
Spokesperson Protocol	As per policy.
Working Groups (under Committee)	Not applicable
Admin/Sec Support	Administration Officer (Development Services)
Annual Budget	Not applicable

18.2.4 Australian Government – Financial Assistance to Local Government (FAGS)

File Ref:

AUTHOR GENERAL MANAGER
DATE 16th AUGUST 2015

ATTACHMENT: Nil

ISSUE

Council to formally pass a resolution lobbying the Australian Government to reinstate indexation of the Financial Assistance Grants (FAGS) for local government.

BACKGROUND

Councillors may recall that Mayor Bisdee raised this issue at a recent Council Meeting following his attendance at the Australian Local Government Association Assembly.

The FAGS Grant, provided by the Australian Government, provided a total of \$2.3 billion in 2014-15. The Government, as part of its budgetary measures, decided not to index the FAGS for a three-year period (i.e. 2014-15; 2015/16 and 2016/17).

DETAIL

Councillors are fully aware that the FAGS Grant is vitally important to local government, and more specifically, the Southern Midlands Council. It represents approximately 32% of Council's income. Freezing FAGS at their current level until 2017-18 will result in a permanent reduction in the Grant estimated at 13%, which based on our current Grant of \$3.234 million equates to approximately \$420,000.

The Australian Local Government Association, in conjunction with the state local government associations, are seeking advocacy to have the FGAS indexation restored immediately and for the Federal Government to consider the adequacy of the quantum of FAGS and the indexation methodology in the future.

The ALGA has also indicated the importance of recognising that the funds originate from the Commonwealth and has requested that all Councils acknowledge receipt of the Grant in media releases and Council publications, including Annual Report.

Human Resources & Financial Implications – Refer comment above.

Community Consultation & Public Relations Implications – Not applicable.

Council Web Site Implications: *Nil.*

Policy Implications – N/A

Priority - Implementation Time Frame – Immediate

RECOMMENDATION

THAT Council:

- a) **Acknowledge the importance of federal funding through the Financial Assistance Grants program for the continued delivery of council services and infrastructure;**
- b) **Acknowledge that it received \$3.234 million in 2014-15; and**
- c) **Will ensure that this federal funding, and other funding provided by the Federal Government under relevant grant programs, is appropriately identified as Commonwealth grant funding in council publications, including annual reports; and**
- d) **Actively lobby for the indexation to be restored as soon as possible and no later than 2016-17, a year earlier than planned.**

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Deputy Mayor A O Green	
	Clr A R Bantick	
	Clr E Batt	
	Clr B Campbell	
	Clr D F Fish	
	Clr D Marshall	

18.3 FINANCES**Strategic Plan Reference – Page 34 & 35**

- | | |
|-------|---|
| 6.3.1 | Communities finances will be managed responsibly to enhance the wellbeing of residence. |
| 6.3.2 | Council will maintain community wealth to ensure that the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation. |
| 6.3.3 | Council's finance position will be robust enough to recover from unanticipated events, and absorb the volatility inherent in revenues and expenses. |
| 6.3.4 | Resources will be allocated to those activities that generate community benefit. |

18.3.1 Monthly Financial Statement (July 2015)*File Ref: 3/024*

AUTHOR FINANCE OFFICER (C PENNICOTT)
 DATE 21ST AUGUST 2015

Refer enclosed Report incorporating the following: -

- a) Statement of Comprehensive Income – 1st July 2015 to 31st July 2015 (including Notes)
- b) Current Expenditure Estimates
- c) Capital Expenditure Estimates

Note: Refer to enclosed report detailing the individual capital projects.

- d) Rates & Charges Summary – as at 16th August 2015
- e) Cash Flow Statement - July 2015

Note: Expenditure figures provided are for the period 1st July to 31st July 2015 – approximately 8% of the period.

Comments**A. Current Expenditure Estimates (Operating Budget)****Strategic Theme – Infrastructure**

- **Sub-Program – Lighting** - expenditure to date (\$21,205– 24.30%).

Strategic Theme – Growth

- **Sub-Program – Business** - expenditure to date (\$17,234– 13.66%). Works undertaken on a recharge basis. Expenditure will be offset by income received.

Strategic Theme – Lifestyle

- **Sub-Program – Childcare** – expenditure to date (\$5,000 – 66.67%). Expenditure includes \$5,000 BFDC Grant to the Brighton Family Day Care.

Strategic Theme – Community

- **Sub-Program – Consultation** - expenditure to date (\$1,104 –21.78%). Expenditure of \$1,104 relates to Aurora expenses associated with the operation of the Radio Station. Part-reimbursement from Management Committee.

Strategic Theme – Organisation

- **Strategic Theme – Improvement** – expenditure to date (\$8,075– 92.29%). Adam Wilson
- **Sub-Program – Sustainability** - expenditure to date (\$270,720 – 13.22%). Includes annual computer software maintenance \$9,000, insurance payments of \$30,000 and quarry costs of \$16,000 which will be offset by income received.

B. Capital Expenditure Estimates (Capital Budget)

Nil.

RECOMMENDATION

THAT the information be received.

DECISION

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

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD
1st JULY 2015 to 31ST JULY 2015**

	Annual Budget	Year to Date as at 31ST JULY	%	Comments
Income				
General rates	\$ 4,666,548	\$ 864	0.0%	Budget includes Interest & Penalties to be imposed to end of June 2015
User Fees (refer Note 1)	\$ 658,662	\$ 79,387	12.1%	
Interest	\$ 200,000	\$ 14,286	7.1%	
Government Subsidies	\$ 15,570	\$ -	0.0%	Heavy Vehicle Licence Fees & Road Rescue MAIB reimbursements
Contract Income	\$ -	\$ -	0.0%	
Other (refer Note 2)	\$ 355,854	\$ 25,373	7.1%	
Sub-Total	\$ 5,896,634	\$ 119,910	2.0%	
Grants - Operating	\$ 3,201,435	\$ 3,166	0.1%	Mens Shed \$3166
Total Income	\$ 9,098,069	\$ 123,076	1.4%	
Expenses				
Employee benefits	\$ (3,766,728)	\$ (256,199)	6.8%	Less Roads - Resheeting Capitalised
Materials and contracts	\$ (2,738,461)	\$ (280,905)	10.3%	Less Roads - Resheeting Capitalised, Includes Land Tax
Depreciation and amortisation	\$ (2,668,500)	\$ (213,480)	8.0%	Percentage Calculation (based on year-to-date)
Finance costs	\$ (50,583)	\$ (128)	0.3%	
Contributions	\$ (188,399)	\$ -	0.0%	Fire Service Levies
Other	\$ (264,784)	\$ (14,369)	5.4%	Higher than budget due to Private Works expenditure
Total expenses	\$ (9,677,455)	\$ (765,081)	7.9%	
Surplus (deficit) from operations	\$ (579,386)	\$ (642,004)	110.8%	
Grants - Capital (refer Note 3)	\$ 877,860	\$ -	0.0%	
Sale Proceeds (Plant & Machinery)	\$ 210,000	\$ -	0.0%	
Net gain / (loss on disposal of non-current assets)	\$ -	\$ -	0.0%	Budget Amount - Sale of Lots - Kandara Court
Surplus / (Deficit)	\$508,474	\$ (642,004)	-126.3%	

NOTES

1. Income - User Fees (Budget \$658,662) includes:

- All other Programs	\$	330,162	\$	58,734	17.6%
- Callington Mill	\$	328,500	\$	20,653	6.3%
	\$	658,662	\$	79,387	Actual Income Received (i.e. excluding Debtors)

2. Income - Other (Budget \$355,854) includes:

- Income (Private Works)	\$	127,854	\$	9,147	7.2%
- Tas Water Distributions	\$	228,000	\$	16,126	7.1%
- Public Open Space Contributions	\$	-	\$	-	0.0%
- Other	\$	-	\$	100	0.0%
	\$	355,854	\$	25,373	Insurance Recoveries; Headworks Contributions

3. Grant - Capital (Budget \$877,860) includes:

- Black Spot Funding	\$	-	\$	-	
- Roads To Recovery Grant	\$	877,860	\$	-	0.0%
	\$	877,860	\$	-	To be claimed in March 2015
					0.0%

Note:

Operating Grants

- School Holiday Program	\$	-	\$	-
- Mens Shed	\$	-	\$	3,166
- NRM South	\$	-	\$	-
- Communities For Children	\$	-	\$	-
- Mount Pleasant Recreation Ground	\$	-	\$	-
- Station Park Kempton	\$	-	\$	-
- ANZAC Memorial Grant	\$	-	\$	-
- Australia Day Awards	\$	-	\$	-
- Healthy Communities Initiative	\$	-	\$	-
	\$	-	\$	3,166

SOUTHERN MIDLANDS COUNCIL : CURRENT EXPENDITURE 2015/16

SUMMARY SHEET

PROGRAM	TOTAL	REVISED BUDGET (GRANTS & OTHER REIMBURSEMENTS)	ACTUAL AS AT 31st JULY 2015 8%	VARIANCE (+/-)	% BASED ON REVISED BUDGET 100%
INFRASTRUCTURE					
Roads	3004318	3004318	223485	2780833	7.44%
Bridges	361179	361179	25485	335694	7.06%
Walkways	179906	179906	6720	173186	3.74%
Lighting	87266	87266	21205	66061	24.30%
Irrigation	0	0		0	0.00%
Drainage	85107	85107	4160	80947	4.89%
Waste	579191	579191	11252	567939	1.94%
Public Toilets	56642	56642	2861	53781	5.05%
Communications	0	0		0	0.00%
Signage	9400	9400	408	8992	4.34%
INFRASTRUCTURE TOTAL:	4363009	4363009	295576	4067433	6.77%
GROWTH					
Residential	0	0		0	0.00%
Mill Operations	481205	481205	42253	481205	8.78%
Tourism	222479	222479	164	222479	0.07%
Business	876177	126177	17234	108943	13.86%
Agriculture	0	0		0	0.00%
Integration	25615	25615		25615	0.00%
GROWTH TOTAL:	1605476	855476	59651	838242	6.97%
LANDSCAPES					
Heritage	292412	292412	18603	273809	6.36%
Natural	136323	138323	10947	127376	7.91%
Cultural	0	0		0	0.00%
Regulatory	824289	824289	56547	767742	6.86%
Climate Change	28204	28204		28204	0.00%
LANDSCAPES TOTAL:	1283228	1283228	86097	1197131	6.71%
LIFESTYLE					
Youth	222610	222610	9717	212893	4.36%
Aged	1500	1500		1500	0.00%
Childcare	7500	7500	5000	2500	66.67%
Volunteers	34500	34500	1193	33307	3.46%
Access	0	0		0	0.00%
Public Health	7881	7881		7881	0.00%
Recreation	430731	430731	11299	419432	2.62%
Animals	72429	72429	5491	66938	7.58%
Education	0	0		0	0.00%
LIFESTYLE TOTAL:	777151	777151	32700	744451	4.21%
COMMUNITY					
Retention	0	0		0	0.00%
Capacity	31025	31025	900	30125	2.90%
Safety	56650	56650	2270	54380	4.01%
Consultation	5070	5070	1104	3966	21.78%
Communication	12125	12125	1179	10946	9.72%
COMMUNITY TOTAL:	104870	104870	5453	99417	5.20%
ORGANISATION					
Improvement	8750	8750	8075	675	92.29%
Sustainability	2047836	2047836	270720	1777116	13.22%
Finances	252135	252135	1024	251111	0.41%
ORGANISATION TOTAL:	2308721	2308721	279819	2028902	12.12%
TOTALS	10442455	9692455	759297	8975575	7.83%

CAPITAL EXPENDITURE PROGRAM 2015-16
AS AT 31 JULY 2015

INFRASTRUCTURE			BUDGET	EXPENDITURE	Variance	COMMENTS
ROAD ASSETS						
Resheeting Program		Roads Resheeting (40.00 klms x 5.5 x 150mm x \$20 m3)	\$ 600,000	\$ -	\$ 600,000	
Reseal Program		Roads Resealing (as per agreed program)	\$ 500,000	\$ -	\$ 500,000	
		Clifton Vale Road	\$ 21,818	\$ -	\$ 21,818	
Reconstruct & Seal		Brown Mountain Road (section up Hill - 200 metres)	\$ 30,000	\$ -	\$ 30,000	
		Eldon Road (various sections - 500 metres)	\$ 75,000	\$ -	\$ 75,000	
		Green Valley Road (above Bridge - 150 metres)	\$ 22,500	\$ -	\$ 22,500	
		Inglewood Road (vicinity of Viaduct) - 585 mtrs from Rail Lights to Viaduct	\$ 87,750	\$ -	\$ 87,750	
		Rhyndaston Road (Vicinity of J Housego - 100 metres)	\$ 13,750	\$ -	\$ 13,750	
		Woodsdale Road (Whiteford end - 2 sections - 200 metres)	\$ 30,000	\$ -	\$ 30,000	
		Woodsdale Road (near 'glue pot' - 2 sections - 240 metres)	\$ 36,000	\$ -	\$ 36,000	
		Yarlington Road (Smarts Hill - 150 metres)	\$ 22,500	\$ -	\$ 22,500	
Junction Road Realignment/Other	C1010037	Campania - Reeve St / Clime Street	\$ 45,600	\$ 5,467	\$ 40,133	
		Church Street, Oatlands (outside school - 'V' drain) - 100mtrs	\$ 6,000	\$ -	\$ 6,000	
		High Street/Esplanade - Junction Improvements	\$ 25,000	\$ -	\$ 25,000	
		Reeve Street - Hall Street to Rec Ground (K&G) - 70 mtrs	\$ 8,800	\$ -	\$ 8,800	
	C1020047	Lovely Banks Road (junction with Colebrook)	\$ 40,000	\$ 900	\$ 39,100	
Carry Forwards:						
Minor Seals (New)	C1020031	Church Road (Brighton Council end)	\$ 10,000	\$ -	\$ 10,000	CF from 14-15 FY
	C1020032	Hasting Street Junction	\$ 15,000	\$ -	\$ 15,000	CF from 14-15 FY
Sealed - Road Widening	C1010036	Green Valley Road - Widening	\$ 83,000	\$ -	\$ 83,000	CF from 14-15 FY
Unsealed - Road Widening	C1020037	Hall Lane, Bagdad - widening	\$ 15,000	\$ -	\$ 15,000	CF from 14-15 FY
	C1020038	Chauncy Vale Road, Bagdad	\$ 20,000	\$ -	\$ 20,000	CF from 14-15 FY
	C1020034	Church Road (Corner Widening)	\$ 7,165	\$ 6,799	\$ 366	
Junction / Road Realignment / Other		Woodsdale Road / Tunnack Main Rd Junction (30 mm Overlay)	\$ 6,400	\$ -	\$ 6,400	CF from 14-15 FY
		Yarlington Road - Realignment	\$ 20,000	\$ 11,023	\$ 8,977	CF from 14-15 FY
	C1020040	Interlaken Road - Corner Realignment (Rockton)	\$ 13,308	\$ -	\$ 13,308	CF from 14-15 FY
	C1010038	Campania - Reeve St / Hall Street K&G	\$ 5,000	\$ -	\$ 5,000	CF from 14-15 FY
		Tunbridge Main Road Verge	\$ 3,000	\$ -	\$ 3,000	CF from 14-15 FY
	C1010039	Woodsdale Road - Landslip Area (vicinity Scotts Quarry)	\$ 15,000	\$ -	\$ 15,000	CF from 14-15 FY
		Woodsdale Road - Landslip Area(s) - Engineering Assessment	\$ 9,700	\$ -	\$ 9,700	CF from 14-15 FY
		York Plains Road *Camber adjustment)	\$ 5,000	\$ -	\$ 5,000	CF from 14-15 FY
	C1020026	Church Road -Realign (Intersection with Elderslie Road) - Survey & Acquisition	\$ 211,000	\$ 171,228	\$ 39,772	WIP 30/6/15
			\$ 2,003,292	\$ 195,418	\$ 1,807,874	

BRIDGE ASSETS

C1030023	Swanston Road - Little Swanport Rv (B 1716)	\$	355,000	\$	8,781	\$	346,219
C1030030	Jones Rd (B5083)	\$	-	\$	5,248	\$	(5,248) WIP 30/6/15
C1030041	Kheme Road (Birralee Creek B5175)	\$	142,527	\$	-	\$	142,527
C1030044	Grahams Creek Road (Grahams Creek B2510) Elderslie Road	\$	81,572	\$	1,304	\$	80,368
	Noyes Road (Limokiln Creek)	\$	41,265	\$	-	\$	41,265
C1030006	Fields Road Bridge (B1851)	\$	-	\$	1,469	\$	(1,469) WIP 30/6/15
	Wattle Hill Road (Coal River B1402)	\$	284,925	\$	-	\$	284,925
	Hardings Road (White Kangaroo Rivulet B1096)	\$	163,547	\$	-	\$	163,547
C1030051	Old Tier Road (Blackman River B3207)	\$	132,834	\$	2,674	\$	130,160
C1030052	Jordan River B5083	\$	-	\$	1,947	\$	(1,947)
C1030049	Inglewood Road (Tin Dish Rivulet B4289)	\$	212,650	\$	522	\$	212,128 WIP 30/6/15
C1030048	Muddy Plains Road (Summerfield Creek B417)	\$	107,289	\$	3,418	\$	103,871 WIP 30/6/15
C1030050	Nala Road (Kittys Rivulet B4264)	\$	107,289	\$	2,986	\$	104,303 WIP 30/6/15
C1030012	Sandy Lane (Red Rocks Race B4198)	\$	56,950	\$	2,986	\$	53,964 WIP 30/6/15
		\$	1,685,948	\$	31,334	\$	1,654,614

WALKWAYS

	Footpaths - General (Program to be confirmed)	\$	30,000	\$	-	\$	30,000
	Bagdad Township						
C1090013	- Swan Street - Kerb & Gutter (eastern & western side)	\$	112,244	\$	2,687	\$	109,557 CF Budget - allocated in 2013/14
	Campania Township						
C1040005	- Reeve Street (Vicinity of Store)	\$	10,000	\$	5,057	\$	4,943
C1040005	- Reeve Street (500 metres)	\$	80,000	\$	8,386	\$	71,614 WIP 30/6/14 Design etc
	- Review Management Plan (Site Plan) / Walking Tracks (Bush Reserve)	\$	5,000	\$	-	\$	5,000
	Kempton Township						
	- Main Street (vicinity of Tavern) incl. renewal of K&G	\$	17,500	\$	-	\$	17,500
	Oatlands Township						
	- Church Street (K&G renewal)	\$	15,000	\$	-	\$	15,000 CF from 14-15 F/Y
	Tunbridge Township						
	- Various (to be confirmed)	\$	7,800	\$	-	\$	7,800
		\$	277,544	\$	16,129	\$	261,415

DRAINAGE

	Bagdad						
	- Midland Hwy/ Swan St Drainage (McShane Property)	\$	22,500	\$	-	\$	22,500
C1090015	- Swan Street - Kerb & Gutter (eastern & western side)	\$	-	\$	-	\$	- WIP 30/6/15
	- East Bagdad Road - Drainage Renewal	\$	50,000	\$	3,697	\$	46,303
	Campania						
C1090008	- Reeve Street Open Drain (North Of Telephone Box)	\$	35,000	\$	3,750	\$	31,250 WIP 30/6/15
	Oatlands						
	- Barrack Street (towards Mason St)	\$	10,000	\$	-	\$	10,000 CF from 14-15 F/Y
	- High St/Wellington Street Junction	\$	5,000	\$	-	\$	5,000 CF from 14-15 F/Y
		\$	122,500	\$	7,447	\$	115,053

WASTE	C110002	Wheelie Bins & Grates	\$ 7,500	\$ 2,600	\$ 4,900		
			\$ 7,500	\$ 2,600	\$ 4,900		
PUBLIC TOILETS	C1110001	Colebrook - Power Connection & Lighting	\$ 5,000	\$ -	\$ 5,000	CF from 14-15 F/Y	
		Campania - Utinal / Plumbing / External Shower Head	\$ 4,000	\$ -	\$ 4,000	CF from 14-15 F/Y	
			\$ 9,000	\$ -	\$ 9,000		
SIGNAGE		Oatlands Signage (Info Bays) - Town Maps	\$ 10,000	\$ 660	\$ 9,340		
	C113001	Highway Signage - Graphic Design	\$ 2,000	\$ 600	\$ 1,400		
			\$ 12,000	\$ 1,260	\$ 10,740		
MILL OPERATIONS			\$ -	\$ -	\$ -		
			\$ -	\$ -	\$ -		
LANDSCAPES	HERITAGE	C3010002	Callington Mill (Master Precinct Plan)	\$ 12,500	\$ -	\$ 12,500	CF from 14-15 F/Y
			Callington Mill (Mill Tower- Fire Detection System)	\$ 6,500	\$ -	\$ 6,500	
			Callington Mill (Car Parking Area- Drainage Improvements)	\$ 5,000	\$ -	\$ 5,000	
		C3010008	Commissariat (79 High Street)	\$ 139,500	\$ 3,423	\$ 136,077	\$89500 CF from 14-15 F/Y
			Oatlands Court House (Stabilisation & Gaol Cell)	\$ 5,000	\$ -	\$ 5,000	
			Oatlands Gaol - Minor Capital Works	\$ 7,000	\$ -	\$ 7,000	
			Roche Hall - Forecourt (Interps- Planning)	\$ 5,000	\$ -	\$ 5,000	
			Roche Hall - Stamp Duty (Property Transfer)	\$ 15,275	\$ -	\$ 15,275	
		C3010009	Kempton Watch House (Fitout)	\$ 7,500	\$ -	\$ 7,500	CF from 14-15 F/Y
			Parattah Railway Station - Guttering & Fascia	\$ 2,600	\$ -	\$ 2,600	
			\$ 205,875	\$ 3,423	\$ 202,452		
NATURAL		Callington Park - Stone Wall	\$ 9,000	\$ -	\$ 9,000		
		Chauncy Vale - Day Dawn Cottage (Toilet Upgrade)	\$ 5,000	\$ -	\$ 5,000	CF from 14-15 F/Y	
			\$ 14,000	\$ -	\$ 14,000		
REGULATORY	C3040001	Kempton Council Chambers - Building & Office Improvements	\$ 18,954	\$ -	\$ 18,954		
	C3040001	Kempton Council Chambers - Office Equipment	\$ 3,000	\$ -	\$ 3,000		
	C3040001	Kempton Council Chambers - External Repainting	\$ 7,500	\$ -	\$ 7,500		
			\$ 29,454	\$ -	\$ 29,454		

LIFESTYLE	RECREATION	C4070001	Parattah Recreation Ground - Grandstand	\$ 10,000	\$ -	\$ 10,000			
		C4070001	Parattah Recreation Ground - Demolish External Toilets	\$ 5,000	\$ -	\$ 5,000			
		C4070002	Parattah Recreation Ground - Facility Development	\$ 20,000	\$ -	\$ 20,000			
		C4070003	Campania Recreation Ground- Tree Planting	\$ 5,000	\$ -	\$ 5,000			
		C4070005	Recreation Committee	\$ 15,000	\$ -	\$ 15,000			
		C4070016	Colebrook Recreation Ground (Amenities)	\$ 35,000	\$ -	\$ 35,000			
		C4070017	Kempton Hall - External Repainting	\$ 20,000	\$ -	\$ 20,000			
			Kempton Recreation Ground - Grandstand Hand Rails	\$ 5,000	\$ -	\$ 5,000			
			Oatlands Aquatic Club Building	\$ 18,000	\$ -	\$ 18,000			
		C4070022	Playspace Strategy - Alexander Circle & Lyndon Road	\$ 8,000	\$ -	\$ 8,000			
			Mt Pleasant - Watering System	\$ 20,554	\$ -	\$ 20,554			
			Mt Pleasant - Upgrade Toilets	\$ 13,000	\$ -	\$ 13,000			
			Oatlands Recreation Ground - Retaining Wall	\$ 12,000	\$ -	\$ 12,000			
		C4070027	Oatlands Recreation Ground Flood Lights	\$ 385,000	\$ 161,932	\$ 223,068	Ground Lighting - Budget Amendment		
				\$ 571,554	\$ 161,932	\$ 409,622			
		SAFETY		Road Accident Rescue Unit	\$ 3,000	\$ -	\$ 3,000		
					\$ 3,000	\$ -	\$ 3,000		
		CAPACITY		Community Blacksmith Program	\$ 6,200	\$ -	\$ 6,200		
				Community Garden- Mill Precinct	\$ 8,200	\$ -	\$ 8,200		
				C5020001	Levendale Community Centre	\$ 20,000	\$ 682	\$ 19,318	
					\$ 34,400	\$ 682	\$ 33,718		
		ADMINISTRATION		C6020007	Computer System (Hardware / Software)	\$ 20,000	\$ 310	\$ 19,690	
				C6020007	Council Chambers - Damp Issues & Stonemasonry	\$ 15,000	\$ -	\$ 15,000	
				C6020007	Council Chambers - Building Improvements	\$ 7,500	\$ -	\$ 7,500	
				C6020007	Town Hall (General) - incl. Office Equip/Furniture	\$ 8,000	\$ -	\$ 8,000	
				C6020007	Photo Reframing	\$ 1,500	\$ -	\$ 1,500	
WORKS		Kempton Depot - Painting	\$ 10,000	\$ -	\$ 10,000				
		Depot Relocation	\$ 5,000	\$ -	\$ 5,000				
		C9990002	Minor Plant Purchases	\$ 9,500	\$ -	\$ 9,500			
			Radio System	\$ 2,000	\$ -	\$ 2,000			
			Plant Replacement Program						
			Refer separate Schedule (Net Changeover)	\$ 365,000	\$ 78,289	\$ 286,711			
			Light Vehicles	\$ 168,000	\$ -	\$ 168,000			
			(Trade Allowance - \$240K)	\$ -	\$ -	\$ -			
			Water Tanks Replacement (Truck)	\$ 50,000	\$ -	\$ 50,000	\$38000 CF 13/14FY		
				\$ 661,500	\$ 78,599	\$ 582,901			
GRAND TOTALS			\$ 5,637,567	\$ 498,824	\$ 5,138,743				

SOUTHERN MIDLANDS COUNCIL SUMMARY OF RATES AND CHARGES LEVIED, REMITTED AND COLLECTED				
	This Financial Year 16th August 2015		Last Financial Year 20th August 2014	
Arrears brought forward as at July 1		\$ 369,292.54		\$ 431,103.63
ACD current rates and charges levied		\$ 4,594,235.45		\$ 4,325,759.24
ACD current interest and penalty		\$ 3,963.39		\$ 4,364.23
TOTAL rates and charges demanded	100.00%	\$ 4,967,491.38	100.00%	\$ 4,761,227.10
LESS rates and charges collected	2.27%	\$ 112,743.43	2.36%	\$ 112,403.77
LESS pensioner remissions	4.08%	\$ 202,669.13	4.16%	\$ 198,005.33
LESS other remissions and refunds	0.00%	\$ 224.30	-0.02%	-\$ 1,023.95
LESS discounts	0.02%	\$ 1,070.89	0.00%	
TOTAL rates and charges collected and remitted	6.38%	\$ 316,707.75	6.50%	\$ 309,385.15
UNPAID RATES AND CHARGES	93.62%	\$ 4,650,783.63	93.50%	\$ 4,451,841.95

	INFLOWS (OUTFLOWS) (July 2015)	INFLOWS (OUTFLOWS) (Year to Date)
Cash flows from operating activities		
Payments		
Employee costs	- 254,864.07	- 254,864.07
Materials and contracts	- 412,124.72	- 412,124.72
Interest	- 128.02	- 128.02
Other	- 14,368.84	- 14,368.84
	<u>- 681,485.65</u>	<u>- 681,485.65</u>
Receipts		
Rates	86,203.59	86,203.59
User charges	341,967.92	341,967.92
Interest received	14,286.13	14,286.13
Subsidies	-	-
Other revenue grants	3,166.00	3,166.00
GST Refunds from ATO	-	-
Other	49,007.95	49,007.95
	<u>499,651.59</u>	<u>499,651.59</u>
Net cash from operating activities	<u>- 186,854.06</u>	<u>- 186,854.06</u>
Cash flows from investing activities		
Payments for property, plant & equipment	108,069.43	108,069.43
Proceeds from sale of property, plant & equipment	12,357.27	12,357.27
Proceeds from Capital grants	-	-
Proceeds from Investments	-	-
Payment for Investments	-	-
Net cash used in investing activities	<u>- 95,712.16</u>	<u>- 95,712.16</u>
Cash flows from financing activities		
Repayment of borrowings	245,492.15	245,492.15
Proceeds from borrowings	-	-
Net cash from (used in) financing activities	<u>245,492.15</u>	<u>245,492.15</u>
Net increase/(decrease) in cash held	<u>- 37,074.07</u>	<u>- 37,074.07</u>
Cash at beginning of reporting year	10,002,747.20	10,002,747.20
Cash at end of reporting year	<u>9,965,673.13</u>	<u>9,965,673.13</u>

18.3.2 Australian Government’s Financial Assistance Grant 2015/16 (FAGS) – Information Only

AUTHOR GENERAL MANAGER (T KIRKWOOD)
DATE 19TH AUGUST 2015

ISSUE

To report on the amount that the Southern Midlands Council will receive from the Australian Government’s Financial Assistance Grants (as recommended by the State Grants Commission).

BACKGROUND

Nil.

DETAIL

Advice has been received from the State Grants Commission that the Southern Midlands Council will receive a total of \$1,691,299 payable via four instalments through the course of the 2015/16 financial year.

In addition, the Australian Government elected to pay approximately 50% of the 2015/16 entitlement on the 30th June 2015. This was for an amount of \$1,597,328. This must be recognised as income in that period (i.e. 2014/15).

This provides a total Grant entitlement of \$3,288,627, which compares favourably to the budgeted amount of \$3,201,435. (i.e. \$87,192 over budget).

Note: The FAGS Grant for 2014/15 (excluding the 2015/16 advance) was \$3,233,773.

The 2015/16 Grant represents an approximate 1.70% increase on 2014/15, despite the Australian Government’s policy position of not indexing the total Grant fund for a period of three years (until end of 2016/17).

Variations arise due to the shift in grant entitlements between individual Councils which are based on the assessment process undertaken by the State Grants Commission. Councillors may recall presenting its submission to the Grants Commission Hearing in February 2015.

Human Resources & Financial Implications – Refer detail provided. It is recommended that the surplus Grant entitlement of \$87,192 remain unallocated and be used to reduce the budgeted deficit of \$579,386 for 2015/16.

Community Consultation & Public Relations Implications – N/A

Policy Implications – N/A.

Priority - Implementation Time Frame – N/A.

RECOMMENDATION

THAT the information be received.

DECISION

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

18.3.3 General Purpose Financial Report – 2014/2015 Financial Year

File Ref: 7/019

AUTHOR GENERAL MANAGER

DATE 19th AUGUST 2015

ENCLOSURE: 2014/15 General Purpose Financial Report

ISSUE

Refer enclosed copy of the General Purpose Financial Report for the 2014/2015 Financial Year to be tabled in accordance with Section 84 of the *Local Government Act 1993*.

BACKGROUND

Section 84 (Part 8 – Financial Management) of the Local Government Act 1993 states:

“84. Financial statements

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

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

(a)

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

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

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

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

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

(e) contain any other information the Minister determines.

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

(a) financial management indicators; and

(b) asset management indicators –

to be included in the financial statements of councils.

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

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

(a) the financial position of the council; and

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

(c) the cash flow of the council.

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

(5) In this section –

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

DETAIL

Refer enclosed copy of the 2014/15 General Purpose Financial Report.

The Report was forwarded to the Auditor General on 14th August 2015, and the Tasmanian Audit Office is in the process of undertaking the audit process.

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

Human Resources & Financial Implications – Comment to be provided.

Community Consultation & Public Relations Implications – Not applicable.

Council Web Site Implications: *A copy of the audited Statement will be included on the Website as part of the 2014/15 Annual Report when completed.*

Policy Implications – N/A.

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

RECOMMENDATION

THAT Council receive a copy of the General Purpose Financial Report for the 2014/2015 Financial Year.

DECISION

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

19. INFORMATION BULLETINS

Refer enclosed Bulletin dated 21st August 2015.

Information Bulletin dated 4th August 2015 and 14th August 2015 has been circulated since previous meeting.

RECOMMENDATION

THAT the Information Bulletins dated 4th, 14th and 21st August 2015 be received and the contents noted.

DECISION

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

20. MUNICIPAL SEAL

20.1 DEED OF TRANSFER BETWEEN THE CROWN AND SOUTHERN MIDLANDS COUNCIL FOR THE TRANSFER OF THE FORMER LEVENDALE PRIMARY SCHOOL TO COUNCIL OWNERSHIP

AUTHOR DEPUTY GENERAL MANAGER (ANDREW BENSON)
DATE 20TH AUGUST 2015

ENCLOSURES:

1. Deed of Transfer
2. Deed of Transfer Annexure
3. Minutes of the inaugural meeting of *The Regional Community Learning & Development Centre – Levensdale Inc.*
4. Objects and Articles of Association of *The Regional Community Learning & Development Centre – Levensdale Inc*

ISSUE

Council to consider and endorse signing the Deed between the Crown and the Southern Midlands Council for the transfer of ownership of the former Levensdale Primary School site at 1315 Woodsdale Road Levensdale to Council.

BACKGROUND

In the June 2014 Council meeting, after considerable investigation it was resolved to accept the Department of Education's offer to transfer the former Levensdale Primary School to Council ownership.

The Levensdale site has been the subject of a number of reports to Council over the last two years, which provided in chronological order below.

The following report was provided for the May 2014 Council Meeting

[EXTRACT COUNCIL MINUTES MAY 2014]

The Levensdale Primary School had a projected enrolment of approximately eight students for the 2014 school year. The school association therefore requested the Education Department initiate a transition process for the closure of the school at the conclusion of the school year in 2013. With the closure of the school an opportunity for the Community to retain the school as an important focus of activity and enterprise arose.

From discussions with the Department of Education it emerged that there could be an opportunity to transfer the buildings/grounds for the former Levensdale

Primary School to the Southern Midlands Council. The Department is not permitted to vest the property to a Community based organisation.

At a public meeting to discuss the future of the school site, held at Levendale on Wednesday 6th November 2013 approximately thirty local residents were in attendance. In a wide-ranging discussion, there was a clear indication from the Levendale residents, that they believed the school should be retained as a Community resource. People suggested a number of options for the site, and a working group was quickly established with the purpose of exploring these options.

The Levendale Working Group Chaired by Carolyn Birch subsequently convened its first meeting on 12th November 2013. From a list of ideas collated at the 6th November meeting the concept of a social enterprise, delivering sustainability education experiences and other complimentary activities quickly emerged. A number of potential partners for the project(s) were approached and responded enthusiastically to the concept, acknowledging that the site lends itself to a number of co-located activities.

Council has been extremely supportive of the efforts of the Community in exploring and developing activities at the Levendale School site, and is mindful of the financial and physical implications of taking on additional significant property based assets.

In order to assess the viability and sustainability of such a project it was agreed that it was necessary to engage a skilled and practiced professional to undertake the analysis, and then develop a robust business case. Without such an assessment it was felt that it would be extremely difficult to progress any plans for Community ownership of the site.

Both Southern Midlands Council and the former State Government, through the Department of Premier & Cabinet (via Rebecca White MP and the former Member for Lyons, Michael Polley), provided funding for the engagement of a suitably qualified consultant to undertake this important project. As such, Southern Midlands Council commissioned SGS Economics and Planning to undertake a rigorous process to assist in developing a tangible business plan / structure that articulates the viability and sustainability of any not for profit social enterprise that could be the hub of the school site's future.

A project Steering Group was established and consists of the following members, Clr Alex Green (Chairman), Carolyn Birch (Community Member and former Chair of the School Association), Kristina Szymanski (SM Rural Primary Health Service – DHHS), and Andrew Benson (SMC),

THE PROJECT

The consultancy brief encompassed the following output benchmarks;

1. Preparation
2. Generating ideas
3. Idea Screening
4. Feasibility study
5. Business plan summary
6. Comprehensive Business Plan.
7. Project Report

SGS Economic and Planning, led by Ellen Witte, supported by Tara Bailey were selected to undertake the project, based on their facilitation of the Midlands Economic Development and Landuse Strategy (MEDaLS) project, given much of the information for Levensdale has already been collected through the MEDaLS Project.

The detail below shows how each of the project consultancy outputs will be delivered, and indeed some outputs have already been achieved.

1. Preparation

Review of the potential of the district and the Community, along with the needs of potential customers. Development of criteria for scoring of ideas. These criteria will include (not limited to) that the ideas should generate clear Community benefits (in terms of social enterprise revenue or wider benefits), are complementary to other Community activities and assets such as the Levensdale Community Hall and contribute to a sustainable operation of the former school as a social enterprise. This has already been undertaken by SGS with assistance/input from the project Steering Committee members. This input also included information about the Community and results of work done prior to this consultancy.

2. Generating ideas

Consultative workshops with the Community, to be facilitated by SGS. The workshops would take up to 1 day. The workshop will be split in to smaller group sessions to support active participation by all attendees.

It is noted that Consultative Workshops were undertaken on the 10th May 2014 at the former Levensdale School. The SGS Report details the steps taken by Council officers to ensure that the invitation distribution was far and wide. It also lists the attendees.

3. Idea screening

To conclude the consultative workshops, a plenary session was used to undertake a first pass screening/assessment of the ideas on their merits, against the criteria. A more in-depth assessment will be undertaken by SGS in the following weeks based on information about market potential,

likely costs (capital and operations) and likely benefits to the community. SGS will collate this information.

4. Feasibility study

SGS will prepare a preliminary financial feasibility analysis. The project team will deliver inputs on (historic) costs for the school including capital replacement, maintenance, power and electricity usage. This analysis will indicate if and under what conditions the former Levensdale school could be run as a social enterprise.

This is the current stage of the project consultancy with the attached SGS Report covering the preceding tranches of the project consultancy.

5. Comprehensive business plan

In consultation with the Steering Committee, the Community will be asked to nominate possible future drivers of the social enterprise, who are also willing to put time and effort in preparing a business plan with guidance from SGS. SGS will support the drivers of the initiative in writing a comprehensive business plan. SGS will provide a structure for the plan as well as Q&A.

6. Business plan summary

SGS will support the key drivers of the initiative to write a short and appealing summary that is suitable for marketing and funding application purposes.

7. A Project Report will be prepared

Preparation of a project report on the workshop results (including attendees), assumptions and results of the feasibility analysis as well as a validation of the business plan, and any recommendations or conditions that need to be met to enhance the robustness of the business plan.

Timeline

The Department of Education has agreed to, and is supportive, of this overall process and as such it has agreed to continue to undertake the maintenance of the School and its grounds until May 31st 2014. If no social enterprise has been established with a solid business plan, the Council will find it challenging to enter into discussions with the Department in respect of a property transfer. If an arrangement cannot be facilitated between Council and the Department, the Department will have no other option than to place the site on the open real estate market.

DETAIL

The attached SGS Report is supplied in support of this report for the further discussion and consideration by Council.

RECOMMENDATION*For discussion and direction***C/14/05/133/19705 DECISION****Moved by Clr J L Jones OAM, seconded by Clr D F Fish****THAT:**

- a) *Council acknowledge that a meeting is to be convened with the local community for the purpose of presenting the report and inviting feedback; and*
- b) *Following receipt of feedback, Council further consider its position.*

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee OAM	
√	Dep. Mayor M Jones OAM	
√	Clr A R Bantick	
√	Clr B Campbell	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr J L Jones OAM	

[END OF EXTRACT COUNCIL MINUTES MAY 2014]

The following report was provided for the June 2014 Council Meeting

[EXTRACT COUNCIL MINUTES JUNE 2014]

As requested by Council at the May 2014 meeting, the Manager Community & Corporate Development (Andrew Benson) convened a Community meeting at the former Levendale Primary School on the 18th June 2014. Invitations to that meeting were extended to the people who attended the Community Forum on the 10th May 2014, as well as members of the Levendale Hall Committee. A copy of the SGS “Feasibility Analysis Levendale School Social Enterprise” report was attached to each invitation. The Conclusion of the report stated

Since it became evident the Levendale Primary School would be closed, the Levendale community has been eager to explore ways to retain this facility where so many people have fond childhood memories of, as a community hub. Southern Midlands Council, together with the State Government, have provided funding towards a business plan for an organisation that would operate the school assets and grounds in a financially viable manner and for the community to use and benefit from.

The discounted cash flow analysis of the short listed ideas does not return a neutral or positive operating result. The plausible scenario is based on a number of assumptions that in reality are quite aspirational: the levels of activity required at the former school site are significant. There would be activities at the former school for 86 days per annum plus 60 days of use of facilities (mostly

office) through lease arrangements. Also, running programs and catering would require volunteers to be involved.

In addition, as part of the screening of ideas, our analysis has established for a number of ideas that market demand is uncertain and would need to be further explored as part of a business planning exercise. The research into the business plan may quite likely establish that the expected levels of demand are insufficient to sustain such levels of activity.

Only in case of the optimistic scenario there is the opportunity for the social enterprise to operate at a break-even level if the upfront capital investment is not considered. This scenario relies on significant levels of volunteer involvement. It is uncertain whether the community is able to commit to such a significant task which would require volunteers to take on much of the management, administration, marketing and cleaning of the site and facilities. Such a big task may be beyond the enthusiasm and commitment one could ask from dedicated community members.

At the meeting on the 18th June 2014, there were a number of apologies, from people wanting to be kept up to date on progress. Eleven Community members attended and a two hour discussion ensued. The meeting commenced at 5.30pm with Andrew Benson, the Manager Community & Corporate Development (the Convener) asking each person their views in relation to the report. In general, people spoke of a limited timeframe to develop ideas and uses, some of the costings were thought to be rather high, and some of the assumptions had not been tested. These comments were provided in the context of a number of recent events in the area. eg the closing of the school meant that many of the normal Community interactions and cohesiveness were being gradually eroded now that the school has been closed and people are travelling to Sorell or other places with their children. The traditional engagements of Community life are not happening and people expressed a deep sadness as these matters become a reality in the day to day life of people. It also transpires that when the only Church in the area was deconsecrated, the Community were not involved in deciding a future for the building. This was expressed as tragic given the land on which the Church stood was gifted by the Community, the Church was built by the Community, many members of the Community had a strong and ongoing commitment that stretched back many, many years in the up keep of the site.

Whilst this was a discussion about a technical document that was based on rational assumptions, the emotion and sense of sadness pervaded the meeting as the people talked about their Community resources being gradually removed along with the impact that it was having on families. As the Convener, it was distressing to hear these heartfelt comments from a Community that in the past has been an energetic and strong exemplar of Community values coupled with a can do attitude.

There was then a re-engagement when the “What if” question was asked. This gave rise to a discussion about a possible subdivision/boundary adjustment effectively severing the playground, tennis court and oval from the former school site and then adhering them to the Levensdale Community Hall title. The question then arose could these elements and their associated sites be transferred to the Levensdale Hall title or does it need to be transferred to Council on a separate title.. The meeting worked through this and added some other matters, namely

- 1. Could various items within the school kitchen be gifted from the DoE to the Levensdale Hall, eg microwave, fridge, cutlery, pots and pans, et al for use in the kitchen?*
- 2. Could the mower and other tools used on the site be gifted to the Levensdale Hall to maintain the playground area?*
- 3. Could significant elements from the school site be transferred to the playground area, eg the Old School Gateways, etc*
- 4. The issue of the Memorial Trees came up and the people at the meeting believed that the ones that are on the remaining school site, (after the subdivision) could be moved with a fitting ceremony to mark the occasion, with all reverence and humility.*
- 5. An issue was flagged in respect of the septic tank from the Hall and that this could be a good time to address this issue.*

The elected members present at the Community meeting did state that Council wished to support the Community and could provide some degree of support in the upgrading of the Levensdale Hall kitchen and /or improving the disability access to the hall services. Council’s Development & Environmental Services Officers have been asked to visit the site and provide suggestions in respect of these matters.

The issue of maintenance of the playgrounds/oval arose and one of the suggestions was, that given Council contribute to both the Levensdale Cricket Club as well as the Runnymede Cricket Club, (which are both private grounds), the sum of a \$1,000 towards the mowing of their grounds, maybe Council could do the same with the Levensdale Hall Committee in respect of maintenance of the playground/oval. Council Officers have been asked to assess the condition of the playground equipment.

At this stage the sense of optimism was starting to rise in the meeting with good ideas of what could happen and how it could happen, with people contributing very valid suggestions and offering their individual and collective commitments to make things happen. Such was the sense of optimism that the group suggested that Council ask the Department of Education (DoE) for the total site and that if after three years there was no tangible and sustainable social enterprise established on the site, that the school buildings (not including the previously suggested subdivided area) be sold by the Council and that any funds be reinvested with the Levensdale Community. The Hall Committee have indicated

that they would be keen to undertake any maintenance functions during that two to three year period, if Council could provide some support.

The Convener stated that he understood the DoE was very keen to leave a lasting commitment in the local Community from the school presence, and that he would be pleased to convey the Communities views to the DoE

It is noted that Council do not own any Community infrastructure in the district, south of Woodsdale. It is also noted that Council does have a Memorandum of Understanding (MOU) with the Bagdad Community Club Inc, with an annual financial sum attached to the MOU, in recognition that the Bagdad Community does provide Community infrastructure for the benefit of the broader Community. A similar arrangement could be entered into with the Levensdale Hall Committee Inc in respect of the former Levensdale School site.

The DoE have generously provided ongoing maintenance at the site as well as keeping the power supply connected since the school was closed in 2013. That level of support has to be terminated at the end of June 2014 and therefore a final decision is required from this Council meeting.

CONCLUSION

A school is more than just a place to educate children; it influences the Community's well-being. In addition to building human and cultural capital, schools build and maintain social capital. Schools in rural areas are centres of the District's social life and have a crucial role in constructing a local identity. For some people, the school is the only site for contact with other local people. Nonetheless, the significance of a rural school is often taken as a given, and the school's importance does not become evident until the school is threatened. Given the closure of the Levensdale School after 113 years, the sentiment and significance of the site and the buildings continues on as a strong compass point both metaphorically and practically in sustaining social capital in our rural district of Levensdale.

This Council and this State Government can be the stepping stones on the journey to the future sustainability and success of the Levensdale Community or they can be the signpost on the journey that marks a significant milestone in the further fragmentation and degradation of the social capital and cohesiveness of our rural Communities.

Martin Luther King said it thusly: "All life is interrelated." Meaning, what affects some of us will eventually affect us all. We must evolve humane and effective means of managing that inevitable reality.

The suggestions from the Community meeting are commended to Council as a meaningful way forward and also as an opportunity for the Levensdale Community to maintain their sense of Community.

RECOMMENDATION*For discussion and decision***DECISION****C/14/06/089/19743 DECISION*****Moved by Clr A O Green, seconded by Deputy Mayor M Jones OAM******THAT the Southern Midlands Council commence negotiations with the Department of Education with a view to transferring ownership of Levendale School from the Department to the Southern Midlands Council, on the following basis:***

- a) After 3 years and if deemed necessary, the Southern Midlands Council is able to sell the property and the proceeds be re-invested within the Levendale Community;***
- b) A boundary adjustment be undertaken to transfer an agreed portion of land to the Levendale Hall Committee; and***
- c) Any costs/expenses incurred by Council be recouped from the sale proceeds.***

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee OAM	
√	Dep. Mayor M Jones OAM	
√	Clr A R Bantick	
√	Clr B Campbell	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr J L Jones OAM	

[END OF EXTRACT COUNCIL MINUTES JUNE 2014]

The following report was provided for the June 2015 Council Meeting

[EXTRACT COUNCIL MINUTES JUNE 2015]**BACKGROUND**

In the June 2014 Council meeting, after considerable investigation it was resolved to accept the Department of Education's offer to "take-over" the former Levendale Primary School. Since that time the Edmund Rice Foundation has committed to utilise the site for its Tasmanian hub for youth engagement activities. A formal agreement is in preparation by the Edmund Rice Foundation for consideration by Council in the near future, as they are planning out their 2015/2016 calendar of events. A Confidential Proposal from the Edmund Rice Foundation is attached that outlines their aspirations for the site.

DETAIL

If the Levendale site is to be used for overnight or longer stays by participants, the accommodation requirements are an issue, as there are no shower or laundry facilities on site.

In discussions with Janice McConnon and Mayor Kerry Vincent from Sorell it came to light that through the disaster recovery effort of the 2012 Dunalley fires Hazell Bros and Lions Tasmania had provided an amenities facility at Dunalley for use during the disaster recovery period and that the period of its effective use was coming to an end at Dunalley.

The facility was a large site shed toilet block (approximately 12m x 3m) that Hazell Bros owned and through support by various parties, including Lion Tasmania (through Sorell Lions) the Housing Industry Association (HIA), and others, undertook a reconstruction of the shed and transformed it into an amazingly efficient and effective amenities facility. This inter alia comprises a laundry facility, disability accessible ablution facilities plus two family ablution facilities (refer to images in the Deed of Agreement).

Lions Tasmania purchased the Amenities Facility off Hazell Bros and it is now in Lions ownership. There were a number of organisations that approached Lions to request the amenities facility. Deputy General Manager, Andrew Benson, supported by Mayor Vincent and Janice approached Lions Tasmania and entered into discussions with them outlining the benefits of the relationship between Lions Tasmania and the Levendale Community Learning & Development Centre (the former Levendale Primary School). The Deputy General Manager prepared a draft Agreement for consideration by Lions Tasmania. Deputy Mayor Alex Green and the Deputy General Manager met with Lions Tasmania representatives, Ken Gatehouse (Chairman of the Recovery Taskforce) and Robin Pulford, Cabinet Secretary of Lions Tasmania. Agreement was reached and the Deed of Agreement presented to Council is the outcome of those discussions.

This Amenities Facility and the investment of Lions Tasmania in the Levendale Community Learning & Development Centre is a tremendous windfall for Council. It is estimated that the replacement value of the Amenities Facility would be in the order of \$100,000. Whilst the relocation will be at Council's expense there has been a commitment by Mayor Vincent that he, through Bendigo Bank and other sources that he will ensure that Southern Midlands does not bear the brunt of the costs as he sees Levendale as a regional facility, covering Oatlands to Bothwell to Nubeena, to Triabunna. In reality the Edmund Rice Foundation are looking at creating Levendale as their State HQ.

Human Resources & Financial Implications – *As detailed above a budget allocation of \$20,000 has been lodged for budget consideration, however these*

funds will be able to be recovered over time as part of the “rental arrangement” with site users.

Community Consultation & Public Relations Implications – Broad consultation has been undertaken in respect of the future of the former Levendale Primary School with the Levendale Community, who appear to be totally supportive of Council’s endeavours. “The heart of the Community will be retained” was the words I can recall from a meeting at Levendale in recent times

Web site Implications – Brief project outline to be prepared for the SMC web site

Policy Implications – Policy positions in respect of the future use of the site will be subject to a future report to Council.

RECOMMENDATION

THAT Council Sign and Seal the Deed of Agreement between Southern Midlands Council and Lions Tasmania for the transfer of the Lions Amenities Facility to the former Levendale Primary School as per the Deed of Agreement.

DECISION

C/15/06/088/20078 DECISION

Moved by Deputy Mayor A O Green, seconded by Clr E Batt

THAT Council Sign and Seal the Deed of Agreement between Southern Midlands Council and Lions Tasmania for the transfer of the Lions Amenities Facility to the former Levendale Primary School as per the Deed of Agreement.

CARRIED.

<i>Vote For</i>	<i>Councillor</i>	<i>Vote Against</i>
√	<i>Mayor A E Bisdee OAM</i>	
√	<i>Deputy Mayor A O Green</i>	
√	<i>Clr A R Bantick</i>	
√	<i>Clr E Batt</i>	
√	<i>Clr B Campbell</i>	
√	<i>Clr D F Fish</i>	
√	<i>Clr D Marshall</i>	

[END OF EXTRACT COUNCIL MINUTES JUNE 2015]

The Edmund Rice Foundation has committed to utilise the site for its Tasmanian hub for youth engagement activities. A formal agreement is in preparation by the Edmund Rice Foundation for consideration by Council in the near future.

Further, an incorporated not-for-profit organisation called *The Regional Community Learning & Development Centre – Levendale Inc.* (the Centre) has been formed. The Minutes of the inaugural meeting and the Articles of Association of The Regional Community Learning & Development Centre – Levendale Inc. are included in the enclosures for this report. The raison detre of the organisation is to raise awareness, support and raise funding for the activities of the Centre.

The organisation currently has the following Office Bearers and Committee

Chairman	Kerry Vincent (Mayor, Sorell)
D/Chairman	Alex Green (Deputy Mayor, Southern Midlands)
Treasurer	Anthony Davis (Accountant, Sorell)
Secretary / Public Officer	Carolyn Birch (Community Member, Levendale)

The Bendigo Bank at Sorell will be the banking institution for the organisation

The following Members have been appointed to the Committee

Janice McConnon	Community Member, Levendale
Ricky Birch	Community Member, Levendale
Deirdre Flint OAM	Mayor, Central Highlands Council
Michael Hinchin	Community Member, Triabunna
Lyn Murfet	Department of Education, Sorell
Andrew Blackett	Executive Officer, Edmund Rice Foundation

DETAIL

The Deed and associated documents are consistent with Council’s understanding of its responsibilities in respect of the site.

CONCLUSION

As Council can see from the background information provided, there is a solid structure of involvement, commitment and resources to maximise the utilisation of the site. Council should be very proud that the decisions it has made in respect of this site provide a tangible foundation for significant Community capital building not only in the Southern Midlands but across the region and indeed, will have a ripple effect across the whole State. The tenacity and commitment of the Levendale Community also requires recognition and commendation.

Human Resources & Financial Implications – Deputy General Manager, Andrew Benson will be a “Community Member” of *The Regional Community Learning & Development Centre – Levendale Inc.* and will support and guide, (in an overview sense) the activities associated with the site through all of the structures of Council. A budget allocation of \$20,000 has been included the 2015/16 budget to establish the amenities facility on site, however it is anticipated that these funds will be able to be recovered over time as part of the “rental arrangement” with site users.

Community Consultation & Public Relations Implications – Broad consultation has been undertaken in respect of the future of the former Levendale Primary School with the Levendale Community, who are totally supportive of Council’s endeavours. “The heart

of the Community will be retained” was the words recalled from a meeting at Levendale in recent times

Web site Implications – Brief project outline to be prepared for the SMC web site

Policy Implications – Policy positions in respect of the future use of the site will be subject to a future report to Council.

RECOMMENDATION

THAT Council Sign and Seal the Deed between Southern Midlands Council and the Crown for the transfer of the former Levendale Primary School to Council ownership.

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Deputy Mayor A O Green	
	Clr A R Bantick	
	Clr E Batt	
	Clr B Campbell	
	Clr D F Fish	
	Clr A O Green	

21. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

RECOMMENDATION

THAT Council move into “Closed Session” and the meeting be closed to the public.

DECISION

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

CLOSED COUNCIL AGENDA

22. BUSINESS IN “CLOSED SESSION “

EXCLUDED FROM THE AGENDA PURSUANT TO SECTION 15 (2) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2005.

**T F KIRKWOOD
GENERAL MANAGER**

EXCLUDED FROM THE AGENDA PURSUANT TO SECTION 15 (2) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2005.

**T F KIRKWOOD
GENERAL MANAGER**

RECOMMENDATION

THAT Council move out of “Closed Session”.

DECISION

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

RECOMMENDATION

THAT Council endorse the decision made in “Closed Session”.

DECISION

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

23. CLOSURE