

SOUTHERN
MIDLANDS
COUNCIL



AGENDA

ORDINARY COUNCIL MEETING

Wednesday, 27th May 2020
10.00 a.m.

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Dear Sir/Madam

NOTICE OF MEETING

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

Date: Wednesday, 27th May 2020
Time: 10.00 a.m.
Venue: via video conference (in response to COVID-19 regulations)

The Local Government Act 1993 section 65 provides the following:

1. *A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.*
2. *A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless –*
 - (a) *the general manager certifies, in writing –*
 - (i) *that such advice was obtained; and*
 - (ii) *that the general manager took the advice into account in providing general advice to the council or council committee; and*
 - (b) *a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.*

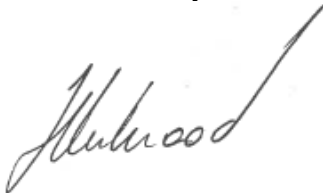
I therefore certify that with respect to all advice, information or recommendation provided to the Council in or with this Agenda:

- (1) *The advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and*
- (2) *Where any advice is directly given by a person who does not have the required qualification or experience, that person has obtained and taken into account in that person's general advice, the advice from an appropriately qualified or experienced person.*

Councillors please note:

- In relation to Public Question Time, no members of the Public will be permitted to attend the meeting in person. However, a link will be posted to Council's Facebook page prior to the commencement of the meeting so that members of the public can view the meeting via live streaming.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Tim Kirkwood', written in a cursive style.

Tim Kirkwood
GENERAL MANAGER

OPEN COUNCIL AGENDA

1. PRAYERS

2. ATTENDANCE

3. APOLOGIES

4. MINUTES

4.1 ORDINARY COUNCIL MINUTES

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 22nd April 2020, as circulated, are submitted for confirmation.

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

4.2 SPECIAL COMMITTEES OF COUNCIL MINUTES

4.2.1 SPECIAL COMMITTEES OF COUNCIL - RECEIPT OF MINUTES

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

- Chauncy Vale Management Committee Minutes – 18 May 2020.

RECOMMENDATION

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

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

4.2.2 SPECIAL COMMITTEES OF COUNCIL - ENDORSEMENT OF RECOMMENDATIONS

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

- Chauncy Vale Management Committee Minutes – 18 May 2020.

RECOMMENDATION

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

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

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

4.3.1 JOINT AUTHORITIES - RECEIPT OF MINUTES

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

- Southern Tasmanian Councils Authority – Nil.

DECISION NOT REQUIRED

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

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

- Southern Tasmanian Councils Authority – Nil.

DECISION NOT REQUIRED

5. NOTIFICATION OF COUNCIL WORKSHOPS

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

Two workshops have been held since the last Ordinary Meeting.

A workshop was held on the 30th April 2020 (via Video Conference).

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

Apologies: Nil.

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

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

1. Oatlands Aquatic Centre – Briefing and Update

A ‘closed session’ discussion. Report to be submitted to the May 2020 Council Meeting.

2. Development Application – ‘Ceres’ Property, Mount Seymour

The purpose of this session was to seek preliminary feedback and comment from Council (acting as a Planning Authority) as part of the assessment process for a Development Application relating to the ‘Ceres’ property at Mount Seymour. Policy direction was sought in terms of implementing the provisions of the Planning Scheme.

As an outcome, further guidance will be provided to the applicant as part of the ‘request for further information’ which is necessary to enable full assessment of the application and reporting to Council.

The Workshop concluded at approximately 11.45 a.m.

A second workshop was held on the 11th May 2020 (via Video Conference).

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

Apologies: Nil.

Also in Attendance: T Kirkwood, A Benson, A Burbury and J Lyall (part).

The purpose of the workshop was to consider and discuss the following 2020/21 Budget components:

1. Financial Management Strategy Overview
2. 2020/21 Operating Budget (Draft) – includes preliminary Rating Discussion
3. Capital Works Program (First Draft)

1. Financial Management Strategy Overview

Review and explanation, noting that the Long-Term Financial Management Plan (Years ending 30 June 2020 to 30 June 2029) has been updated to incorporate the 2018/19 audited Financial Statements (as the base year) and the current 2019/20 financial year Budget.

The remaining nine years of the Plan have not been altered and are based on the financial projections; forecasts and predictions documented in the SMC Financial Management Strategy 2018/19 to 2026/27 (adopted by Council in February 2018).

2. 2020/21 Operating Budget (Draft) – included preliminary Rating Discussion

Rates and Charges Discussion Paper considered at the workshop.

This included consideration of the Waste Management Program Operating Budget as it relates to the e

The outcomes of the discussion will be reflected in a draft 2020/2021 Rates and Charges Resolution. It will be based on:

- a) A 0% increase in the General Rate;
- b) Fire Service Contribution / Levy rate in the \$AAV to be calculated based on a 0% increase in the Fire Service Levy payable to the State Fire Commission (i.e. Tasmania Fire Service);
- c) Waste Management Levy – proposed increase of \$15 (for all rateable properties that are used for residential purposes) and \$5 (for all rateable properties that are vacant allotments); and
- d) Household Garbage & Kerbside Recycling – proposed increase of \$8.00 per annum for each service.

3. Southern Midlands Council Enterprise Agreement (expires 30 June 2020)

The existing Enterprise Agreement expires on 30th June 2020. This Agreement does not provide for a salary increment payable from 1st July 2020.

Ordinarily, a new Enterprise Agreement would have been negotiated prior to the commencement of the new financial year however this process has been deferred due to the Covid-19 pandemic.

Discussion relating to the Agreement and the impact on the 2020/21 Budget.

4. Capital Works Program (First Draft)

Review of Capital Works Program (first draft). The following comments and feedback was noted:

- a) There are significant allocations in the Roads Program for the projects which were submitted under the Australian Government's Land Transport Infrastructure Projects (i.e. Rhyndaston Road; Eldon Road etc.)

Five projects were nominated under this Program which sought contributions from the Australian Government of \$701,724 with Council being prepared to contribute \$406,000.

No advice received to date in relation to this Program.

Other comments and feedback relating to draft Capital Works Program:

Roads

- DM Batt - Possible sealing of Lower Marshes Rd - continuation from Central Highlands seal – approximately 180 metres.
- Grices Road, Tea Tree – to be assessed for further capital upgrade.
- DM Batt – suggested realignment “L” shaped corner on Lower Marshes Road (near A McShane property).
- Mayor Green – suggested realignment of blind corner on Estate Road (i.e. “Mallow Corner”). Previously budgeted and removed – new ownership.
- Interlaken Road, Oatlands - realignment in vicinity of “Wallace” in conjunction with contractor. Contractor would do majority of work (at no cost) for sourcing fill (approx. 100,000m³). Council to be responsible for final surface. Works would not possibly occur until September 2021 but preliminary planning required.

Walkways

- Discussion regarding options for Louisa Street footpath. Options: Elizabeth Court to the School (Old Hunting ground Road); Burnett Street to the School (over 2-3 years); or Burnett Street to Main Street, then concentrating on renewal of Main Street. Second option preferred, from Elizabeth Street to the School (along Louisa Street).
- Clr Fish – High Street, Oatlands, footpath between Church Street and Wellington Street has tripping hazards. Partially covered by bus shelter work.

Buildings (Public Toilets)

- Add \$20,000 for design changes to enable compliant standard of cleaning. (Colebrook Toilets – check floor defect)

Drainage

- Approx. \$12,000 required for new Culvert in Roberts Road for ongoing flooding issue.

Other

- Bagdad Primary School Car Park - removed as going to tender by DoE.

Recreation

- Mayor – Replacement of dead trees in Villeneuve Street and Recreation Ground, Campania.
- Require additional resources for maintenance of parks and walking tracks (Operating Budget).
- Oatlands Community Centre – on-site meeting to discuss general maintenance and options for maintenance to improve insulation and prevent roof leakage.

Works

- Oatlands Works Depot – Solar Panels – detailed cost-benefit analysis to be submitted to June Workshop.

The Workshop concluded at approximately 12.10 p.m.

RECOMMENDATION

THAT the information be received.

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

6. COUNCILLORS – QUESTION TIME

6.1 QUESTIONS (ON NOTICE)

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

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

Nil.

6.2 QUESTIONS WITHOUT NOTICE

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

It states:

“29. Questions without notice

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

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

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

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

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

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

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

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

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

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

7. DECLARATIONS OF PECUNIARY INTEREST

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the Agenda.

Accordingly, Councillors are requested to advise of a pecuniary interest they may have in respect to any matter on the agenda, or any supplementary item to the agenda, which Council has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*.

8. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*, the Council, by absolute majority may decide at an ordinary meeting to deal with a matter that is not on the agenda if the General Manager has reported –

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

RECOMMENDATION

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

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

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

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

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

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

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

No members of the Public will be permitted to attend the meeting in person. However, a link will be posted to Council's Facebook page prior to the commencement of the meeting so that members of the public can view the meeting via live streaming.

9.1 Permission to Address Council

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

- Nil.

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

Nil.

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

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

11.1 DEVELOPMENT APPLICATIONS

11.1.1 DEVELOPMENT APPLICATION DA 2020/05 FOR A CARPORT (HERITAGE PLACE) AT 40 HIGH STREET, OATLANDS, OWNED BY C J & C L BRISTOW

File Ref: T 5842979

Author: SENIOR PLANNING OFFICER (JACQUI TYSON)

Date: 19 MAY 2020

Enclosure:

Development Application documents

Representation

Notice of Heritage Decision

PROPOSAL

The owner has applied to the Southern Midlands Council for a Permit under the *Land Use Planning and Approvals Act 1993* ("the Act") to build a carport abutting an existing stone outbuilding at Holyrood House, 40 High Street, Oatlands. Holyrood House is listed as a Heritage Place on the Tasmanian Heritage Register and in the Southern Midlands Interim Planning Scheme.

The proposal is partially retrospective as construction of the carport commenced before approval was sought, with works ceasing once the owner was advised of the need for approval.

The proposal seeks approval to construct a carport immediately adjacent to the rear of a mid-nineteenth century outbuilding (stables) at Holyrood House and abutting the stone wall that runs along the south western side boundary of the property. The proposed carport is constructed from timber post and beam with Colorbond roof cladding in 'Woodland grey'.

The carport is sited to the rear of the stables building and as such is not visible from the High Street frontage. The applicant indicates that the carport is to be freestanding, There are currently three (3) bolts attaching to the stone but the applicant has indicated that these can be removed once the footings are completed. The application also includes some excavation of soil from the floor and entrance to the carport and for the footings.

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

The site is split zoned, with the approximately two thirds of the land in the General Business Zone and the remaining portion at the northern end in the General Residential Zone. The carport location is within the section zoned General Business. The site is also within the Oatlands Township Heritage Precinct and is identified as a Heritage Place under the Historic Heritage Code.

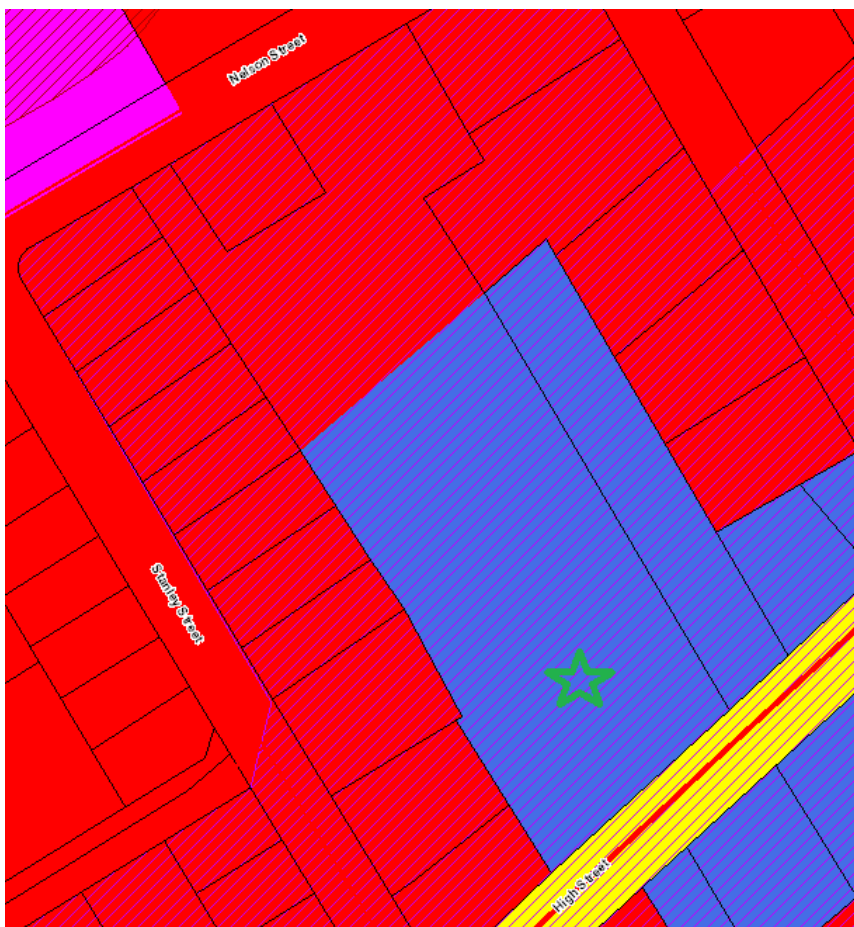
Under the Planning Scheme the proposal is defined as use and development for “Residential” purposes as the carport is ancillary to the existing dwelling. The proposal is considered at the discretion of Council due to the use status in the zone and requirements of the Historic Heritage Code.

The Council gave notice of the application for public comment for 14 days. During the notification period two (2) representations were received.

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

THE SITE

Maps 1 and 2 below shows the location and zoning of the subject titles and surrounding area.



Map 1_ The subject land is split zoned – General Residential (red) and General Business (blue). The zoning of surrounding properties includes General Residential (red), General Business (blue), Light Industrial (light purple) and High Street is zoned Utilities (yellow). The property is subject to the Oatlands Township Heritage Precinct (purple stripe). The subject title is marked with a green star. Source: LISTmap



Map 2 _ Aerial image of the subject land, identified with a red star and the location of the stables/carport identified in yellow circle. Source: LISTmap

The property is a substantial land area of 1.7652ha contained in a single title, described in CT46685/1.

The property has frontage to High Street at the southern edge and Nelson Street at the northern edge. The dwelling and existing outbuildings are located at the southern end of the site near High Street. The site is vegetated with mature trees and gardens interspersed by grassed areas.

The properties surrounding the site are mainly residential, with some commercial type properties nearby on High Street and the light industrial precinct to the north of Nelson Street.

THE APPLICATION

The Applicant has submitted plans and photographs to accompany the Development Application.

Advice has been sought from Council's Manager - Heritage Projects (Brad Williams) in regard to this proposal.

The Application has been referred to Heritage Tasmania for assessment due to the listing of the property on the Tasmanian Heritage Register. Heritage Tasmania have issued a Notice of Heritage Decision approving the development, with conditions. These conditions must be attached to any permit issued by Council.

USE/DEVELOPMENT DEFINITION

The proposed use and development is defined, under the Planning Scheme, as 'Residential – single dwelling':

Residential

use of land for self contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.

Single dwelling

means a dwelling on a lot on which no other dwelling is situated, or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.

Use/Development Status under the Planning Scheme

Under the Scheme, a Development Application for use and development relating to 'Residential' use in the General Business Zone must be considered at the discretion of Council, where it is not a home based business or above ground floor level.

Further discretion is generated by the development standards of the Historic Heritage Code.

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

PUBLIC NOTIFICATION AND REPRESENTATIONS

The application was advertised on the 23rd March 2020 for fourteen (14) days. During this period Council received two (2) representations.

The matters raised in the representations are detailed in the table below.

Representation 1	Council Officer Comment
<p>The proposed carport abuts directly onto the rear wall of the nineteenth-century stable building which is a heritage structure on the site of the well-known historic property of Holyrood House and its surroundings at 40 High Street, Oatlands (permanently registered on the Tasmanian Heritage Register).</p> <p>My property shares a nineteenth-century sandstone dividing wall with 40 High Street along on the two properties' northern and southern boundaries.</p> <p>The south-east/north-east corner of this wall is directly associated with the carport site and the stable building. The northern section of my property overlooks the stable, and now the partially completed roof of the carport site.</p>	<p><i>Comments noted.</i></p>

<p>I consider the location, structure, scale and design of the proposed carport (in fact partly built prior to seeking planning permission) to be an inappropriate and unacceptable addition to the hitherto unaltered nineteenth-century historic sandstone stable building.</p> <p>The proposed carport is an insensitive and unsuitable add-on which detracts from the stable's heritage status and appearance and its hitherto original character.</p> <p>The building materials being used for the carport do not relate in any aesthetic or sympathetic manner to the historic construction of the stable. The expanse of corrugated roofing, partly installed, on the proposed structure is especially unsightly and invasive in its immediate proximity to this nineteenth-century building and the general surroundings of both Holyrood House and my property.</p>	<p><i>The advice received from Council's Manager Heritage Projects indicates that:</i></p> <ul style="list-style-type: none"> • <i>Whilst the stables are largely original there appears to have been a previous attachment to the rear wall (as evidenced by pockets formed into the rear wall, presumably for roof timbers for a skillion). The proposed structure is therefore has precedence.</i> • <i>The carport structure will read as a subservient and ephemeral element. The skillion roof addition to an outbuilding is traditional.</i> • <i>In any case, the structure is reversible and could be removed without detriment to the stables if ever desired in the future.</i> <p><i>The proposed materials (timber structure and grey colorbond) are considered to be suitable and complementary to heritage character, while still being read as new.</i></p>
<p>Photographs of the stable attached to Mr and Mrs Bristow's application as well as visual observation indicate that the condition of this building is not entirely sound and could therefore be considered unsuitable for any interference or intervention such as the installation of dynabolts into its walls or surrounding curtilage, and also excavation immediately adjacent to its footings, as discussed in Mr Bristow's letters of 9 February and 9 March 2020.</p> <p>In summary, the carport in no way appears to adhere to heritage values which I would have thought should inform planning processes for any new structure or restoration of an existing one on a property such as Holyrood House and its outbuildings.</p>	<p><i>The stable building is in a state of disrepair.</i></p> <p><i>It is agreed that the preferred outcome would be for the proposed carport not to be attached to the historic building or wall if possible. The applicant has indicated that the current fixtures can be removed once the footings are completed.</i></p> <p><i>A condition requiring the details of permanent fixtures (if any) is included below. Heritage Tasmania also require the number of fixtures to be minimised and if used, they must be of marine grade steel.</i></p> <p><i>The proposal has been assessed against the relevant standards of the Historic Heritage Code and found to comply.</i></p>
<p>Boundary wall issues</p> <p>The northern side of my property at adjoins Holyrood House with a shared nineteenth-century dry sandstone block boundary wall, one corner of which is conjoined to the south-eastern side wall of the stable and immediately adjacent to the stable's back wall and the carport site.</p> <p>This boundary wall appears to be relatively secure at the present time but I believe it could easily become</p>	<p><i>As stated above, any connection to the boundary wall is required to be removed.</i></p> <p><i>With regard to excavation and footings, the application does lack detail in regard to these matters.</i></p>

<p>destabilised if disturbed, either during any excavation and construction works and/or later use of the carport. I should also correct the statement in Mr Bristow’s letter of 9 February 2020 (page 2, second last paragraph) that ‘a large section of boundary wall has been removed and replaced with cast concrete’.</p> <p>In fact the original stone blocks remain in situ and have been faced with cast concrete. This portion does not form a major part of the wall. However, it does represent the main section of the excavation line beyond the carport footprint.</p> <p>While there are no supporting beams of the carport proposed to be fixed directly into the boundary wall, I believe the wall should not be interfered with in any way, nor in my opinion should it form a de facto side to the carport. The same applies to the northern side of the carport abutting what is described as ‘Annex B’ (a nineteenth- century part of the stable) on the second plan drawing attached to the application form dated 23 January 2020.</p>	<p><i>A condition is included in the recommendation to require detailed design drawings to be completed to ensure that the proposal does not risk the stability of either the stables or the wall.</i></p>
<p>It is not clear from the application what type of excavation process would occur or is being considered to achieve a level ground surface for the carport, nor whether any concrete or other levelling infill on the bedrock base would be used. In addition, while the applicant Bristow states that any excavation will not be undertaken below the level of the original footings of the back wall of the stable, he has not made any assurance regarding the boundary wall for which there are presumably no footings and rests on the bedrock. Yet drawing 3 dated 4/3/20 clearly indicates excavation extending along the boundary wall along and beyond the extent of the carport site.</p> <p>This would seem to be an unacceptable and quite major disturbance considering the age and state of the wall.</p>	<p><i>As stated above, the recommended conditions require further information in regard to footings, excavation and flooring of the carport and require that concrete flooring must not be used.</i></p>
<p>I note that the applicant has suggested in his letter of 9 February (page 2, fourth last paragraph) that the height of the boundary wall could be increased to obscure the view of the carport roof from my property. This proposition, while potentially possible and certainly acceptable in terms of the undesirable visual impact of the carport from my property, could only be achieved if the wall itself is deemed sound enough to support the extra height and additional stonework and any other compliance requirements. I assume that any such work should be done by a professional stonemason or dry stone wall expert at the expense of the owners of Holyrood House. It may also be considered expedient to employ the services of a structural engineer to assess any proposal regarding the wall, the excavation along the boundary wall, and indeed the application as a whole.</p>	<p><i>No works to the boundary wall are proposed and should any works be proposed in future, further application would be necessary.</i></p> <p><i>In any case, it is not considered necessary or desirable for the height of the stone wall to be increased.</i></p>
<p>In conclusion, I find it particularly regrettable that the carport has been planned (and partly built) rather than</p>	<p><i>Comment noted.</i></p>

<p>any apparent attempt by the owners to restore the historic structure of Holyrood House's stable. I am hopeful that a decision will be taken by Council to ensure the removal of the partially built carport in order to enable the stable's proper protection and preservation at some later date and that the owners could be encouraged to work with Council officers to plan and implement appropriate restoration of this significant heritage place.</p>	<p><i>Council must consider the application before it.</i></p>
<p>Representation 2</p>	<p>Council Officer Comment</p>
<p>As a regular visitor to Oatlands I continue to be impressed by the careful restoration given to the amazing 19th century built heritage in Oatlands, many of the initiatives being that of Southern Midlands Council, along with some residents who I am sure seek advice on heritage matters from Council.</p>	<p><i>Comment noted.</i></p>
<p>The proposed development is on one of Oatlands very special heritage properties Holyrood House.</p> <p>Along with the Georgian house the property has the majority of its original large title and important features other than the main dwelling that truly reflect 19th century colonial life.</p> <p>Two of these features are the sandstone stable and the sandstone block boundary wall with 36 Stanley Street and 36 High Street.</p>	<p><i>Comment noted.</i></p>
<p>Visiting 36 Stanley Street the new lean-to carport (partially constructed) attached the heritage stable and immediately adjacent to the boundary wall is very obvious, as is its complete lack of aesthetic with the heritage stable and wall.</p> <p>Its attachment and proximity to both the stable and the boundary wall is of concern with respect to the long-term stability of both these structures.</p>	<p><i>Conditions are included in the recommendation to address fixtures, construction of the footings and stormwater disposal to ensure stability of these structures is not impacted by the proposal.</i></p>
<p>I live in Battery Point, Hobart and as a Committee Member of the Battery Point Community.</p> <p>Association have taken a keen interest in the built heritage of the area. In particular, I have a concern about simple outbuildings the value of which often is not identified with little or no restoration resulting in their gradual demise.</p> <p>An example is a simple wooden stable at 67 Napoleon Street that dates from the time the first aquaculture facility in Tasmania was developed on that site.</p> <p>I have had continuing interactions with Heritage Tasmania about the need for protection and restoration of the stable.</p>	<p><i>Comment noted.</i></p> <p><i>Heritage Tasmania have considered and approved the proposed development.</i></p>
<p>Hence my understandable interest in the stable at 40 High Street. I would hope that rather than building an inappropriate add-on to this significant heritage structure the owners would seek advice from the Heritage Officer, Southern Midlands Council on</p>	<p><i>While it may be desirable for the owner to restore the existing outbuildings, there is currently no requirement for them to do so.</i></p>

<p>restoration of the stable as well as other protective measures and restoration of their very special property.</p> <p>It would seem most inappropriate that this partially built carport should be allowed to be completed. The property is large enough that an appropriate structure for protection for cars could be constructed in another location and with an aesthetic appropriate to the high heritage values of this property.</p>	<p><i>Council must consider the proposal before it rather than finding alternatives.</i></p> <p><i>The proposed carport is considered to be of an appropriate design and location that adequately responds to the heritage characteristics of the site.</i></p>
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ASSESSMENT - THE SOUTHERN MIDLANDS INTERIM PLANNING SCHEME

General Business Zone

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

<p>Development Standard 21.4.1 Building Height To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A2</p> <p>Building height within 10 m of a residential zone must be no more than 8.5 m.</p>	<p>P2</p> <p>Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.</p>	<p><i>The proposed carport is less than 8.5m high, complying with the Acceptable Solution.</i></p>

<p>Development Standard 21.4.2 Setback To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Building setback from frontage must be parallel to the frontage and must be no more than:</p> <p>nil m, if fronting High Street,</p> <p>3 m, if fronting any other street.</p>	<p>P1</p> <p>Building setback from frontage must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</p> <p>(c) enhance the characteristics of the site, adjoining lots and the streetscape;</p>	<p><i>The carport is setback around 25m from the frontage to High Street and is sited behind the stables building.</i></p> <p><i>Assessment against the Performance Criteria is required as the setback exceeds 0m to High Street.</i></p> <p><i>With regard to (a), there are no Desired Future Character Statements in the zone.</i></p> <p><i>The proposed siting is generally compatible with the existing streetscape and is appropriate for the characteristics of the site, in accordance with (b) and (c).</i></p>

	<p>(d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created;</p> <p>(e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.</p>	<p><i>With regard to (d) and (e), these clauses are more relevant in an urban context and are largely not applicable to this proposal.</i></p> <p><i>Overall, it is considered that the proposed siting and front setback is appropriate as the carport will be screened from view from High Street, maintaining the current streetscape.</i></p>
<p>A2</p> <p>Building setback from a residential zone must be no less than:</p> <p>(a) 5 m;</p> <p>(b) half the height of the wall,</p> <p>whichever is the greater.</p>	<p>P2</p> <p>Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots, taking into account aspect and slope.</p>	<p><i>The carport is sited adjacent to the south western side boundary, which adjoins land in the General Residential Zone. Assessment against the Performance Criteria is necessary.</i></p> <p><i>(a) The carport is sited more than 25m to the nearest dwelling in the adjoining residential zone and will not cause any overshadowing or loss of sunlight.</i></p> <p><i>(b) The carport is located adjacent to the high stone wall that separates the land from the adjoining residential properties. No overlooking or loss of privacy will be caused by the development.</i></p> <p><i>(c) While the carport can be seen from the adjoining land, the visual impact is relatively low given the carport is single storey height, partly screened by the stone boundary wall and there is a reasonable separation of over 25m to the adjoining dwellings.</i></p>
<p>Development Standard 21.4.3 Design To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.</p>		

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level façade;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p>	<p>P1 Building design must enhance the streetscape by satisfying all of the following:</p> <p>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</p> <p>(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</p> <p>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</p> <p>(f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</p>	<p><i>The proposal is for a carport ancillary to an existing dwelling.</i></p> <p><i>The design standards are largely drafted for buildings in a more urban context.</i></p> <p><i>The carport will not be visible from High Street and therefore maintains the existing streetscape. The building will not impact the amenity or safety of public or adjoining land in a residential zone.</i></p> <p><i>Overall, the proposal is found to comply with the standard.</i></p>

	<p>(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</p> <p>(h) be consistent with any Desired Future Character Statements provided for the area.</p>	
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Historic Heritage Code

The proposal is subject to the Historic Heritage Code as a Heritage Place and part of the Otlands Township Precinct. This section has been completed with assistance from the Manager – Heritage Projects.

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

Development Standard – Heritage Places		
E13.7.2 Buildings and Works other than Demolition		
To ensure that development at a heritage place is:		
(a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and		
(b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No Acceptable Solution.	P1 Development must not result in any of the following: (a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes; (b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.	<p>(a) <i>The proposed carport is sited so that it is not visible from the road and is mainly screened from view from surrounding areas. The proposal does not result in the loss of any significant landscape elements. It is noted that the building is essentially freestanding and could easily be removed with minimal impact on heritage features.</i></p> <p>(b) <i>The proposal does not result in the loss or permanent damage of any significant landscape elements.</i></p> <p><i>Overall, the proposal is found to comply with the Performance Criteria P1.</i></p>
A2	P2	

<p>No Acceptable Solution.</p>	<p>Development must be designed to be subservient and complementary to the place through characteristics including:</p> <p>(a) scale and bulk, materials, built form and fenestration;</p> <p>(b) setback from frontage;</p> <p>(c) siting with respect to buildings, structures and listed elements;</p> <p>(d) using less dominant materials and colours.</p>	<p><i>The proposed development is subservient to the stables in terms of scale and will read as a traditional subservient skillion on an ancillary building.</i></p> <p><i>The structure will be indiscernible from public vantage points therefore will not have any appreciable impact upon the setting of the place.</i></p> <p><i>Overall, the proposal is found to comply with the Performance Criteria P2.</i></p>
<p>A3 No Acceptable Solution.</p>	<p>P3 Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.</p>	<p><i>The carport will be of timber construction which promotes the subservience to the existing stone stables and the different (yet still traditional) materials palette will allow the building to be read as a more recent addition.</i></p> <p><i>The proposal is considered to comply with the Performance Criteria P3.</i></p>
<p>A4 No Acceptable Solution.</p>	<p>P4 Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.</p>	<p><i>As discussed above, the carport will appear as a traditional skillion type addition to the stables outbuilding and will not be visible from public locations, or indeed much of the subject property.</i></p> <p><i>Overall the proposal is sensitive to the values of Holyrood House and will not unreasonably detract from the historic cultural significance of the place, in accordance with Performance Criteria P4.</i></p>

TABLE 13.2 – Oatlands Township Precinct

<p>Statement of Historic Cultural Heritage Significance</p>	<p>Design Criteria/Conservation Policy</p>
<p>The Oatlands Township Precinct is of historic cultural heritage significance because:</p> <p>(a) it demonstrates a township comprising a concentration of highly intact</p>	<p>1. The design and siting of buildings and works must satisfy the following criteria:</p> <p>(a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the principles of the Georgian</p>

<p>historic buildings of the Old Colonial Georgian and Victorian Georgian styles;</p> <p>(b) the density of historic buildings of similar architectural styles and periods in Oatlands contributes to a highly intact streetscape character;</p> <p>(c) it demonstrates the evolution and settlement patterns of Tasmania in the early-mid nineteenth century, as a township transport routes joining the north and south of the State, and as an intended central capital associated with the pastoral activity of the Midlands area;</p> <p>(d) its predominant building material of sandstone, as a source of local materials, and reflecting the differing economies of labour and construction at the time;</p> <p>(e) it demonstrates the theme of convictism, through the use of sandstone, links to transport, and the many buildings in the township associated with convicts;</p> <p>(f) it has the largest number of sandstone buildings within a township setting in Australia</p>	<p>architectural style dominant in the precinct, except if an addition to a heritage listed building of a non-dominant architectural style in which case consistency with that style is required;</p> <p>(b) building setback from frontage must provide a strong edge to Main Street and be parallel to the street;</p> <p>(c) buildings must address the street, unless at the rear of a site;</p> <p>(d) buildings must not visually dominate the streetscape or buildings at places listed in Table.13.1</p> <p>(e) architectural details and openings for windows and doors to visually prominent facades must respect the Georgian architectural style dominant in the precinct in terms of style, size, proportion and position;</p> <p>(f) external wall building material must be any of the following:</p> <ul style="list-style-type: none">(i) sandstone of a colour matching that commonly found in Oatlands' buildings(ii) weatherboard (traditional profiles);(iii) rendered, painted or lime wash brickwork(iv) unpainted brick of a traditional form and colour laid with a traditional bond;(v) traditional Tasmanian vertical board (non-residential buildings only);(vi) corrugated profile steel cladding, painted/colorbond or galvanised iron (not 'zincalume' or similar) (outbuildings only); <p>(g) roof form and material must be consistent with the following:</p> <ul style="list-style-type: none">(i) pitch between 30 and 40 degrees and hipped or gable if a major part of the building;(ii) pitch less than 30 degrees and skillion if a minor part of the building at the rear;(iii) avoidance of large unbroken expanses of roof and very long roof lines(iv) roof material either custom orb (corrugated profile) sheeting, timber shingles, and slate. Steel sheeting must be either traditional galvanised iron or painted;(v) guttering is rounded profile, with downpipes of circular cross-section; <p>(h) wall height sufficient to provide for lintels above doors and windows, with wall space above;</p> <ul style="list-style-type: none">(i) outbuildings generally to have a gabled, corrugated roof with an angle of pitch
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	<p>matching that of the primary building on the land, and with differentiated colouring of the exterior walls and roof so as to also approximate that of the primary building on the land;</p> <p>(j) fences along frontages must be:</p> <p>(i) (between 900mm and 1000mm high, with a maximum of 1200mm for posts;</p> <p>(ii) (vertically articulated, (such as with dowel-and-rail, picket or palisade fences);</p> <p>(iii) “semi-transparent” in appearance, that is, the distance between dowels or pickets, etc., must be such that the fence does not appear ‘solid’.</p> <p>2. Subdivision must satisfy the following criteria:</p> <p>(a) maintain and extend the existing recto-linear grid pattern of streets;</p> <p>(b) provide for a variety of lot sizes;</p> <p>(c) where appropriate off High Street provide a traditional ‘soft edge’ design approach for stormwater and footpath works.</p>
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Development Standard – Heritage Precincts		
E13.8.2 Buildings and Works other than Demolition		
To ensure that development undertaken within a heritage precinct is sympathetic to the character of the precinct.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No Acceptable Solution.	P1 Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.	<i>The design and materials of the carport will read as a subservient and traditional skillion addition to the stables building and will not be visible from public vantage points in the precinct.</i> <i>The development and works will not result in detriment to the historic cultural heritage significance of the precinct, in compliance with Performance Criteria P1.</i>
A2 No Acceptable Solution.	P2 Design and siting of buildings and works must comply with any relevant design criteria / conservation policy listed in Table E13.2, except if a	<i>The subservient skillion design, suitable materials and colours and siting of the carport in a location that is not visible from public areas are compliant the design criteria / conservation policy in accordance with Performance Criteria P2.</i>

	heritage place of an architectural style different from that characterising the precinct.	
A3 No Acceptable Solution.	P3 Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.	<i>The proposed carport is hidden from public view and will not detract from the historic cultural heritage significance of the precinct in accordance with Performance Criteria P3.</i>

Parking and Access Code

This Code applies to all use and development.

The property has existing access from High Street that complies with the requirements of the Code.

The Scheme requires two (2) parking spaces for a single dwelling with two or more bedrooms. This can easily be accommodated on this large property.

Overall, the proposal complies with the relevant sections of this Code.

Stormwater Management Code

Stormwater from the proposed building must be managed onsite in accordance with the requirements of this Code and the proposed conditions.

CONCLUSION

The report has assessed a Development Application for a carport at Holyrood House, 40 High Street, Oatlands.

Two (2) representations were made to Council regarding the application, principally raising concerns about heritage matters. The representations have been considered above.

The proposal has been found to comply with all the relevant standards of the General Business Zone and the applicable Codes, including the Historic Heritage Code.

Heritage Tasmania have approved the development, subject to conditions which must be attached to any permit issued by Council.

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

RECOMMENDATION

THAT, in accordance with the provisions of the *Southern Midlands Interim Planning Scheme 2015* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application DA 2020/05 for a Carport (Heritage Place) at 40 High Street, Oatlands, owned by C J & C L Bristow and that a permit be issued with the following conditions:

CONDITIONS

General

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

External finishes

- 3) All external building materials associated with the development are to be non-reflective and of types and colours that are sympathetic to the existing buildings on the property.

Heritage

- 4) Prior to continuation of works, detailed design drawings are to be submitted to the satisfaction of Council's Senior Planning Officer, which identify:
 - a. The location, type and number of fixtures that will remain to the existing stables building or boundary wall, with a preference to avoiding any permanent fixtures if possible.
 - b. Effective foundations and extent of any excavations, avoiding the potential to impact the adjacent building and wall.
 - c. An appropriate treatment for the floor of the carport, whether this be bedrock, or a compacted gravel surface. Concrete is not to be used.

Reason for condition: To ensure that no adverse impact occurs to the fabric/structure of the adjacent building and wall. It is recommended that a professional (such as an engineer) is engaged to assist in preparation of the detailed drawings.

- 5) Prior to continuation of works, specifications for a stormwater discharge system are to be provided to the satisfaction of Council's Senior Planning Officer. The stormwater system must demonstrate that stormwater runoff will not impact the existing building or wall. Specifications for guttering and downpipes must be in accordance with the Oatlands Township Design Criteria/Conservation Policy (part (g)(v)), specifically guttering is to be rounded profile and downpipes of circular cross section.

Reason for condition: To comply with the conservation policy for the Oatlands Township Heritage Precinct.

Heritage Tasmania

- 6) Compliance with any conditions or requirements of the Tasmanian Heritage Council in the attached 'Notice of Heritage Decision' No. 6159.

Services

- 7) 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

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

Construction Amenity

- 9) 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.

- 10) 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.
- 11) 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.
- 12) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manger of Works and Technical Services.

The following advice applies to this permit:

- A. This permit does not imply that any other approval required under any other legislation has been granted.

- B. This Planning Permit is in addition to the requirements of the Building Act 2016. Approval in accordance with the Building Act 2016 may be required prior to works commencing.**

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

11.2 SUBDIVISIONS

Nil.

11.3 MUNICIPAL SEAL (Planning Authority)

Nil.

11.4 PLANNING (OTHER)

11.4.1 PLANNING SCHEME AMENDMENT (RZ2020/02) FOR JERUSALEM ESTATE SPECIFIC AREA PLAN AT 2495 COLEBROOK ROAD, COLEBROOK, OWNED BY SAINT REGINA LIMITED

File Ref: T 3606737

Author: SENIOR PLANNING OFFICER (JACQUI TYSON)

Date: 20 MAY 2020

Enclosure:

Application documents

PROPOSAL

Planning consultants ERA Planning & Environment, on behalf of Notre Dame Priory have requested under Section 33 of the *Land Use Planning and Approvals Act 1993* (“the Act”) to introduce the proposed Jerusalem Estate Specific Area Plan to the planning scheme, which will allow for establishment of a Benedictine monastery at 2495 Colebrook Road, Colebrook.

The property at 2495 Colebrook Road is owned by Saint Regina Limited (an entity associated with the Notre Dame Priory) and consists of six titles with a total area of 1095.9ha. Four of the six titles are involved in the proposed Specific Area Plan. The land is developed with the historic Hardwick House, a second dwelling and farm related improvements. Hardwick House is listed as a heritage place on the Tasmanian Heritage Register and in the planning scheme.

Council staff have been aware of the desire to establish a Benedictine monastery in the Southern Midlands and ultimately this location for some time. The site at Colebrook has been owned by Saint Regina Limited since 2018 and planning approval was granted in May 2019 for use and development facilitating the current occupation of the site by members of the Notre Dame Priory.

The proposed Specific Area Plan (SAP) is designed to facilitate the development of the site over time in accordance with the Jerusalem Estate Master Plan, which details the vision to create a Benedictine community in Colebrook, a first for Tasmania. This will include the development of a traditional style Benedictine monastery and supporting agricultural and tourism uses.

The application document describes the proposal and the Benedictine tradition as follows:

Notre Dame Priory was founded as a Benedictine monastic community in 2017 and is a public association of the faithful under the Roman Catholic Archbishop of Hobart.

The Benedictine order was founded by St Benedict, who died in AD 547 at Montecassino Italy. His inspiration was that groups of men and women (separately of course) would live together in community, for the specific purpose of praying and working together in order to give glory to God and save their souls for eternity.

Benedictine monks still do exactly that today. That is to say, they pray together several times a day (whence the need for a substantially sized church), they eat together in a large room called refectory, they study together (whence the need for a large library), and they work together (whence the need for workshops and fields). They also welcome guests to share in their life, praying with the monks, learning from them how to pray and live a life of simple hard work and dedication.

Monasteries have over the centuries thus become centres of Christian and human culture. For example, the classic Greek and Roman authors of the pre-Christian era were preserved thanks to monks who copied the manuscripts in medieval scriptoria.

Notre Dame Priory will establish the Benedictine way of life in Tasmania for up to 50 monks in the long term (6 monks currently reside on the property, with permission for 18; planning permit DA2019/42). The proposed amendment will entrench the Notre Dame Priory in Colebrook, allowing development in accordance with the Jerusalem Estate Master Plan that will enable the Priory to provide for their own needs and offer hospitality to guests and retreatants that come.

The monastery will be built in a traditional monastic style from locally sourced materials. Around the monastery would be workshops, vineyards, olive groves, fruit orchards and fields for crops. A winepress, olive press and distillery in the existing farm buildings around Hardwick House is also envisaged.

A monastic community requires a certain separation from the surrounding community, hence Jerusalem Estate being an ideal location, close to an existing township but with enough separation to afford privacy to existing and future residents and maintain their respective ways of life.

In summary, monks are dedicated to God by means of the vows of poverty, chastity, obedience, stability, and conversion of life. Monks spend their time in prayer and labour (ora et labora).

Ora, their prayer, is first and foremost the solemn celebration of the Holy Sacrifice of the Mass and the Divine Office. Ora is practiced in accordance with the tradition of the church. They also spend a considerable amount of time each day in personal prayer, reading the sacred scriptures.

Labora, their work, both intellectual and manual, is also an essential feature of a Benedictine community. A vital part of this work is to hold silent and guided retreats for clergy and faithful alike. Retreats vary in length and follow the spiritual exercises of St Ignatius, whereby monks are on hand to guide spiritual direction. In addition, according to the expertise/talents of each monk, an integral part of daily Benedictine life is devoted to intellectual pursuits (e.g. study) and/or physical labour (e.g. agriculture).

The proposal does not seek to change the underlying zoning of the land, which is currently a mix of Rural Resource and Significant Agriculture Zones. A SAP exists as another layer of controls over the zone requirements and where there is a difference the provisions of the SAP would prevail. The controls in the proposed SAP are limited to what is necessary to implement the Notre Dame Priory's monastery plan. The provisions and standards are largely based on existing planning provisions and the future Tasmanian Planning Scheme in regard to both intent and drafting. Protection of agricultural uses both on the site and

surrounding land is a priority. Overall, most of 2495 Colebrook Road will remain in agricultural use, either under lease arrangements or directly by the monastery.

The proposed SAP includes three precincts to reflect the different use and development intentions for the site, as detailed further below.

Precinct	Description
Monastery Precinct	<p>The Monastery Precinct is located at the northern end of the property and will surround the Visitor Precinct.</p> <p>The monastery complex will include:</p> <ul style="list-style-type: none"> • Church with chapel, sacristy and bell tower; • Communal residence for up to 50 monks, with small individual sleeping quarters, • Communal living spaces, including refectory (dining room), calefactory (living room), scriptorium (drawing room) and library, • The monastery may also include separate self contained guest quarters for up to 25 guests. <p>The monastery complex is expected to be the first area of the site to be developed.</p>
Visitor Precinct	<p>The existing Hardwick House and surrounding complex of buildings will be repurposed to provide a visitor experience for general day visitors to the site.</p> <p>This is likely to include:</p> <ul style="list-style-type: none"> • Bookshop. • Interpretive material about the monastic way of life and the heritage values of the site, • Small scale food and retail sales, concentrating on items produced on the site, • This may include a distillery, winery, olive oil press or the like, • Visitor shop selling materials associated with the monastery or produced onsite. <p>The temporary buildings currently located behind Hardwick House (approved in DA2019/42) will be removed as part of the development of this Precinct.</p>
Retreat Precinct	<p>The Retreat Precinct will be located at the southern end of the property, separated from the Monastery and Visitor Precincts.</p> <p>This Precinct will provide guest accommodation and services for longer term visitors.</p> <p>Notre Dame Priory will welcome visitors for overnight spiritual retreats to be accommodated in this precinct. This may include family members of Priory members or other guests.</p>

	<p>Members of the Priory will also use this precinct for formal preached retreats, where they stay in the centre and partake in daily conferences and activities.</p> <p>The precinct will include accommodation facilities and small scale services such as a café and visitor shop specifically for retreat guests.</p> <p>The accommodation will be specifically for guests and retreat participants, it will not be a hotel or the like for general tourists.</p>
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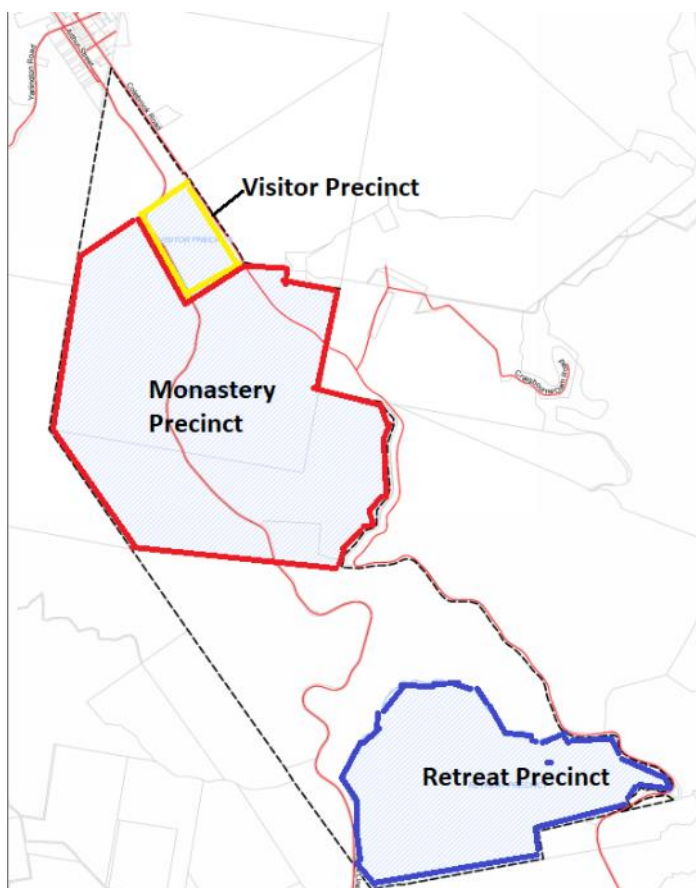


Figure 1: Jerusalem Estate Precinct Plan

The proposal is for a planning scheme amendment only and does not include approval for any structures or works. The SAP would set up the specific controls required to allow future Development Applications to be made and assessed for development of the site in accordance with the Jerusalem Estate Master Plan. Design details such as traffic, access and servicing would be considered in full with the future Development Applications.

This request is lodged in accordance with Section 33 of the Act for an amendment of the Planning Scheme only.

If Council agree to initiate the amendment it will be advertised for public comment and referred to the Tasmanian Planning Commission for their consideration and decision.

This report will assess the requested amendment against the relevant provisions of the Act and the Scheme. It is noted that references to the provisions of the Act are references to former provisions, which remain in force until a Local Provisions Schedule comes into

effect, in accordance with Part 2, Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme) Act 2015*.

It is recommended that Council agree to initiate the planning scheme amendment.

THE SITE

The property at 2495 Colebrook Road consists of six titles with a total area of 1095.9ha. Four of the six titles are involved in the proposed Specific Area Plan.

The land extends south from the edge of Colebrook around 6.3km on the western side of Colebrook Road. At the southern end of the property there are two titles on the eastern side of Colebrook Road, which are not involved in the Specific Area Plan proposal.

The land is developed with the historic Hardwick House, located just south of Jerusalem Creek and around 1km south of the Colebrook Township. The property is also developed with a second dwelling further south as well as various outbuildings and farm related improvements.

The subject land consists of undulating hills, with several high points reaching 250m AHD in elevation, interspersed by valleys and watercourses. The site is an established farm and most of the land continues to be used for grazing purposes.

The site is generally surrounded by rural land, predominantly cleared for agricultural purposes, although hills to the west and further east are vegetated with native forest. Craighourne Dam and the Gravelly Ridge Conservation Area are both nearby to the east of the site.

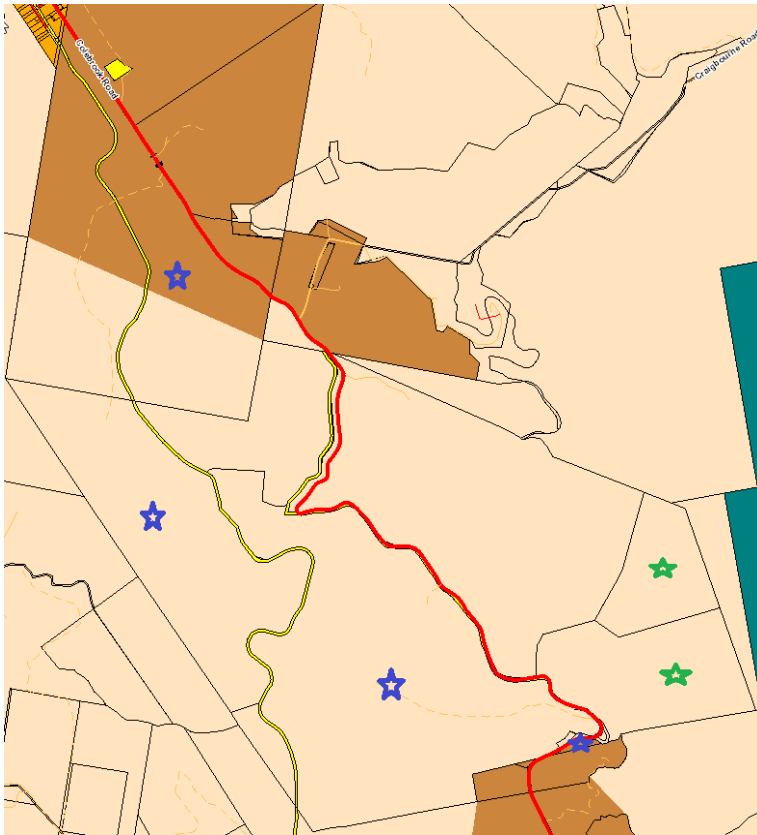
Colebrook Road is a Category 5 road controlled by the State. The South Line train line operated by Tasrail passes through the land to the west and approximately parallel to Colebrook Road.

The site is not serviced by reticulated water, sewer or stormwater infrastructure. There is a Taswater bulk water main nearby that generally follows Colebrook Road and it may be possible to connect to the water supply in future.

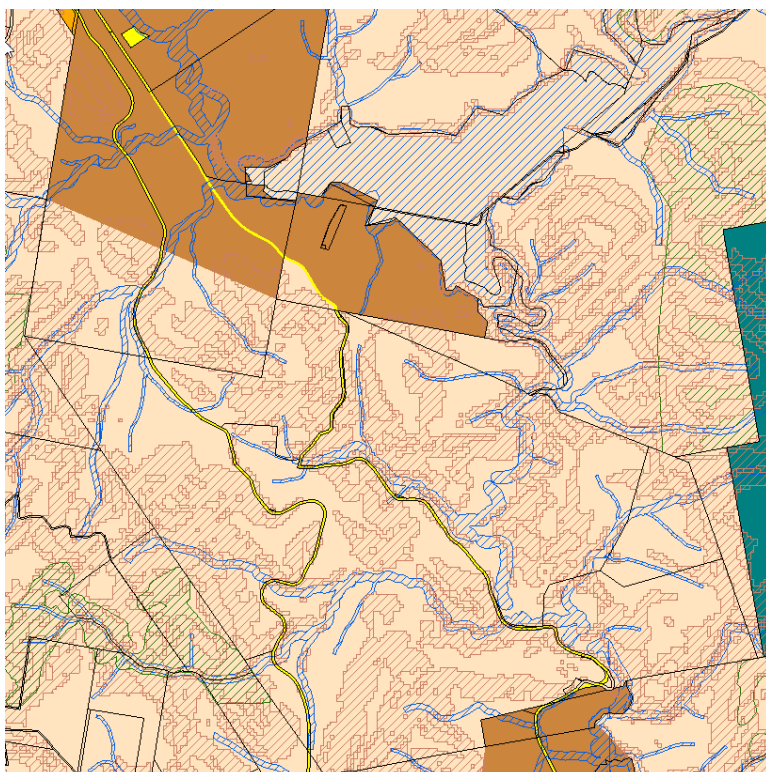
Jerusalem Estate is partly within the active Stage 1 South East Irrigation Scheme managed by Tasmanian Irrigation, although the property does not currently have rights to irrigation water.

There is a small area of protected *Eucalyptus amygdalina* forest at the western extremity of the land that will not be impacted by the SAP. There are also various areas subject to landslide risk mapping and watercourses subject to Codes under the planning scheme.

Maps 1 and 2 below show the current zoning and overlays of the land and surrounding area.



Map 1_ The subject site is currently located in the Rural Resource Zone (cream) and Significant Agriculture Zone (brown). Surrounding properties are generally in these zones, while Colebrook is in the Village Zone (orange) and a nearby reserve is in the Environmental Management Zone (dark green). Colebrook Road and the train line are zoned Utilities (yellow). The subject titles are marked with blue stars and the titles that are part of the property but not part of the SAP are marked with green stars.



Map 2_ The Waterway Overlay (blue hatch) applies to drainage lines on the property and parts of the property are identified in the Landslide Hazard Area overlay (brown hatch).



Map 3 _ Aerial image of the subject land and surrounding area.

THE PROPOSAL

The applicant has provided a detailed planning assessment report by ERA Planning & Environment (2495 Colebrook Rd, Colebrook –Planning submission in support of Section 33 request to amend the Southern Interim Planning Scheme 2015, 30 March 2020) with various plans and reports as appendices, to accompany the request.

The appendices to the planning report include:

- Appendix A – Jerusalem Estate SAP;
- Appendix B – Jerusalem Estate Master Plan;
- Appendix C – Title Documents;
- Appendix D – Owner’s consent;
- Appendix E – Land Capability Assessment (Macquarie Franklin, June 2018);
- Appendix F - Aboriginal Heritage Desktop Review (Aboriginal Heritage Tasmania)

LEGISLATIVE REQUIREMENTS

The amendment must be decided under section 33(3) of the Act which reads:

33. Request for amendment of planning scheme

(3) A planning authority must, within 42 days of the receipt of a request or such longer time as the Commission may allow, make a decision as to whether or not to initiate an amendment of the planning scheme and serve on the person who made the request notice of its decision within 7 days of making the decision.

(3AA) If the planning authority decides under subsection (3) to initiate an amendment of a planning scheme after receipt of a request from a person under subsection (1), it must –

(a) initiate the amendment under section 34; and

(b) certify the draft amendment under section 35 – within 42 days of receiving the request or such longer time as the Commission allows.

The matters which Council must consider when making a decision whether to reject or exhibit the application are listed in sections 32 and 33 of the Act and are set out in detail in the body of this report.

PUBLIC NOTIFICATION

Section 38 of the Act sets out that after making a decision to initiate a planning scheme amendment it is to be publicly advertised for a minimum period of 28 days or longer period agreed to by the Council and the Planning Commission.

Following the advertising period a report will be presented to Council addressing any representations received which will then be provided to the Tasmanian Planning Commission along with the representations.

ASSESSMENT – PROVISIONS OF THE ACT

6.1 Section 32 of the Act

6.2

The requirements for amendment of a planning scheme under Section 32(1) of the Act are addressed in the table below (Table 1).

Act Section	OFFICER COMMENT
32 (1) (e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area;	<i>Council must give consideration to two (2) key components:</i> <ol style="list-style-type: none"><i>1. The operational aspects of the proposed SAP in relation to the use of the site and surrounding land, including zoning; and</i><i>2. The overarching strategic objectives of the Southern Midlands Council and the Southern Region.</i> <p><i>The strategic considerations are captured in the assessment of consistency of the amendment with the:</i></p>

- *Southern Tasmanian Regional Land Use Strategy,*
- *Southern Midlands Strategic Plan,*
- *The Objectives of the Southern Midlands Interim Planning Scheme 2015*

These documents are addressed in the supporting report and assessed further in this report below.

The zoning of the subject land at 2495 Colebrook Road and surrounding areas is predominantly rural and agricultural zoning, as depicted in Map 1 of this report. The make-up of zoning is as follows:

- *Part of CT123549/1 at the northern end of the site is in the Significant Agriculture Zone.*
- *The remainder of the site is in the Rural Resource Zone.*
- *Farm land to the north and north east of the site and land to the south east, close to Colebrook Road is in the Significant Agriculture Zone.*
- *Other surrounding land is in the Rural Resource Zone.*
- *The northern tip of the site (part of CT123549/1) adjoins Village zoned land in Colebrook township.*
- *A strip of Utilities Zone applies to Colebrook Road and the Railway corridor, which passes through the land.*

Most of the land surrounding the subject land is rural or agricultural zoning. This zoning reflects the historical, and ongoing, rural/agricultural settlement patterns of the area.

Each of the surrounding zones allow for a number of permissible land uses and development that can occur either with or without a permit under the Planning Scheme.

Such use and development should continue without conflict with the use and development allowed under the proposed SAP.

It is important to recognise that the proposed SAP will not change the existing zoning of the land. The SAP will be an added layer of controls to allow for the monastery and associated uses to be established on the site as they cannot be approved under the current zone provisions.

The SAP has been drafted specifically to protect the ongoing agricultural use of most of 2495 Colebrook Road and surrounding land. Three of the four purpose statements for the SAP address this directly and are identical to those in the Rural Resource Zone.

The range of uses allowed for under the SAP is largely the same as the existing zones and/or the future Agriculture zone of the State Planning Provisions, other than specific departures to allow for the establishment of the monastery and associated uses. The use qualifications as well as use and development standards are then used to manage how these uses will be applied on the site.

The draft SAP allows for various sensitive uses that have the most risk of fettering rural and agricultural activities.

To avoid such fettering or conflict, use and development within the SAP area will be controlled through the precincts and the use and development standards. The use standards for Residential and Visitor accommodation provide Acceptable Solutions for limited forms/locations and then have Performance Criteria focussed on avoiding unreasonable conversion of agricultural land and conflict/fettering with use on adjoining land. The Discretionary use standard (which applies to all other discretionary uses in the SAP) has no Acceptable Solution and similar Performance Criteria.

Further, the development standard for setback requires all new buildings for sensitive uses to be sited 200m from boundaries as the Acceptable Solution or otherwise satisfy the Performance Criteria, which requires siting to not conflict or interfere with agricultural use.

With regard to existing dwellings (sensitive use) on adjoining land, the SAP provides for adequate separation to protect these uses, which are similar to the provisions of the current zones.

In regard to the Village Zone, the land that adjoins this Zone is not included in a Precinct and as such is not a focus for development associated with the monastery. The development controls within the SAP are similar to those for the existing Significant Agriculture Zone and therefore will not introduce any additional potential for land use conflict in this area.

In regard to the Utilities Zone, the ongoing use of Colebrook Road and the South Line railway corridor are unlikely to be affected by the use and development in the SAP. Any such impacts will be considered at the time of any Development Applications and will be largely considered by the relevant Code of the Scheme.

Overall the operation of the use and development standards, together with the purpose statements of the

	<p><i>SAP will avoid, as far as practicable, land use conflicts with adjoining permissible land use and development.</i></p>
<p>32 (1) (ea) must not conflict with the requirements of Section 30O</p>	<p><i>Assessment against Section 30O is provided in Table 3 below.</i></p>
<p>32 (1) (f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.</p>	<p><i>The proposed use table is largely based on the current zoning and/or the Agriculture Zone of the future Tasmanian Planning Scheme. The differences are specifically designed to enable the establishment of the monastery and associated uses as envisaged in the Jerusalem Estate Master Plan.</i></p> <p><i>The most notable departures from the current zones are:</i></p> <ul style="list-style-type: none"> <i>• Community meeting and entertainment - to be a Permitted use in all three Precincts;</i> <i>• Crematoria and Cemeteries – to be a Permitted use for a cemetery;</i> <i>• Education and Occasional Care – Discretionary use without qualification;</i> <i>• Food Services – to be a Permitted use where associated with products from the site and Discretionary otherwise;</i> <i>• General Retail and Hire - to be a Permitted use where associated with products from the site and Discretionary otherwise;</i> <i>• Residential – use broadened to allow a Communal dwelling as a Permitted use in the Monastery Precinct;</i> <i>• Tourist Operation – to be a Discretionary use without qualification; and</i> <i>• Visitor accommodation – to be a Discretionary use without qualification.</i> <p><i>In regard to social and economic outcomes, the proposed Jerusalem Estate is expected to create a unique community for Tasmania, which is expected to attract interest and visitors to the Colebrook region. The potential visitor experiences will be subservient to the primary purpose of the monastery, while providing economic support for the Priory. The Visitor Precinct is located very close to the established Colebrook township and is expected to support the economic and cultural growth of the town.</i></p> <p><i>The supporting report considers the environmental values of the site and demonstrate that the proposal will have minimal impact on present values. Existing Codes in the planning scheme will continue to manage matters such as development near waterways, landslide hazard and biodiversity where applicable.</i></p> <p><i>Services can be provided onsite or are otherwise readily available without undue pressure on the region’s resources.</i></p>

	<p><i>Overall the impacts of the proposal are expected to contribute positively to sustainable growth for the region (and Tasmania) and align with numerous relevant State Government Strategies:</i></p> <ul style="list-style-type: none"> • <i>Population Growth Strategy (September 2015) – through encouraging greater diversity, increased jobs, encouraging more people to the State, improve the liveability and cultural diversity of the state.</i> • <i>Cultural and Creative Industries Strategy 2016-2018 – through encouraging cultural precincts, increased visitor numbers, increased diversity in culture and the arts</i> • <i>Tasmania’s Global Education Growth Strategy</i>
<p>Section 32(2) - Considerations of Section 20(2),(3),(4),(5),(6),(7),(8),(9). This Part of the Act does the following:</p> <ul style="list-style-type: none"> • Prescribes what a Planning Scheme can provide for. • Prescribes requirements and protection for the continuation of a lawfully established use or development • Provides the scope of the planning system 	<p><i>The proposed SAP meets the requirements of Section 20.</i></p>
<p>Section 20 (1) a) seek to further the objectives set out in Schedule 1 within the area covered by the scheme; and b) prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993 ; and c) d) have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared; and e) have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000 .</p>	<p><i>Assessment against the objectives of the Act is provided in Table 4 and Table 5 of this report.</i></p> <p><i>Assessment against the State Policies are provided in Part 7 of this Report.</i></p> <p><i>Assessment against the Strategic Plan is provided in Part 10 of this Report.</i></p> <p><i>In regard to the Gas Pipeline, the proposed SAP is not located in the vicinity of the pipeline.</i></p>

(Table 1 – Section 32 of the Act)

6.3 Section 33 of the Act

The requirements of Section 33(2B) are addressed in the Table (Table 2) below:

Act Section	OFFICER COMMENT
<p>33(2B) (a) Whether the requested amendment is consistent with the requirements of section 32 of the Act</p>	<p><i>This section has been addressed in the previous table (Table 1) for “Section 32”.</i></p>
<p>33(2B) (ab) Any representation made under section 30I, and any statements in any report under section 30J as to the merit of a representation, that may be relevant to the amendment; and</p>	<p><i>Council in considering the representations received during the statutory exhibition of the Interim Planning Scheme (late 2015) had to then prepare a report and recommendations to the Tasmanian Planning Commission. This was then the subject of hearings into such matters in mid-2016. Subsequent to the hearings were a number of urgent amendments and directions to Council from the TPC for Planning Scheme amendments (or otherwise).</i></p> <p><i>This section of the Act is a safeguard to avoid conflict between the consideration of an Interim Scheme representation by the Planning Authority and TPC whilst having to also consider a request for an amendment to a planning scheme that may involve similar/same issue. The hearings and final report from the Tasmanian Planning Commission were delivered to Council in May 2017. Of note, in consideration of this matter the Report on the Southern Midlands Interim Planning Scheme 2016) (May 2017) prepared by the TPC there are no outstanding matters in relation to the SMIPS2015.</i></p>
<p>33(2B) (b) any advice referred to in section 65 of the Local Government Act 1993 received by it.</p>	<p><i>In accordance with Section 65 of the Local Government Act 1993, the Council must take into account the advice provided by a person with the necessary qualifications and experience necessary to give such advice. This report is prepared by such persons and provides the appropriate advice and recommendations.</i></p>

(Table 2 – Section 33 of the Act)

6.4 Section 300 of the Act

The requirements of Section 300 of the Act are addressed in the Table (Table 3) below.

Act Section	OFFICER COMMENT
<p>300 (1) An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A), practicable, consistent with the regional land use strategy, if any, for the</p>	<p><i>The proposed amendment is consistent with the Southern Regional Land Use Strategy (STRLUS), considered in more detail in Part 9 of this report.</i></p>

<p>regional area in which is situated the land to which the scheme applies.</p>	
<p>300 (2) An amendment, of a planning scheme, that would amend a local provision of the scheme or insert a new provision into the scheme may only be made under Division 2 or 2A if –</p> <p>(a) the amendment is not such that the local provision as amended or inserted would be directly or indirectly inconsistent with the common provisions, except in accordance with section 30EA, or an overriding local provision; and</p> <p>(b) the amendment does not revoke or amend an overriding local provision; and</p> <p>(c) the amendment is not to the effect that a conflicting local provision would, after the amendment, be contained in the scheme.</p>	<p><i>The proposed amendment will introduce a new Specific Area Plan into the Scheme ordinance and map.</i></p> <p><i>The proposal does not include any changes that conflict with, or override, the common provisions of the Planning Scheme</i></p>
<p>300 (3) Subject to section 30EA, an amendment may be made to a local provision if –</p> <p>(a) the amendment is to the effect that a common provision is not to apply to an area of land; and</p> <p>(b) a planning directive allows the planning scheme to specify that some or all of the common provisions are not to apply to such an area of land.</p>	<p><i>The proposed amendment is not inconsistent with and does not change any common provisions.</i></p>

(Table 3 – Section 30 of the Act)

6.4 Objectives of the Act

The objectives of Schedule 1, Part 1 of the Resource Management and Planning System (RMPS) are addressed in the Table (*Table 4*) below.

Objective	OFFICER COMMENT
<p>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;</p>	<p><i>The subject site is existing rural land that is still mostly used for active agriculture in the form of grazing. The land is zoned Rural Resource and Significant Agriculture.</i></p> <p><i>The proposed SAP will control the type and extent of development by way of the use table, use standards and development standards relating to height, setback and site coverage.</i></p> <p><i>If the SAP is approved, the area of the land that would ultimately be developed is small in context of the overall area of the property, which is almost 1100ha. The site coverage standard allows</i></p>

	<p><i>development of up to 2ha (20,000m²) or 1% of each Precinct area to be developed with buildings. This represents less than 0.1% of the total land area. The majority of the property will continue to be used for agriculture and related rural purposes.</i></p> <p><i>The land is predominantly cleared of native vegetation. There is a small area of threatened Eucalyptus amygdalina forest on the western boundary of the property, which will not be impacted by the proposal and is outside the SAP area.</i></p> <p><i>With regard to values and hazards including protection of waterways, soil and water management and landslide risk, these can be adequately addressed where applicable through the existing Codes of the planning scheme at the time of any Development Application.</i></p> <p><i>The proposed SAP is consistent with this objective.</i></p>
<p>(b) to provide for the fair, orderly and sustainable use and development of air, land and water;</p>	<p><i>The proposed use and development standards together with the purpose statements of the SAP are responsive to the need to provide for fair, orderly and sustainable use of the land.</i></p> <p><i>The application documents sufficiently demonstrate the availability of services and access and generally that the land which is usable for the intended purposes of the SAP without undue impost on service providers and community or at the detriment of the local area.</i></p> <p><i>The proposed SAP is consistent with this objective.</i></p>
<p>(c) to encourage public involvement in resource management and planning;</p>	<p><i>Should the Council decide to initiate the amendment and proceed to exhibit the application then the public will have the opportunity to comment on this proposal during the exhibition period,</i></p> <p><i>The public will have the opportunity to lodge a written representation during the public exhibition period.</i></p> <p><i>The Tasmanian Planning Commission may also hold a public hearing to consider the representations if any are received.</i></p> <p><i>The proposed amendment through the legislative process will encourage public involvement in the planning process.</i></p>

	<i>The proposed SAP is consistent with this objective.</i>
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);	<p><i>The proposed SAP will facilitate the use and development of the site for the monastery and associated uses.</i></p> <p><i>The amendment will facilitate short term economic gain through the development and building stages.</i></p> <p><i>Longer term economic development will be generated through the increased population of Colebrook and the proposed visitor services that will be developed on the site.</i></p> <p><i>The monastery is expected to become a visitor attraction that will benefit Colebrook and the broader area.</i></p> <p><i>The proposed SAP is consistent with this objective.</i></p>
(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.	<p><i>The application represents a shared responsibility for resource management and planning by Council, the Commission, the applicant and the community.</i></p> <p><i>All relevant bodies and individuals will have either a formal role or an opportunity to participate in the approval process.</i></p> <p><i>The proposed SAP is consistent with this objective.</i></p>

(Table 4 – Objectives of the Act Part 1)

6.4.1 The objectives of Schedule 1, Part 2 of the Planning Process established by the Act are addressed below.

Objective	OFFICER COMMENT
(a) to require sound strategic planning and co-ordinated action by State and local government;	<p><i>The proposal is consistent with the Southern Regional Land Use Strategy and will be assessed by local and State government authorities.</i></p> <p><i>The proposed SAP is consistent with this objective.</i></p>
(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;	<p><i>Objectives, policies and controls are set by Planning directives, the Act and the Scheme as considered in this report.</i></p> <p><i>The proposed SAP is consistent with this objective.</i></p>

<p>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;</p>	<p><i>Land capability and other environmental values have been considered.</i></p> <p><i>The proposal meets the economic, social and environmental objectives of the Resource Management Planning System.</i></p> <p><i>The proposed SAP is consistent with this objective.</i></p>
<p>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;</p>	<p><i>The Scheme provisions and proposed PPZ provides an appropriate balance between the environmental, social and economic, conservation and resource management policies and objectives relevant at State, regional and local levels.</i></p> <p><i>The proposed SAP is consistent with this objective.</i></p>
<p>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;</p>	<p><i>The proposal is for a planning scheme amendment only.</i></p> <p><i>The proposed SAP is consistent with this objective.</i></p>
<p>(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;</p>	<p><i>The purpose of the SAP is to establish a monastery in the Benedictine tradition which will contribute to the cultural diversity of the Southern Midlands and Tasmania generally.</i></p> <p><i>The Jerusalem Estate SAP will contribute to the Tasmanian and the local economy whilst promoting the Southern Midlands as a liveable and attractive visitor destination.</i></p> <p><i>The proposed SAP is consistent with this objective.</i></p>
<p>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;</p>	<p><i>The site contains Hardwick House, which is a heritage place listed on the Tasmanian Heritage Register and in the Historic Heritage Code of the Scheme. The listing applies to one title only, being CT123549/1, at the northern end of the property.</i></p> <p><i>Hardwick House is located within the Visitor Precinct of the proposed SAP. The master plan for the site indicates that Hardwick House will be used as a key public interface point, with a library and interpretative materials for visitors displayed there.</i></p> <p><i>A heritage Conservation Management Plan was completed for Hardwick House by Graeme Corney (Architect and heritage consultant) as part of the existing permit for the site (DA2019/42). Restoration works have been undertaken in accordance with that permit and plan, demonstrating the commitment of the Priory to conserve the historic cultural heritage values of the site.</i></p> <p><i>With regard to Aboriginal Heritage, a desktop search has been undertaken by Aboriginal Heritage Tasmania (AHT) and is provided with the application. This shows that there are two known sites within the property and several others in the vicinity.</i></p>

	<p><i>Any future applications for works and/or buildings will need to be referred to AHT to determine if an Aboriginal heritage investigation is required in order to comply with the relevant legislation.</i></p> <p><i>The proposed SAP is consistent with this objective.</i></p>
<p>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;</p>	<p><i>Access to the site is from Colebrook Road, which is managed by the Department of State Growth. Any future development of the site will need to include safe and suitable access from the road with input from the Road Authority.</i></p> <p><i>As mentioned previously, there is a Taswater bulk water main passing the property along Colebrook Road. Any servicing of the site from this asset will require negotiation and approval from Taswater.</i></p> <p><i>At this stage the proposal is for a scheme amendment only. If the amendment is approved, the detail of development and servicing will come with the future Development Applications.</i></p> <p><i>If the planning scheme amendment is initiated the application will be formally referred to the relevant authorities for comment during the advertising period.</i></p> <p><i>Pending the formal exhibition and Council’s consideration of any representations the proposed SAP meets the objective.</i></p>
<p>(i) to provide a planning framework which fully considers land capability.</p>	<p><i>Land capability is considered in the application and the assessment against the State Policies, below.</i></p>

(Table 5 – Objectives of the Act Part 2)

STATE POLICIES

7.1 State Policy on the Protection of Agricultural Land 2009

The purpose of the State Policy on the Protection of Agricultural Land 2009 (“PAL Policy”) is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land. The PAL Policy is directly applicable to the application.

A Land Capability Assessment by Macquarie Franklin has been provided with the application. The land is identified as Class 4 to 6, with around 280ha of Class 4 land, 520ha of Class 5, 55ha of Class 5/6 and 243ha of Class 6 land in more sloping areas. The results of the Land Capability Assessment have been used to inform the development of the Jerusalem Estate Master Plan and SAP, situating development precincts to respond to land capability and avoid unreasonably conflicting with agricultural use. An assessment against the provisions of the PAL Policy are provided.

The PAL Policy is guided by 11 Principles. These Principles are discussed in detail below. Note that no one Principle should be read in isolation from the others. Overall the proposal is considered to be consistent with the PAL Policy.

Principle	OFFICER COMMENT
<p>Principle 1 Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.</p>	<p><i>The land capability report supplied with the application considers the existing use and productive potential of the land.</i></p> <p><i>The site is not currently supplied with irrigation water, however it is within/close to the South East Irrigation Scheme. The land capability report indicates that the productive potential of the land, particularly the higher class sections, could be improved considerably with access to water.</i></p> <p><i>The proposal seeks to protect agricultural land and avoid conflicts with non-agricultural uses through the location of the Precincts and the use and development standards of the proposed SAP.</i></p> <p><i>Therefore the proposal does not conflict with this Principle.</i></p>
<p>Principle 2 Use and development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.</p>	<p><i>The site is not classified as prime agricultural land (Class 1-3) and the proposal therefore does not conflict with this Principle.</i></p>
<p>Principle 3 Use and development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy.</p>	<p><i>The site is not classified as prime agricultural land and the proposal therefore does not conflict with this Principle.</i></p>
<p>Principle 4 The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:</p> <ul style="list-style-type: none"> • Minimising the amount of land alienated; • Minimising negative impacts on the surrounding environment; and • Ensuring the particular location is reasonably required for operational efficiency. 	<p><i>The establishment of utilities, extractive industries and controlled environment agriculture is not part of the proposal.</i></p>
<p>Principle 5 Residential use of agricultural land is consistent with the Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.</p>	<p><i>The site is already developed for residential use.</i></p> <p><i>The proposed amendment will allow for further residential use associated with the monastery complex.</i></p> <p><i>The proposed SAP has been designed with consideration of protecting agricultural land</i></p>

	<p><i>from unreasonable conversion and land use conflict.</i></p> <p><i>Overall, the proposal does not conflict with this Principle.</i></p>
<p>Principle 6 Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits.</p>	<p><i>The site is not classified as prime agricultural land and the proposal therefore does not conflict with this Principle.</i></p>
<p>Principle 7 The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.</p>	<p><i>The proposed SAP has been designed with consideration of the land capability and agricultural potential of the site. The SAP is drafted with a focus on protecting agricultural land from unreasonable conversion and preventing land use conflict.</i></p> <p><i>Overall, the proposal does not conflict with this Principle.</i></p>
<p>Principles 8 Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.</p>	<p><i>The property is partly within an irrigation district.</i></p> <p><i>The titles that are within the irrigation area are not subject to the SAP proposal.</i></p>
<p>Principle 9 Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.</p>	<p><i>This Principle is not relevant to the proposed rezoning.</i></p>
<p>Principle 10 New plantation forestry must not be established on prime agricultural land unless a planning scheme reviewed in accordance with this Policy provides otherwise. Planning scheme provisions must take into account the operational practicalities of plantation management, the size of the areas of prime agricultural land, their location in relation to areas of non-prime agricultural land and existing plantation forestry, and any comprehensive management plans for the land.</p>	<p><i>This Principle is not relevant to the proposed rezoning.</i></p>

Principle 11 Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy.	<i>This Principle is not relevant to the proposed rezoning.</i>
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(Table 6 – PAL Policy)

7.2 State Coastal Policy 1996

The subject site is located more than 1 km from the coastal zone, which is defined by reference to State waters, and the State Coastal Policy therefore does not apply.

7.3 State Policy on Water Quality Management 1997

The State Policy on Water Quality Management aims to achieve the sustainable management of Tasmania’s surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania’s Resource Management and Planning System.

The proposal is for a planning scheme amendment and does not include any development at this point. Future development on the site will be required to comply with the provisions of the Interim Scheme, including the Stormwater Management Code and Waterway and Coastal Protection Code.

National Environmental Protection Measures

The National Environmental Protection Measures (NEPMs), which have been adopted as State Policies, relate to:

- Ambient air quality;
- Air toxics;
- Diesel vehicle emissions;
- Assessment of site contamination;
- Used packaging material;
- Movement of controlled waste between States and Territories; and
- National pollutant inventory.

The NEPMs have been reviewed and relate to issues that are not directly relevant to the proposed amendment.

Southern Tasmania Regional Land Use Strategy 2010–2035

The Southern Tasmania Regional Land Use Strategy (“STRLUS”) is a strategic land use plan for the twelve (12) Council areas in the southern region of Tasmania. It has a 25 year planning time horizon to 2035 for integrated infrastructure, land use and transport planning.

The proposed amendment must as far as practicable be consistent with the STRLUS in accordance with Section 30O of the Act. This is typically considered through assessment of the policies of STRLUS.

Assessment against the most relevant regional policies within STRLUS are provided in the tables (tables 6-8).

Cultural Values	OFFICER COMMENT
<p>CV 1 Recognise, retain and protect Aboriginal heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.</p> <p>CV 1.1 Support the completion of the review of the Aboriginal Relics Act 1975 including the assimilation of new Aboriginal heritage legislation with the RMPS.</p> <p>CV 1.2 Improve our knowledge of Aboriginal heritage places to a level equal to that for European cultural heritage, in partnership with the Aboriginal community,</p> <p>CV 1.3 Avoid the allocation of land use growth opportunities in areas where Aboriginal cultural heritage values are known to exist.</p> <p>CV 1.4 Support the use of predictive modelling to assist in identifying the likely presence of Aboriginal heritage values that can then be taken into account in specific strategic land use planning processes.</p> <p>CV 2 Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.</p> <p>CV 2.1 Support the completion of the review of the Historic Cultural Heritage Act 1995.</p> <p>CV 2.2 Promulgate the nationally adopted tiered approach to the recognition of heritage values and progress towards the relative categorisation of listed places as follows:</p>	<p><i>A desktop assessment of Aboriginal Heritage by Aboriginal Heritage Tasmania has shown that there are two known sites on the land and several in the general area.</i></p> <p><i>As there is no development proposed as part of this amendment, further investigation has not been conducted at this stage.</i></p> <p><i>Future development applications will require consideration of Aboriginal Heritage values to ensure compliance with the Aboriginal Heritage Act 1975 (renamed since the publication of STRLUS).</i></p> <p><i>In regard to European historic heritage, Hardwick House is located on the land and is a Heritage Place listed at a State level on the Tasmanian Heritage Register and also within the Historic Heritage Code of the Interim Planning Scheme.</i></p> <p><i>The Notre Dame Priory have already demonstrated a commitment to protect and recognise the historic cultural heritage values of the site.</i></p> <p><i>The existing provisions of the Historic Heritage Code of the Interim Planning Scheme will ensure the continued protection of these values.</i></p>

<p>a. places of local significance are to be listed within the Local Historic Heritage Code, as determined by the local Council</p> <p>b. places of state significance are to be listed within the Tasmanian Heritage Register, as determined by the Tasmanian Heritage Council.</p> <p>c. places of national or international significance are listed through national mechanisms as determined by the Australian Government.</p>	
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(Table 7)

Tourism	OFFICER COMMENT
<p>T1 Provide for innovative and sustainable tourism for the region.</p> <p>T 1.1 Protect and enhance authentic and distinctive local features and landscapes throughout the region.</p> <p>T 1.2 Identify and protect regional landscapes, which contribute to the region’s sense of place, through the planning scheme.</p> <p>T 1.3 Allow for tourism use in the Rural Zone and Agriculture Zone where it supports the use of the land for primary production.</p> <p>T 1.4 Provide flexibility for the use of holiday homes (a residential use) for occasional short-term accommodation.</p> <p>T 1.5 Provide flexibility within commercial and business zones for mixed use developments incorporating tourism related use and development.</p> <p>T 1.6 Recognise, that the planning scheme may not always be able to accommodate the proposed tourism use and development due to its innovative and responsive nature.</p> <p>T 1.7 Allow for objective site suitability assessment of proposed tourism use and</p>	<p><i>The proposed amendment seeks to facilitate the development of the Jerusalem Estate Master Plan, which includes tourism elements ancillary and supportive of the main purpose to establish a Benedictine monastery.</i></p> <p><i>The proposal will provide a visitor experience that is unique in the region and Tasmania generally.</i></p> <p><i>The proposal will not negatively impact on the rural landscape and community features of the Colebrook region.</i></p> <p><i>The tourism and monastery uses will centre around agricultural use of the site.</i></p>

development through existing planning scheme amendment processes (section 40T application).	
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(Table 8)

Productive Resources	OFFICER COMMENT
<p>PR1 Support agricultural production on land identified as regionally significant by affording it the highest level of protection from fettering or conversion to non-agricultural uses.</p> <p>PR 1.1 Utilise the 'Significant Agriculture Zone' to identify regionally significant agricultural land in planning schemes and manage that land consistently across the region.</p> <p>PR 1.2 Avoid potential for further fettering from residential development by setting an acceptable solution buffer distance of 200 metres from the boundary of the Significant Agriculture Zone, within which planning schemes are to manage potential for land use conflict.</p> <p>PR 1.3 Allow for ancillary and/or subservient non-agricultural uses that assist in providing income to support ongoing agricultural production.</p> <p>PR 1.4 Prevent further land fragmentation by restricting subdivision unless necessary to facilitate the use of the land for agriculture.</p> <p>PR 1.5 Minimise the use of significant agricultural land for plantation forestry.</p>	<p><i>The proposed SAP will not replace the existing Rural Resource and Significant Agriculture zoning, if approved it would become an additional layer of controls to facilitate the monastery development.</i></p> <p><i>The site has been chosen for this development because the full realisation of the Benedictine tradition relies upon the ability to use the land productively.</i></p> <p><i>The SAP has been designed with consideration of land capability to ensure that the land with the most agricultural potential is protected and continued to be used for this purpose.</i></p> <p><i>The Retreat Precinct and most of the Monastery Precinct are located in the Rural Resource Zone, rather than the higher value Significant Agriculture Zone. The existing location of Hardwick House has influenced the placement of the Visitor Precinct, however much of this area is already used for other purposes.</i></p> <p><i>The SAP includes use and development standards to limit conversion of agricultural land and to avoid land use conflict and fettering by sensitive uses.</i></p> <p><i>The SAP does not change the potential for subdivision/boundary reorganisation from the underlying zones.</i></p> <p><i>Overall, the proposal is found to be consistent with this policy.</i></p>
<p>PR2 Manage and protect the value of non-significant agricultural land in a manner that recognises sub-regional diversity in land and production characteristics.</p> <p>PR 2.1 Tailor planning scheme standards, particularly the minimum lot size for subdivision, according to the designated subregion.</p> <p>PR 2.2</p>	<p><i>The SAP will limit the conversion of agricultural land to other uses through the development standard for site coverage. This will ensure the vast majority of the site is still available and used for agricultural purposes.</i></p> <p><i>The long term agricultural potential of the surrounding lands will not be lost due to the creation of the SAP. The standards and the purpose statements are specifically tailored to this site and to minimise and avoid impact on the surrounding agricultural land.</i></p>

<p>Ensure the minimum lot size takes into account the optimum size for the predominating agricultural enterprise within that subregion.</p> <p>PR 2.3 Utilise the settlement strategy to assess conversion of rural land to residential land through rezoning, rather than the potential viability or otherwise of the land for particular agricultural enterprises.</p> <p>PR 2.4 Ensure opportunities for down-stream processing of agricultural products are supported in appropriate locations or ‘on-farm’ where appropriate supporting infrastructure exists and the use does not create off-site impacts.</p> <p>PR 2.5 Provide flexibility for commercial and tourism uses provided that long-term agricultural potential is not lost and it does not further fetter surrounding agricultural land.</p> <p>PR 2.6 Ensure the introduction of sensitive uses not related to agricultural use, such as dwellings on small non-farming titles, are only allowed where it can be demonstrated the use will not fetter agricultural uses on neighbouring land.</p>	<p><i>The SAP does not change the potential for subdivision/boundary reorganisation from the underlying zones.</i></p> <p><i>The proposal includes tourism uses which will largely be tied to the agricultural use of the land and will not cause loss of long-term agricultural potential.</i></p> <p><i>Overall, the SAP is consistent with the Productive Resources Policy.</i></p>
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(Table 9)

Activity Centres	OFFICER COMMENT
<p>AC 1.1 Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.</p> <p>AC 1.3 Discourage out-of-centre development by only providing for in-centre development within planning schemes</p> <p>AC 1.4 Promote a greater emphasis on the role of activity centres, particularly neighbourhood and local activity centres, in revitalising and strengthening the local community.</p>	<p><i>The applicant advises that the property was chosen by Notre Dame Priory for several reasons, including agricultural and heritage values and the location near to Colebrook.</i></p> <p><i>The location only 1km from the township provides the opportunity to be near to and support the existing town services and community while also providing the degree of separation and privacy required for the monastery.</i></p> <p><i>The visitor service uses included in the SAP including accommodation, retail and food services are intended to be of an ancillary scale and directly supportive of the main purpose of the monastery and associated agricultural development of the land. The tourism generated by the site is expected to provide flow on benefits</i></p>

	<p><i>to the Colebrook town and region more generally.</i></p> <p><i>The SAP does not seek to establish a new activity centre or negatively impact the activity centre hierarchy. It anticipates a complementary cultural and visitor node to the Colebrook township.</i></p> <p><i>The residents of Jerusalem Estate intend to continue to rely upon the services available in Colebrook for some daily essential services.</i></p>
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(Table 10)

Objectives of the Southern Midlands Interim Planning Scheme 2015

Section 3.0 of the Southern Midlands Interim Planning Scheme 2015 sets out objectives for the Scheme around several themes including infrastructure, residential, growth, activity centres, economic activity, competitiveness, productive resources and liveability.

The following objectives are considered to be directly relevant to the proposal:

3.0.3 Activity Centres: Local Objectives

To develop activity centres that build upon their existing local character and best serve their local communities or regional area whilst providing appropriate businesses and community use opportunities.

The SAP does not seek to introduce a new activity centre or undermine the existing activity centre hierarchy.

The proposal will support the local activity centre of Colebrook and build upon the local character and values of the area. The Jerusalem Estate will provide a complementary cultural and visitor attraction close to the established township and is expected to generate some tourism in the area.

Services in the town will continue to be supported by the residents of Jerusalem Estate.

3.0.4 Economic Infrastructure: Local Objectives

To improve the economic infrastructure of the Southern Midlands.

(d) The municipality's heritage assets are protected, recognising their substantial contribution to the area's unique competitive advantage within the tourism sector.

The heritage assets of the site (Hardwick House) will be protected and eventually shared through visitor access. The heritage values of the site were one of the reasons it was chosen for this proposal.

3.0.5 Productive Resources: Local Objectives

To support the productive resources of the Southern Midlands and encourage diverse and viable high value agricultural enterprise and other rural resource industries.

The proposal will continue to value and support the agricultural use of the property and surrounding land. A land capability assessment has been undertaken to inform the arrangement of the SAP in order to maximise the productive value of the land. The Jerusalem Estate Master Plan envisions a broadening of agricultural pursuits on the site, possibly including horticulture and viticulture.

3.0.6 Natural Environment: Local Objectives

To contribute to the maintenance of the natural environment and agricultural land.

The application considers the natural environment including biodiversity values on part of the land and seeks to maintain and protect agricultural land.

3.0.6 Competitiveness: Local Objectives

To ensure that the Southern Midlands is competitive on a state, national and international basis.

(b) The Southern Midlands continues to build as a key tourism destination.

The proposal would provide for a unique contribution to the cultural diversity in the Southern Midlands as well as contributing to the tourism sector in the Coal River Valley and municipality generally.

Southern Midlands Council Strategic Plan

Section 20(d) of the Act requires consideration of the Council's Strategic Plan, as adopted in accordance with Division 2 of Part 7 of the *Local Government Act 1993*.

The Southern Midlands Council Strategic Plan 2014 to 2023 provides strategic goals and operational actions arranged under six (6) themes:

- **Infrastructure:** The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.
- **Growth:** The need to increase the population in the municipality and to grow the level of agricultural, commercial and industrial activity.
- **Landscapes:** The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.
- **Lifestyle:** The need to increase the opportunities for improved health and well-being of those that live in the Southern Midlands.
- **Community:** The need to retain and build on the strong sense of Community that exists within the Southern Midlands.
- **Organisation:** The need to monitor and continuously improve the efficiency and effectiveness of the way the Council provides services to the Community.

The following goals and actions are also considered to be relevant to and furthered by the proposal:

2.2.1.1 *Seek opportunities to support the development and growth of a wide range of tourism in the Southern Midlands.*

2.2.1.3 *Support the development of tourism products.*

- 2.3.1.1 *Continue to facilitate and actively promote the development of new business opportunities.*
- 2.3.1.9 *Develop opportunities and participate in a range of business activities centred on the unique competitive advantage of assets in the Southern Midlands.*
- 3.1.2.2 *Facilitate and investigate opportunities for assisting heritage property owners in conserving heritage places alongside sustainable ongoing usage.*
- 4.10.1.1 *Develop partnerships increasing educational opportunities within the Southern Midlands for the entire community.*

CONCLUSION

This report has assessed a request for an amendment to the *Southern Midlands Interim Planning Scheme 2015* to introduce the proposed Jerusalem Estate Specific Area Plan, to allow for establishment of a Benedictine monastery and associated visitor services at 2495 Colebrook Road, Colebrook.

If Council agree to initiate the amendment the proposal will be exhibited for public comment and referred to the Tasmanian Planning Commission.

The proposal has found to be consistent with the applicable objectives and sections of the Act, State Policies and the Southern Tasmanian Regional Land Use Strategy.

It is recommended that the Council agrees to initiate the planning scheme amendment and exhibit it for public comment.

RECOMMENDATION

THAT, Council:

1. Pursuant to Section 34(1)(a), former provisions, of the *Land Use Planning & Approvals Act 1993*, the Planning Authority agree to initiate draft Planning Scheme Amendment RZ2020/02 comprising:
 - a) Apply the Jerusalem Estate Specific Area Plan to land at 2495 Colebrook Road, Colebrook, specifically Certificates of Title 123549/1, 123540/1, 175263/1 and 123539/2 ; and
 - b) Amend the ordinance to include the provisions of the Jerusalem Estate Specific Area Plan.
2. Pursuant to Section 35(1), former provisions, of the *Land Use Planning & Approvals Act 1993*, resolves that draft Planning Scheme Amendment RZ2020/02 meets the requirements specified under Section 32 former provisions of the Act.

3. Pursuant to Section 35(2) of the *Land Use Planning & Approvals Act 1993*, former provisions, resolves to prepare and certify draft Planning Scheme Amendment RZ2020/02 and sign and seal the instrument as required.
4. Pursuant to Section 35(4) of the *Land Use Planning & Approvals Act 1993*, former provisions, that a copy of draft Planning Scheme Amendment RZ2020/02 and certified instrument be provided to the Tasmanian Planning Commission.
5. Pursuant to Section 38 of the *Land Use Planning & Approvals Act 1993*, former provisions, resolves to place the draft Planning Scheme Amendment RZ2020/02 on public exhibition for a period of no less than 28 days.

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

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

12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

12.1 Roads

Strategic Plan Reference 1.1.1

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

Nil.

12.2 Bridges

Strategic Plan Reference 1.2.1

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

Nil.

12.3 Walkways, Cycle ways and Trails

Strategic Plan Reference 1.3.1

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

Nil.

12.4 Lighting

Strategic Plan Reference 1.4.1a & 1.4.1b

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

Nil.

12.5 Buildings

Strategic Plan Reference 1.5.1

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

Nil.

12.6 Sewers / Water

Strategic Plan Reference(s) 1.6.1 & 1.6.2

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

Nil.

12.7 Drainage

Strategic Plan Reference 1.7.1

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

Nil.

12.8 Waste

Strategic Plan Reference 1.8.1

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

Nil.

12.9 Information, Communication Technology

Strategic Plan Reference 1.9.1

Improve access to modern communications infrastructure.

Nil.

12.10 Officer Reports – Infrastructure & Works

12.10.1 MANAGER – INFRASTRUCTURE & WORKS REPORT

Author: MANAGER INFRASTRUCTURE & WORKS (JACK LYALL)

Date: 22 MAY 2020

Roads Program

One grader is currently working on Bowhill Road, Oatlands and the other grader is on Sugarloaf Road, Kempton. They will then head to Interlaken and York Plains areas.

Improvements on Lovely Banks Road are commencing on Monday, 25th May 2020.

Town and General Maintenance

Town and general maintenance is continuing in all other areas.

The underground power project on the Esplanade, Oatlands is progressing well.

Reeve Street, Campania kerb and gutter has been installed. Footpath works continuing.

Waste Management Program

Operating arrangements at the Waste Transfer Stations are working well.

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

RECOMMENDATION

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

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

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

13.1 Residential

Strategic Plan Reference 2.1.1

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

Nil.

13.2 Tourism

Strategic Plan Reference 2.2.1

Increase the number of tourists visiting and spending money in the municipality.

Nil.

13.3 Business

Strategic Plan Reference 2.3.1a, 2.3.1b & 2.3.1c

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

Nil.

13.4 Industry

Strategic Plan Reference 2.4.1 & 2.4.2

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

Nil.

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

14.1 Heritage

Strategic Plan Reference 3.1.1, 3.1.2 & 3.1.3

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

14.1.1 HERITAGE PROJECT PROGRAM REPORT

Author: MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

Date: 22 MAY 2020

ISSUE

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

DETAIL

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

- Progressing planned exhibitions and events for launch once COVID-19 restrictions allow.
- Commencement of an audit and cataloguing process of heritage collection items in Council-owned halls.
- Finalising a review of the Callington Mill heritage and archaeological collection ahead of loan negotiations for display in the new initiative.
- Progressing a scoping document for a major review of the heritage collections store.
- Further transcription of letters from the Weeding letters collection and uploading of weekly stories to social media and Council's website.
- Addressing an increase in statutory heritage referrals and pre-application advice.
- Providing input into collaborative Heritage Education and Skills Centre initiatives.
- Preparation of budget submissions for 2020/21 financial year.
- Collaborating with UTas and Heritage Tasmania for finalisation of the project report for the Oatlands Guard House excavations. A copy of the excavation report can be provided to Councillors upon request.
- Completion of restoration works to the Oatlands Court House privies and cell.

RECOMMENDATION

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

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

14.2 Natural

Strategic Plan Reference 3.2.1 & 3.2.2

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

14.2.1 NRM UNIT – GENERAL REPORT (MAY 2020)

Author: NRM PROGRAMS MANAGER (MARIA WEEDING)

Date: 18 MAY 2020

ISSUE:

Southern Midlands Landcare Unit Monthly Report.

DETAIL

- Lake Dulverton foreshore pathway new and upgrade project: A Permit has now been granted from DPIPWE for works to proceed with conditions around the management of some plant species found as a result of the Natural Values Survey that was undertaken. The granting of this permit was critical for the pathway works to proceed. Parks & Wildlife have been assessing the Reserve Activity Statement, with the Regional Manager having endorsed the RAA Level 2. It is now being assessed by various specialists within Parks & Wildlife. It is not expected that this phase will be completed until early June.
- In regard to the pine tree area at Mahers Point a permit application for the works involved to tidy the area was deferred to the 1st May meeting for consideration by the Aboriginal Heritage Trust. This was because the Trust wanted information on the significance and values of the AH3917 site. This has been provided. There is no further update at this stage.
- Victoria Hall at Kempton – Upgrade: A Planning Permit has now been issued. Detailed Building Plans are continuing to be drawn up, ready to submit for building approval.
- Mt Pleasant Recreation Ground Club Rooms - toilet block extension. A builder has been commissioned to undertake the works. An extension to the time line for this project to be completed has been granted. The original completion date was mid 2020.
- Helen Geard has been busy working on the new road assets management system. This has involved working with the old data and updating the data.
- Both Helen, Maria and Jen have spent some time on the Dulverton Walking track undertaking some planting maintenance and weed control works.

WEEDS REPORT

The Weeds Officer Jen Milne has provided the following report for the month ending 18th May 2020.

Site visits and roadside weed control

Inspections:

- known Paterson's curse sites in municipality and some reported new sites. Plants currently germinating with some flowering on most sites on record. Many of these sites there were no plants visible in 2019. Roadside spot spraying has been undertaken on council roads. Some areas will need to be re-treated as new plants germinate. Landowners notified where management on private property has not been discussed. New site found on Green Valley Rd.
- possible Serrated tussock nearby existing site on Midland Highway with landowners (confirmed not ST).
- roadside Opuntia (cactus species) in Campania. Zone A weed, only recorded site in Tas. State growth arranging control and have discussed with adjoining landowners. Record uploaded to Natural Values Atlas.
- roadside pampas at Kempton removed, St John's wort scheduled for control. Pampas on Green Valley Road. removed.
- Inspection of pampas in Campania and discussion with landowner on control options. Second site located in Campania on Native Hut Rivulet Road, landowners notified.
- New pampas site located in Bagdad, landowners notified.
- New boneseed site found on roadside of Native Hut Rivulet Road and removed (likely brought in on fill).
- Survey and control of weeds on Lake Dulverton walkway, part way to Parattah. Broom removed (in conjunction with Helen Geard).
- Weed database updated as new control actions undertaken and new weed sites are found.

Projects:

- Brighton – inspections at request of Brighton Council under resource sharing arrangement. Mainly on Paterson's curse which has coincided with SM control actions.
- Weed Action Fund (grant) – site visit with landowner to discuss timing of heli spraying for upcoming thistle control.
- Drought Weed (DPIPWE) project – Grant deed signed. Set to start July 1st 2020.

Communication:

- Discussion with landowners regarding weed notifications and their ongoing control plans.
- Facebook post about Pampas in flower (one report received in response to post).

RECOMMENDATION

THAT the Landcare Unit Report (May 2020) be received and the information noted.

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

14.2.2 NRM UNIT – GENERAL REPORT (APRIL 2020)

Author: NRM PROGRAMS MANAGER (MARIA WEEDING)

Date: 20 APRIL 2020

ISSUE: Southern Midlands Landcare Unit Monthly Report.

DETAIL

- Lake Dulverton foreshore pathway new and upgrade project: The vegetation survey (Natural Values Assessment – NVA) report has been completed. The report has been submitted to the Department of Primary Industries Parks Water & Environment as part of a Permit application due to the presence of the plant species located on the foreshore. Andrew Welling from Enviro Dynamics has written up the Permit Application and submitted it for processing on behalf of Southern Midlands Council. The granting of a Permit will be critical for the path works to proceed. Parks and Wildlife were waiting on the NVA report in order to progress a Reserve Activity Assessment (RAA). The Australian Government returned a signed Grant Deed for this project last week.
- Callington Park Playground upgrade: This project is still on track for the equipment to be installed in mid 2020.
- In regard to the pine tree area at Mahers Point a permit application for the works involved to tidy the area is scheduled for Aboriginal Heritage Trust consideration at their March meeting. An enquiry has been made to AHT as to an update following the 27th March meeting. No reply information has been supplied to SMC at this stage.
- Victoria Hall at Kempton – Upgrade: The plans for the upgrade were submitted to SMC Planning Department. They were advertised for public comment. No submissions were received. It is expected that a Planning Permit will be issued shortly. Detailed Building Plans are now being drawn up, ready to submit for building approval.
- Kempton Streetscape: Anti graffiti paint has been purchased for the second stage of the mural that has been installed on the back wall of the recreation ground grandstand. Community Members involved with the mural project will apply the product, but are awaiting the lifting of Covid 19 social distancing rules before this work can be undertaken.
- Mt Pleasant Recreation Ground Club Rooms - toilet block extension. A detailed discussion was recently held on site to confirm the works required for this project. The current budget will need some additional funds as a result of some difficulties sourcing the quantity of volunteer labour that was originally planned. This is due to Covid 19 issues. An extension to the time line for this project to be completed has been requested. The original completion date was mid 2020.

WEEDS REPORT

The Weeds Officer Jen Milne has provided the following report for the month ending 14th April 2020.

Site visits and roadside weed control:

- Inspection of Spinning Gum Nature Reserve at Tunnack (old tip site) in regards to public enquiry regarding an 'isolated' broom infestation. As a follow on from the site visit, contact has been made with Parks & Wildlife as the managing authority of this land parcel, in regard to future weed control in this reserve.
- Inspection of Chilean Needle grass site at Tea Tree. Inspection and follow up on control actions for property at Tea Tree with Paterson's curse, which is currently flowering.

Projects:

- Weed Action Fund - Discussions with DPIPWE and participating councils on the Weed Action Fund Drought and Weed Management Program. There are five councils who have been included as eligible for this program to received up to \$55 000 to deliver support to landowners to manage weeds who are experiencing weed issues due to drought. SMC is eligible and have put in an application. A draft grant deed has been received, awaiting finalised deed from DPIPWE
- The project will support landowners in the Southern Midlands who are experiencing difficulties managing weeds which are likely to increase and spread due to drought. Project to start in July 2020.
- Updated weed section of Draft Southern Midlands NRM Strategy.
- Brighton – inspections at request of Brighton Council under resource sharing arrangement.

RECOMMENDATION

THAT the Landcare Unit Report (April 2020) be received and the information noted.

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

14.3 Cultural

Strategic Plan Reference 3.3.1

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

Nil.

14.4 Regulatory (Other than Planning Authority Agenda Items)

Strategic Plan Reference 3.4.1

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

Nil.

14.5 Climate Change

Strategic Plan Reference 3.5.1

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

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LIFESTYLE)

15.1 Community Health and Wellbeing

Strategic Plan Reference 4.1.1

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

Nil.

15.2 Youth

Strategic Plan Reference 4.2.1

Increase the retention of young people in the municipality.

Nil.

15.3 Seniors

Strategic Plan Reference 4.3.1

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

Nil.

15.4 Children and Families

Strategic Plan Reference 4.4.1

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

Nil.

15.5 Volunteers

Strategic Plan Reference 4.5.1

Encourage community members to volunteer.

Nil.

15.6 Access

Strategic Plan Reference 4.6.1a & 4.6.1b

Continue to explore transport options for the Southern Midlands Community / Continue to meet the requirements of the Disability Discrimination Act (DDA).

Nil.

15.7 Public Health

Strategic Plan Reference 4.7.1

Monitor and maintain a safe and healthy public environment.

Nil.

15.8 Recreation

Strategic Plan Reference 4.8.1

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

Nil.

15.9 Animals

Strategic Plan Reference 4.9.1

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

15.9.1 ANIMAL MANAGEMENT REPORT

Author: ANIMAL MANAGEMENT OFFICER (RACHEL COLLIS)

Date: 19 MAY 2020

Enclosure:

Animal Management Statement – May 2020

ISSUE

Consideration of the Animal Management/Compliance Officer's report for May 2020

The purpose of the report is twofold:

1. To inform Council and the community of infringements issued by Council Officers in relation to Animal Management for the period January to May 2020; *and*
2. Provide a brief summary of actions and duties undertaken by Council Officers in relation to animal management.

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

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

Resource Sharing

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

INFRINGEMENT DETAILS

23 January 2020: "Dog at large" in Kempton area, infringement issued after caution letter and several verbal warnings.

30 March 2020: "Dogs at large" Bagdad area entered neighbouring property.

23 April 2020: "Dog attacking persons or animal"- (Meaning under the *Dog Control Act 2000* section 19(1) it states if a dog rushes at or chases any person it is a form of attacking). Mangalore.

ENCLOSURE

Agenda Item 15.9.1



YTD ANIMAL MANAGEMENT STATEMENT
January – May 2020

DOG IMPOUNDS	RECLAIMED	ADOPTED	EUTHANISED
10	7	2 (dogs home)	1
OTHER IMPOUNDS	RECLAIMED	ADOPTED	EUTHANISED
Ewe and lamb			

JOBS ATTENDED
January 2020 – May 2020:

DOGS AT LARGE	DOG ATTACKS	DOG BARKING	DOG GENERAL
13	6	4	2
Central Highlands 1	Central Highlands 0	Central Highlands 0	Central Highlands 0
NEW KENNEL INSPECT	WELFARE	STOCK	OTHER
7	0	2	0
Central Highlands 0	Central Highlands 0	Central Highlands 0	Central Highlands 0

REGISTERED DOGS: 1755

KENNEL LICENCES: 46

INFRINGEMENTS ISSUED: 3

RECOMMENDATION

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

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

15.10 Education

Strategic Plan Reference 4.10.1

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

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Capacity

Strategic Plan Reference 5.1.1 & 5.1.2

Build the capacity of the community to help itself and embrace the framework and strategies articulated through social inclusion to achieve sustainability / Maintain and strengthen communities in the Southern Midlands.

Nil.

16.2 Safety

Strategic Plan Reference 5.2.1

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

Nil.

16.3 Consultation & Communication

Strategic Plan Reference 5.3.1

Improve the effectiveness of consultation and communication with the community.

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Strategic Plan Reference(s) 6.1.1, 6.1.2, 6.1.3, 6.1.4 & 6.1.5

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

17.1.1 MOBILE FOOD VENDORS (FOOD VANS) – SURVEY RESULTS & FURTHER POLICY POSITION DISCUSSION

Author: SENIOR PLANNING OFFICER (JACQUI TYSON)

Date: 19 MAY 2020

Enclosure:

Draft Council Policy – Mobile Food Vendors

INTRODUCTION

At the Council meeting held on the 11th December 2019 Council first considered the possibility of developing a Policy relating to Mobile Food Vendors.

It was decided that Council should undertake public consultation to seek input from the community and businesses before Council make any decision on a policy position in this area.

A public survey was undertaken and the results were reported to Council at the meeting held on the 25th March 2020. It was decided that a draft Policy should be prepared for consideration by Council.

DETAIL

A draft Mobile Food Vendor Policy has now been prepared for consideration by Council.

Sixteen (16) areas around the Southern Midlands that are considered appropriate for mobile food vendors have been identified in the Policy. Additional areas can be considered and added if suitable.

Some of the identified areas are owned/managed by community groups. The support of these groups has been obtained prior to inclusion in the Policy and any vendor wanting to use these sites will need to obtain permission from the relevant group.

The trading times in the draft Policy are the maximum times suitable under environmental/noise regulations and can be further reduced if Councillors see fit.

New fees for Mobile food vendor permits have been nominated in the proposed fee schedule for the new financial year. The fees have been determined based on the administration requirements and a review of fees for similar permits at other small-medium municipalities in Tasmania. The proposed fees are:

Local vendors (Southern Midlands residents):

- 1 year permit \$200
- 3 month permit \$80

Other vendors:

- 1 year permit \$250
- 3 month permit \$100

RECOMMENDATION

THAT Council adopt the Mobile Food Vendor Policy.

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

ENCLOSURE
Agenda Item 17.1.1



Council Policy
MOBILE FOOD VENDORS

Approved by: Council
Approved date: Insert date
Review date: Insert date

1. PURPOSE

The purpose of the policy is to address the circumstances and conditions under which the Southern Midlands Council will permit mobile food vendors to trade from land owned or managed by the Council.

2. OBJECTIVE

The objectives of this Policy are to:

- 2.1** Provide a clear permit process and permit conditions for mobile food vendor trading on Council land.
- 2.2** Acknowledge that mobile food vendors can make positive contributions to the attraction and vitality of the Southern Midlands municipality and provide economic, social and cultural benefit to the community.
- 2.3** Accommodate mobile food vendor trading on Council land in a reasonable manner which will:
 - a) complement and not unreasonably compete with existing fixed address food businesses;
 - b) provide the community and visitors with additional diversity and choice;
 - c) provide for locations that are safe and convenient in terms of access, facilities, and attraction, and which do not unreasonably interfere with the purpose and security of other public assets or inconvenience the function or amenity of other users and the environment; and
 - d) Provide all mobile food vendors with an equal opportunity to trade from Council land.

3. SCOPE

- 3.1** This Policy applies to Council land within the Southern Midlands municipal area and some specific sites managed by community groups.
- 3.2** This policy does not apply to Crown land or private land. Mobile food vendors may operate on private land under a permit granted under the *Land Use Planning and Approvals Act 1993*.
- 3.3** This policy does not apply to mobile food vendors involved in events such as markets, fairs or festivals.

4. DEFINITION OF TERMS



Council Policy
MOBILE FOOD VENDORS

Approved by:
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Insert date

In this policy:

Council - means the Southern Midlands Council.

Council land - means any land owned, managed by, or under the control of the Council, but does not generally include a road or local highway under the control and management of the Council.

Mobile food vendor - means a commercial operator trading from a mobile structure that is registered as a mobile food and beverage business within Tasmania under the *Food Act 2003*. This includes both registered vehicles such as vans, caravans and trailers; and non-registered vehicles such as coffee carts or hotdog carts.

Mobile food vendor permit - means a permit issued in accordance with this policy.

5. POLICY

5.1 General

Mobile food vendors must obtain and display a Mobile food vendor permit to operate on Council land in the Southern Midlands municipality.

Council will apply for and hold a permit under the *Land Use Planning and Approvals Act 1993* for each of the approved Trading Locations (identified below).

5.2 Mobile Food Vendor Permit Applications

Applications for a Mobile Food Vendor Permit are to be made by completing the approved Council form and paying the applicable fee as set by Council.

Applicants must indemnify Council against any liability that may arise as a direct result of the mobile food vendor trading within an approved location.

Mobile Food Vendor Applications must include the following information:

- a) Specify the intended trading locations, frequency and times;
- b) Current mobile food business registration under the *Food Act 2003*;
- c) If the business is to operate from a vehicle, the current registration under the *Vehicle and Traffic Act 1999*;
- d) Current ABN or ACN; and
- e) Public liability insurance policy with cover of not less than \$20 million.

5.3 Trading Locations



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Mobile food vendors holding a valid Mobile Food Vendor Permit may trade from the following approved locations only:

- Bagdad – Chauncy Vale - Visitor Precinct or Bagdad Community Club car park
- Broadmarsh – Broadmarsh Hall
- Campania – Campania Recreation Ground or car park at the corner of Climie Street and Reeve Street
- Colebrook – Colebrook Hall or Colebrook History Room/Park
- Kempton – Kempton Recreation Ground or Victoria Hall car park
- Mangalore – Mangalore Oval or Council reserve at the corner of Blackbrush Road/Midland Highway
- Oatlands – Callington Park or Esplanade car park
- Parattah – Recreation Ground
- Tunnack – Tunnack Recreation Ground
- Tunbridge – Tunbridge Hall

Approved locations are identified by maps in Appendix 1 below.

Council may consider adding additional trading locations if suitable sites are identified by applicants or the public.

5.4 Prohibited Locations

Mobile food vendors are prohibited from operating in the following locations:

- a) State roads or highways, including rest stops such as St Peters Pass, and roadside truck stops.

This Policy does not apply to occasional initiatives run by a suitable organisation, such as 'Driver Reviver' stops.

- b) Council will not permit a mobile food vendor to trade from any road area under the management of the Council, unless specifically identified in the approved trading locations.

Vendors may operate from a Council road as part of an organised event exempt from this Policy under clause 3.3.

5.5 Trading Restrictions

The following trading restrictions apply to mobile food vendors operating under this Policy:

- a) Trade within any one approved trading location no more than three days per calendar week;
- b) Trade for no more than 4 hours within one day at a single location;



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MOBILE FOOD VENDORS

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c) Trade within the following approved times:

Monday to Friday	7am – 10pm
Saturday	9am – 10pm
Sunday and Public Holidays	10am – 8pm

d) A maximum of three (3) mobile food vendors may operate in an approved trading location at the same time.

5.6 Fees

A fee will apply for a Mobile food vendor permit application. An application may be for an annual permit or a three month permit.

The fees will be set by Council annually in accordance with Section 205 of the *Local Government Act 1993* and published as part of the annual fee schedule.

Permits will not automatically be renewed. Operators will be required to apply for a new permit when their existing permit expires.

5.7 Conditions of Operation

The following conditions will apply to all mobile food vendors operating under this Policy:

- a) Mobile Food Vendor Permits are issued for one vehicle only and are not able to be shared or transferred.
- b) Mobile Food Vendor Permits will be issued subject to conditions.
- c) Mobile food vendors must display their valid Mobile Food Vendor Permit when operating.
- d) Mobile food vendors must ensure they are legally parked at all times.
- e) Mobile food vendors must not obstruct or restrict the use of roads, driveways, footpaths, walkways or parking areas by other users in any way.
- f) Mobile food vendors are expected to provide their own power, water and rubbish disposal.
- g) Mobile food vendors are responsible for ensuring that rubbish is removed from the site and surrounds at the conclusion of trading and ensuring that no waste water or other contaminants discharge from the vehicle.
- h) Council strongly encourages Mobile Food Vendors to provide containers and utensils that are made from compostable and recyclable materials.
- i) Mobile food vendors must trade wholly from within their vehicle.



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MOBILE FOOD VENDORS

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- j) Mobile food vendors must not leave vehicles unattended in an approved trading location.
- k) Noise from generators and other sources is kept to a minimum.
- l) Mobile food vendors must follow any and all instructions issued by a duly authorised officer of the Council.
- m) Council reserves the right to suspend or cancel a Mobile Food Vendor Permit at any time if the trading restrictions or conditions of operation are not followed or trade contravenes any regulatory requirement or condition of the Permit.

6. LEGISLATION

The relevant legislation is:

- *Local Government Act 1993*;
- *Food Act 2003*; and
- *Land Use Planning and Approvals Act 1993*

7. DOCUMENT ADMINISTRATION

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

This document is Version 1.0 effective **XX-XX-XXXX**. The document is maintained by Development and Environmental Services, for the Southern Midlands Council.



Council Policy
MOBILE FOOD VENDORS

Approved by:
Approved date:
Review date:

Council
Insert date
Insert date

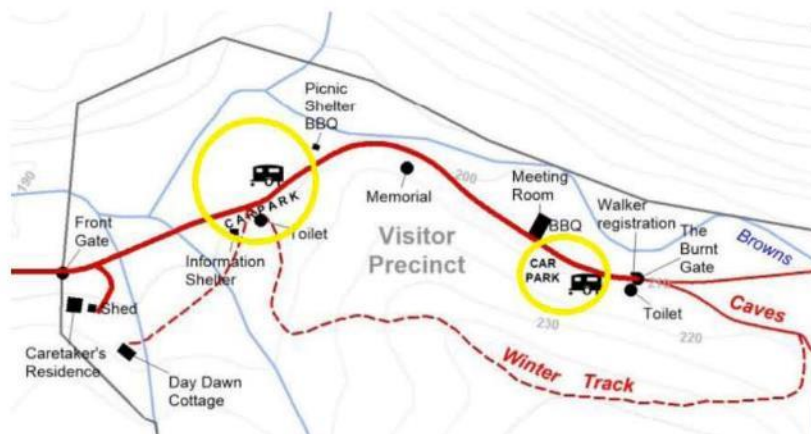
APPENDIX 1 – APPROVED LOCATION MAPS

Approved locations are marked in yellow on the maps below:

Bagdad



Area 1: Bagdad Community Club - Car park; 1661 Midland Highway, Bagdad



Area 2: Chauncy Vale Reserve – Visitor Precinct; 345 Chauncy Vale Road, Bagdad



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Broadmarsh



Area 3: Broadmarsh Hall – Car park, 1218 Broadmarsh Road, Broadmarsh



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Campania



Area 4: Campania Recreation Ground – Car park; 30-34 Reeve Street, Campania



Area 5: Car park; Corner of Climie Street and Reeve Street, Campania



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MOBILE FOOD VENDORS

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Insert date

Colebrook



Area 6: Colebrook Hall; 45 Richmond Street, Colebrook



Area 7: In front of Colebrook History Room and Park; 14 Richmond Street, Colebrook



Council Policy
MOBILE FOOD VENDORS

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Approved date:
Review date:

Council
Insert date
Insert date

Kempton



Area 8: Kempton Recreation Ground; 130 Main Street, Kempton



Area 9: Victoria Hall – Old Hunting Ground Road Car Park; 89 Main Street, Kempton



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MOBILE FOOD VENDORS

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Mangalore



Area 10: Mangalore Oval; 22 Blackbrush Road, Mangalore



Area 11: Council Reserve; Corner of Blackbrush Road and Midland Highway



Council Policy
MOBILE FOOD VENDORS

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Insert date
Insert date

Oatlands



Area 12: Callington Park; 20-28 Esplanade, Oatlands



Area 13: Esplanade Car parks; 19 Esplanade, Oatlands



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MOBILE FOOD VENDORS

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Parattah



Area 14: Parattah Recreation Ground; 645 Tunnack Road, Parattah

Tunnack



Area 15: Tunnack Recreation Ground; 27 Scotts Road, Tunnack



Council Policy
MOBILE FOOD VENDORS

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Approved date:
Review date:

Council
Insert date
Insert date

Tunbridge



Area 16: Tunbridge Hall; 99 Main Road, Tunbridge

17.2 Sustainability

Strategic Plan Reference(s) 6.2.1, 6.2.2, 6.2.3, 6.2.4, 6.2.5, 6.2.6, 6.2.7 & 6.2.8

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

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

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 22 MAY 2020

ISSUE

Please note that the Shared Services Report was unavailable at the time of producing the agenda. Copies will be provided prior to the meeting if available.

17.2.2 COVID-19 WORKPLACE SAFETY & TRANSITION PLAN

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 20 MAY 2020

ISSUE

Transition Plan being prepared and will be circulated prior to the meeting.

17.2.3 DESKTOP REVIEW OF COUNCIL'S STRATEGIC PLAN

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 19 MAY 2020

Attachment:

Draft Strategic Plan 2020-2029

ISSUE

Consideration of the desktop review of the Strategic Plan 2020-2029.

BACKGROUND

Council's Strategic Plan in its current format was adopted prior to the commencement of the 2006/07 financial year. This format, whilst focusing on the strategic direction of Council, also dovetails key actions into the strategic themes to enable an understanding of what that all means 'on the ground' in tangible measures. Changes to the *Local Government Act 1993* require Council to create a plan that encapsulates a ten year period in line with the requirement for Council to have a ten year Asset Management Plan.

DETAIL

It is now two years, into the ten year Strategic Plan 2018 – 2027 which was subject to a full Community consultation and review, being formally approved by Council in July 2018. It was agreed by Council that the Strategic Plan, whilst it is a ten year Plan would be reviewed every two years to ensure that it remains relevant and appropriate as Council's / Community's strategic intent for the Southern Midlands local government area. That means every four years the Plan would go to the Community for a full review and in the ensuing two year blocks, an internal desktop review would be undertaken with Councillors and senior Council Managers. These consultations with Councillors and senior Council Managers would normally be structured workshops, however the COVID-19 pandemic has meant that structured workshops have not been possible, so this has been a modified consultation process.

This current desktop review has highlighted some minor amendments as well as a consolidation of the *Community* and *Lifestyle* strategic themes into the *Community* strategic theme. Some new line items, key actions have been included to reflect current and emerging issues. The draft Strategic Plan 2020 – 2029 attached is provided with those items highlighted for recognition and discussion.

It is also noted that the financial 'ratio and trend data' page will be updated to reflect the end of the financial year figures when they become available. Likewise the Australian Bureau of Statistics information is based on the 2016 Census, this will be updated when the 2021 Census data has been released, although data to date does not find significant differences to the statistics contained within the document.

As Councillors are aware, the process for any policy document being, 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.

CONCLUSION

That the draft Strategic Plan 2020 – 2029 is recommended to Councillors for consideration and further input if required.

For Discussion

RECOMMENDATION

THAT Council

1. Received and note the report;
2. Consider adoption of the draft Strategic Plan 2020 - 2029, and any amendments agreed during the meeting with final consideration in the June 2020 Council meeting; and
3. Endorse the process of the desktop review of the Strategic Plan to date.

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

17.2.4 TABLING OF DOCUMENTS

Nil.

17.2.5 ELECTED MEMBER STATEMENTS

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

17.3 Finances

Strategic Plan Reference(s) 6.3.1, 6.3.2 & 6.3.3

Community's finances will be managed responsibly to enhance the wellbeing of residents / Council will maintain community wealth to ensure that the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation / Council's financial position will be robust enough to recover from unanticipated events, and absorb the volatility inherent in revenues and expenses.

17.3.1 MONTHLY FINANCIAL STATEMENT (PERIOD ENDING 30 APRIL 2020)

Author: FINANCE OFFICER (MANDY BURBURY)

Date: 14 MAY 2020

ISSUE

Provide the Financial Report for the period ending 30th April 2020.

BACKGROUND

The format of the Operating Expenditure Report has been amended to include a Year To Date (YTD) Budget Column, with variations (and percentage) based on YTD Budgets – as opposed to total annual Budget.

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

DETAIL

The enclosed Report incorporates the following: -

- Statement of Comprehensive Income – 1 July 2019 to 30 April 2020.
- Operating Expenditure Budget Report – 1 July 2019 to 30 April 2020.
- Capital Expenditure Estimates – as at 30 April 2020.
- Cash Flow Statement – 1 July 2019 to 30 April 2020.
- Rates & Charges – as at 14 May 2020.

OPERATING EXPENDITURE ESTIMATES (OPERATING BUDGET)

Overall, operating expenditure to end of April was \$5,872,864 which represents 85.56% of YTD Budget.

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

Strategic Theme - Infrastructure

Sub-Program – Public Toilets – expenditure to date (\$66,322 – 114.05%). Expenditure relates to additional cleaning hours and cleaning products due to COVID-19.

Sub-Program – Signage – expenditure to date (\$7148 – 120.14%). Expenditure relates to purchasing and replacing stolen road signs. This is a relatively minor budget and will be monitored.

Strategic Theme – Growth

Nil.

Strategic Theme – Landscapes

Nil.

Strategic Theme – Lifestyle

Sub-Program – Aged – expenditure to date (\$2,190 – 145.98%). Expenditure relates to the cost of hiring the Kempton Community Bus for Community Walks.

Strategic Theme – Community

Sub-Program – Capacity – expenditure to date (\$46,715 – 124.50%). Expenditure relates to costs associated with the Heritage Bullock Festival, Arts Committee Events and donations provided for sporting representations.

Sub-Program – Safety – expenditure to date (\$56,360 – 140.31%). Expenditure relates to Salaries, On Costs and Plant associated with firefighting and recovery following the Pelham Fire.

Strategic Theme – Organisation

Nil.

RECOMMENDATION

THAT the Financial Report be received and the information noted.

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

STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD
1st JULY 2019 to 30th APRIL 2020

	Annual Budget \$	Year to Date as at 30th April \$	%	Comments
Income				
General rates	5,724,701.00	5,700,268.94	99.6%	Budget includes Interest & Penalties to be imposed to end of June 2020
User Fees (refer Note 1)	694,036.00	564,128.98	81.3%	
Interest	180,000.00	135,479.00	75.3%	
Government Subsidies	19,250.00	11,655.00	60.5%	Heavy Vehicle Licence Fees & Road Rescue MAIB reimbursements
Contract Income	0.00	0.00	0.0%	
Other (refer Note 2)	162,000.00	167,743.00	103.5%	
Sub-Total	\$6,779,987.00	\$6,579,274.92	97.0%	
Grants - Operating	3,470,832.00	1,311,076.95	37.8%	
Total Income	\$10,250,819.00	\$7,890,351.87	77.0%	
Expenses				
Employee benefits	-3,905,753.00	-2,783,608.88	71.3%	Less Roads - Resheeting Capitalised
Materials and contracts	-3,063,277.00	-2,754,429.46	89.9%	Less Roads - Resheeting Capitalised, Includes Land Tax
Depreciation and amortisation	-3,061,160.00	-2,549,946.28	83.3%	Percentage Calculation (based on year-to-date)
Finance costs	-27,088.00	-18,014.60	66.5%	
Contributions	-233,907.00	-175,430.25	75.0%	Fire Service Levies
Other	-133,944.00	-175,255.95	130.8%	Incls Rate Discounts
Total expenses	-\$10,425,129.00	-\$8,456,685.42	81.1%	
Surplus (deficit) from operations	-\$174,310.00	-\$566,333.55	324.9%	
Grants - Capital (refer Note 3)	4,526,481.00	1,440,623.00	31.8%	
Sale Proceeds (Plant & Machinery)	0.00	331,855.55	0.0%	
Net gain / (loss on disposal of non-current assets)	-108,182.00	0.00	0.0%	
Surplus / (Deficit)	\$4,243,989.00	\$1,206,145.00	28.4%	

	Annual Budget \$	Year to Date as at 30th April \$	%	Comments
NOTES				
1. Income - User Fees (Budget \$730,602) includes:				
- All other Programs	471,579.00	333,970.19	70.8%	Actual Income Received (i.e. excluding Debtors)
- Private Works	222,457.00	226,577.83	101.9%	
- Callington Mill	0.00	3,580.96	0.0%	
	<u>\$694,036.00</u>	<u>\$564,128.98</u>		
2. Income - Other (Budget \$162,000) includes:				
- Tas Water Distributions	152,000.00	76,000.00	50.00%	
- HBS Dividend	10,000.00	0.00	0.00%	
- Other		58,450.00		\$58,450 received from the Tunbridge Hall Management Comm. - Toilet Project
- Other		29,336.00		\$29,336 received from the Mt Pleasant Rec. Ground Man. Comm. - Toilet Project
- Other	0.00	3,957.00		
	<u>\$162,000.00</u>	<u>\$167,743.00</u>	103.5%	
3. Grant - Capital (Budget \$1,669,375) includes:				
- Aus Gov Election Commit'	1,930,000.00	0.00	0.0%	
- Swimming Pool	1,900,000.00	800,000.00	0.0%	
- Roads To Recovery Grant	665,531.00	574,531.00	86.3%	To be received March 2020
- Twin Equestrian Arenas	0.00	0.00	0.0%	
- Runnymede Cricket Ground		35,142.00		
- Commissariat NSRF Grant	30,950.00	30,950.00	100.0%	
	<u>\$4,526,481.00</u>	<u>\$1,440,623.00</u>	31.8%	
4. Grant - Operating (Budget \$1,669,375) includes:				
Operating Grants				
- FAGS		1,306,381.50		
- Court House		150.00		
- Weed Control Grant		4,545.45		
	<u>\$0.00</u>	<u>\$1,311,076.95</u>		

CAPITAL EXPENDITURE PROGRAM 2019-20
AS AT 30 APRIL 2020

				BUDGET	EXPENDITURE	VARIANCE	
				\$	\$	\$	COMMENTS
INFRASTRUCTURE	ROAD ASSETS						
	Resheeting Program	Various	Roads Resheeting	500,000.00	152,942.79	347,057.21	
	Reseal Program		Roads Resealing (as per agreed program)	280,000.00	0.00	280,000.00	
		C1020033	Yarlington Road (Smarts Hill - 150 metres)	15,000.00	0.00	15,000.00	\$15K Budget c/fwd
	Reconstruct & Seal	C1010032	Green Valley Road, Bagdad (300metres off Swan Street)	54,000.00	45,119.95	8,880.05	
		C1020025	Shene Road, Mangalore (650metres)	97,500.00	44,698.04	52,801.96	
		C1010089	Woodsdale Road (1klm Reconstruction)	165,000.00	164,225.24	774.76	
	Construct & Seal (Unsealed Roads)	C1020073	Huntington Tier (300 metres new seal)	63,000.00	17,509.08	45,490.92	
		C1020069	Roberts Road (350m new seal incl. stormwater)	59,000.00	9,311.64	49,688.36	
			Main Intersection/Carpark Campania - Design Concept	50,000.00	0.00	50,000.00	
		C1020067	Eldon Road (800 metres new seal)	154,000.00	103,334.79	50,665.21	RTR
		C1020072	Banticks Road (1klm new seal from Junction with Blackbrush)	27,500.00	7,489.22	20,010.78	
		C1020071	Blackbrush Road (1klm new seal from existing to Banticks)	210,000.00	125,811.76	84,188.24	RTR
		C1020055	Yarlington Road (construct & Seal)		2,983.70	-2,983.70	RTR
	Minor Seals (New)		Dust Suppressant Seal	20,000.00	0.00	20,000.00	
			Junctions - Various Locations (incl. Greggs Road)	20,000.00	0.00	20,000.00	
		C1020032	Hasting Street Junction	15,000.00	958.52	14,041.48	\$15K Budget c/fwd WIP 30/6/19 \$959
	Unsealed Rds - Road Widening	C1020065	Clifton Vale Road - (Cliff Section)	20,127.50	17,410.13	2,717.37	
		C1020061	Native Corners Road (Far end, Widening/Guard Rail)	9,000.00	3,276.65	5,723.35	\$9K Budget c/fwd
	Junction / Road Realignment / Other	C1010037	Campania - Reeve St / Clime Street (includes Footpath)	70,000.00	9,503.83	60,496.17	\$70K Budget c/fwd WIP 30/6/19 \$2,617
		C1020070	Elderslie - Bluff Road Intersection Upgrade	0.00	138.38	-138.38	
			Water Lane (Minor Widening/drainage - V drain)	23,500.00	0.00	23,500.00	
	Drainage Component - \$42,900	C1010079	Reeve St - Hall Street to Rec Ground (K&G)	94,915.00	47,288.90	47,626.10	\$20k Budget c/fwd WIP 30/6/19 \$6,887
	C1020047	Lovely Banks Road (vicinity of Cames)	25,000.00	1,621.20	23,378.80	Extend Culverts/ tree removal / realign	
		Rhyndaston Road - Guard Rail	20,000.00	0.00	20,000.00		
	C1020066	Stonor Road - Guard Rail	30,000.00	8,656.98	21,343.02		
		Woodsdale Road (Vicinity of Dean Property)	15,000.00	0.00	15,000.00		
	C1010088	Bagdad Primary School - Car Park (contribution)	25,000.00	33,627.54	-8,627.54	\$25k Budget c/fwd WIP 30/6/19 \$6,036	
			\$2,062,542.50	\$795,908.34	\$1,266,634.16		
BRIDGE ASSETS	C1030058	Hardings Road (White Kangaroo Rivulet- B1096)	180,400.00	79,514.18	100,885.82	RTR	
	C1030059	Woodsdale Road (Nutting Garden Rivulet- B3968))	210,390.00	200,253.00	10,137.00	RTR	
			\$390,790.00	\$279,767.18	\$111,022.82		

DRAINAGE	C1090013	Bagdad					
		- Lyndon Road	15,000.00	0.00	15,000.00	\$15K Budget c/fwd	
		- Midland Highway/Swan Street Drainage	50,000.00	8,178.31	41,821.69		
	C1090028	Campania					
		- Estate Road (School Farm)	10,000.00	0.00	10,000.00		
	C1090028	Oatlands					
		- Barrack Street (towards Mason Street)	10,000.00	0.00	10,000.00	\$10K Budget c/fwd	
		- High St/Wellington Street Junction	5,000.00	0.00	5,000.00	\$5K Budget c/fwd	
	C1090028	Kempton					
		- Queen Anne Street	7,500.00	0.00	7,500.00	\$7.5K Budget c/fwd	
- Erskine Street			4,667.96	-4,667.96	WIP 30/6/19		
			\$97,500.00	\$12,846.27	\$84,653.73		
WASTE	C110001	Wheelie Bins and Crates	8,000.00	4,769.00	3,231.00		
	C110002	Oatlands WTS - Concrete Pad(s)	25,000.00	0.00	25,000.00	\$25K Budget c/fwd	
		Dysart WTS - General Improvements	20,000.00	4,060.00	15,940.00	\$20K Budget c/fwd	
					\$53,000.00	\$8,829.00	\$44,171.00
HERITAGE	C3010003	Callington Mill (Asset Renewals)	10,000.00	52,787.70	-42,787.70		
	C3010002	Callington Mill (Mill Tower - Fire Detection System & Exit Lighting)	6,500.00	6,500.00	0.00	Budget c/fwd	
		Oatlands Court House (Stabilisation & Gaol Cell)	8,000.00	0.00	8,000.00	\$8K Budget c/fwd	
		Oatlands Gaol - Wingwall Completion	15,000.00	3,938.01	11,061.99	\$15K Budget c/fwd	
	C3010011	Oatlands Gaol - Aluminum Temporary Steps (Entrance)	3,500.00	0.00	3,500.00	\$3.5K Budget c/fwd	
		Kempton Watch House (Fitout)	4,000.00	0.00	4,000.00	\$7.5K Budget c/fwd	
	C3010011	Roche Hall Forecourt (Interps - Planning Condition of Approval)	40,000.00	3,844.50	36,155.50	WIP 30/6/19 \$3,845 - Budget c/fwd	
	C3010011	Roche Hall - Internal & External Painting (excl. Gutters; Fascias & Soffit)	80,000.00	35,050.99	44,949.01	\$15K Budget c/fwd	
				\$167,000.00	\$102,121.20	\$64,878.80	\$ 42,369
	NATURAL	G3020013 G3020008 G3020006 G3020006	Campania Bush Reserve (Walking/Riding Path)	100,000.00	0.00	100,000.00	Funds \$100k subject to finalising Grant Deeds (Federal Gov.)
Chauncy Vale - Sanctuary Bridge			55,000.00	2,446.79	52,553.21	Funds \$55k subject to finalising Grant Deeds (Federal Gov.)	
Mahers Point - Lanscape Plan			22,404.00	0.00	22,404.00	Budget c/fwd	
Lake Dulverton Walkway (Section 1)			135,000.00	0.00	135,000.00	Funds \$135k subject to finalising Grant Deeds (Federal Gov.)	
Lake Dulverton Walkway (Section 2)			85,000.00	4,999.45	80,000.55	Funds \$85k subject to finalising Grant Deeds (Federal Gov.)	
			\$397,404.00	\$7,446.24	\$389,957.76		
CULTURAL	Heritage HUB - Internal fitout		10,000.00	0.00	10,000.00		
				\$10,000.00	\$0.00	\$10,000.00	
REGULATORY	C3040001	Kempton Council Chambers - Restoration Works	5,000.00	13,425.08	-8,425.08		
	C9990001	Kempton Council Chambers - Office Furniture & Equipment	5,000.00	2,002.86	2,997.14		
				\$10,000.00	\$15,427.94	-\$5,427.94	
COMMUNITY HEALTH & WELLBEING	C4070035	Oatlands Bus Shelter	14,000.00	0.00	14,000.00		
					\$14,000.00	\$0.00	\$14,000.00

			BUDGET \$	EXPENDITURE \$	VARIANCE \$	COMMENTS
ACCESS	C4070035	All Buildings (Priority Approach - Year 4 of 5)	40,000.00	0.00	40,000.00	
			\$40,000.00	\$0.00	\$40,000.00	
PUBLIC HEALTH	C4060001	Kempton Community Health Facility	225,000.00	9,560.70	215,439.30	\$200K Budget c/fwd WIP 30/6/19 \$445
			\$225,000.00	\$9,560.70	\$215,439.30	
RECREATION	C4070005	Recreation Committee	20,000.00	19,230.82	769.18	Camp Rec Window & Cricket Pitch/ Oat Rec Lighting
	C4070034	Oatlands Aquatic Centre (New Pool)	2,400,000.00	0.00	2,400,000.00	Funds \$500k subject to finalising Grant Deeds (Federal Gov.)
	C4070034	Oatlands Aquatic Centre (New Pool)		532,686.00	-532,686.00	WIP 30/6/19 \$395,896
	C4070034	Oatlands Aquatic Centre (New Pool)		379,803.40	-379,803.40	WIP 30/6/18 \$379,803
	C4070025	Campania - Public Open Space dev (Subdivision)	23,000.00		23,000.00	
	C4070025	Campania - Public Open Space dev (Shelter Alexander Circle)	10,000.00	8,400.00	1,600.00	
	C4070025	Campania - Public Open Space dev (Play Equip Alexander Circle)	16,000.00		16,000.00	
	G4070024	Mangalore Equestrian Arena	51,784.00	66,370.33	-14,586.33	Grant of \$36,784 plus additional budget \$15k
		Mangalore Hall (replace Gutters and Roofing)	18,000.00		18,000.00	
		Oatlands - Callington Park (Playground Election Commitment)	500,000.00		500,000.00	Incls. Revegetation and Watering System - Funds \$500k subject to finalising Grant Deeds (Federal Gov.)
		Campania - Recreation Ground (Nets)	45,000.00		45,000.00	\$45K Budget c/fwd
	C4070019	Kempton - Recreation Ground (Granstand Rails & Seating)	6,000.00		6,000.00	\$6K Budget c/fwd
		Kempton - Recreation Ground (Lighting)	10,000.00		10,000.00	\$10K Budget c/fwd
		Kempton - Recreation Ground (Roof Structure - Entry to Clubrooms)	15,000.00		15,000.00	
	G4070038	Mount Pleasant - Recreation Ground (Upgrade Toilets)	38,000.00	5,090.00	32,910.00	\$13K Budget c/fwd
		Runnymede - Recreation Ground (resurfacing & watering system)	20,000.00		20,000.00	
		Tunbridge Park - Perimeter Fence (Safety)	30,000.00		30,000.00	\$7.5K Budget c/fwd
			\$3,202,784.00	\$1,011,580.55	\$2,191,203.45	
ANIMALS		Oatlands - Dog Pound	20,000.00	0.00	20,000.00	
			\$20,000.00	\$0.00	\$20,000.00	
CAPACITY	C5020001	Levendale Community Centre Oatlands Structure Plan	8,000.00 25,000.00	0.00 0.00	8,000.00 25,000.00	\$8K Budget c/fwd
			\$33,000.00	\$0.00	\$33,000.00	
SAFETY		Road Accident Rescue Unit	3,000.00	0.00	3,000.00	
			\$3,000.00	\$0.00	\$3,000.00	
SUSTAINABILITY	C6020007	Council Chambers - Internal Toilets Upgrade	60,000.00	0.00	60,000.00	
		Council Chambers - Damp Issues & Stonemasonry	15,000.00	1,123.60	13,876.40	\$15K Budget c/fwd
		Council Chambers - Works Office (floor coverings)	5,000.00	0.00	5,000.00	\$5K Budget c/fwd
	C9990001	Town Hall (General - Incl. Office Equip/Furniture)	5,540.00	2,057.88	3,482.12	
	C6020003	Computer System (Hardware / Software)	55,400.00	45,441.75	9,958.25	\$15K Budget c/fwd
			\$140,940.00	\$48,623.23	\$92,316.77	
WORKS	C6020011	Kempton Depot - Property Purchase (Year 1 Budget of \$180K)	50,000.00	178,496.68	-128,496.68	Total Project Cost - to be funded over 4 yrs (Yr 1 - \$50K)
	C6020011	Kempton Depot - External Painting	10,000.00	0.00	10,000.00	\$10K Budget c/fwd
	C6020001	Depot Relocation (Site / Concept Plans/ Amenities/ Records Storage)	200,000.00	142,937.66	57,062.34	
		Minor Plant Purchases	9,500.00	13,261.82	-3,761.82	
	C6020008	Radio System	3,000.00	0.00	3,000.00	
		Plant Replacement Program				
		Refer separate Schedule (Gross)	935,000.00	499,215.00	435,785.00	
		Light Vehicles (Gross)	210,000.00	222,916.40	-12,916.40	
		(Trade Allowance - \$180K)				
			\$1,417,500.00	\$1,056,827.56	\$360,672.44	
		GRAND TOTALS	\$9,221,110.50	\$3,545,990.49	\$5,682,827.02	

CASH FLOW 2019/2020

	INFLWS (OUTFWS) (July 2019) \$	INFLWS (OUTFWS) (August 2019) \$	INFLWS (OUTFWS) (September 2019) \$	INFLWS (OUTFWS) (October 2019) \$	INFLWS (OUTFWS) (November 2019) \$	INFLWS (OUTFWS) (December 2019) \$	INFLWS (OUTFWS) (January 2020) \$	INFLWS (OUTFWS) (February 2020) \$	INFLWS (OUTFWS) (March 2020) \$	INFLWS (OUTFWS) (April 2020) \$	INFLWS (OUTFWS) (Year to Date) \$
Cash flows from operating activities											
Payments											
Employee costs	- 259,732.34	- 280,026.23	- 290,033.86	- 374,698.08	- 281,014.52	- 283,264.70	- 183,941.18	- 249,493.24	- 391,792.59	- 227,499.67	- 2,821,496.41
Materials and contracts	- 489,960.05	- 252,409.90	- 176,421.49	- 359,780.69	- 285,349.16	- 169,232.07	- 295,391.97	- 279,437.87	- 242,616.55	- 222,353.40	- 2,772,953.15
Interest	- 4,148.51	-	-	-	- 2,995.62	- 10,870.47	-	-	-	-	- 18,014.60
Other	- 29,966.89	- 69,054.75	- 52,617.77	- 80,824.91	- 23,849.60	- 32,135.15	- 78,377.51	- 22,844.93	- 45,045.02	- 100,447.24	- 535,163.77
	<u>- 783,807.79</u>	<u>- 601,490.88</u>	<u>- 519,073.12</u>	<u>- 815,303.68</u>	<u>- 593,208.90</u>	<u>- 495,502.39</u>	<u>- 557,710.66</u>	<u>- 551,776.04</u>	<u>- 679,454.16</u>	<u>- 550,300.31</u>	<u>- 6,147,627.93</u>
Receipts											
Rates	98,749.91	1,287,791.14	1,399,266.96	201,106.06	519,769.80	329,069.98	470,490.84	323,978.28	453,974.93	334,194.48	5,418,392.38
User charges	65,479.66	44,553.00	127,713.29	47,010.97	31,174.71	69,604.49	41,028.67	50,194.50	63,704.87	50,061.12	590,525.28
Interest received	18,471.63	6,408.06	16,386.98	20,750.03	8,083.13	15,117.45	15,370.55	7,308.60	13,079.12	14,503.45	135,479.00
Subsidies	-	-	11,655.00	-	-	-	-	-	-	-	11,655.00
Other revenue grants	150.00	435,460.50	-	-	466,410.50	4,545.45	-	435,460.50	-	-	1,342,026.95
GST Refunds from ATO	-	-	-	-	-	-	-	-	-	-	-
Other	34,923.65	94,315.16	66.01	17,193.20	31,632.04	70,015.89	60,943.56	21,247.64	134,604.56	300,726.97	55,322.86
	<u>217,774.85</u>	<u>1,868,527.86</u>	<u>1,555,088.24</u>	<u>251,673.86</u>	<u>993,806.10</u>	<u>488,353.26</u>	<u>465,946.50</u>	<u>838,189.52</u>	<u>665,363.48</u>	<u>98,032.08</u>	<u>7,442,755.75</u>
Net cash from operating activities	<u>- 566,032.94</u>	<u>1,267,036.98</u>	<u>1,036,015.12</u>	<u>- 563,629.82</u>	<u>400,597.20</u>	<u>- 7,149.13</u>	<u>- 91,764.16</u>	<u>286,413.48</u>	<u>- 14,090.68</u>	<u>- 452,268.23</u>	<u>1,295,127.82</u>
Cash flows from investing activities											
Payments for property, plant & equipment	- 66,086.49	- 82,224.34	- 450,270.92	- 360,407.41	- 92,140.02	- 184,331.75	- 12,334.95	- 509,157.14	- 353,278.60	- 392,299.09	- 2,502,530.71
Proceeds from sale of property, plant & equipment	30,840.90	15,054.55	147,996.46	32,540.91	54.55	381.82	122.73	88,927.27	15,936.36	-	331,855.55
Proceeds from Capital grants	-	-	-	-	-	800,000.00	-	35,142.00	574,531.00	-	1,409,673.00
Proceeds from Investments	-	-	-	-	-	-	-	-	-	-	-
Payment for Investments	-	-	-	-	-	-	-	-	-	-	-
Net cash used in investing activities	<u>- 35,245.59</u>	<u>- 67,169.79</u>	<u>- 302,274.46</u>	<u>- 327,866.50</u>	<u>- 92,085.47</u>	<u>616,050.07</u>	<u>- 12,212.22</u>	<u>- 385,087.87</u>	<u>237,188.76</u>	<u>- 392,299.09</u>	<u>- 761,002.16</u>
Cash flows from financing activities											
Repayment of borrowings	- 7,060.07	-	-	-	- 14,548.10	- 25,330.69	-	-	-	-	- 46,938.86
Proceeds from borrowings	-	-	-	-	-	-	-	-	-	-	-
Net cash from (used in) financing activities	<u>- 7,060.07</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>- 14,548.10</u>	<u>- 25,330.69</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>- 46,938.86</u>
Net increase/(decrease) in cash held	<u>- 608,338.60</u>	<u>1,199,867.19</u>	<u>733,740.66</u>	<u>- 891,496.32</u>	<u>293,963.63</u>	<u>583,570.25</u>	<u>- 103,976.38</u>	<u>- 98,674.39</u>	<u>223,098.08</u>	<u>- 844,567.32</u>	<u>487,186.80</u>
Cash at beginning of reporting year	12,368,944.95	11,760,606.35	12,960,473.54	13,694,214.20	12,802,717.88	13,096,681.51	13,680,251.76	13,576,275.38	13,477,600.99	13,700,699.07	12,368,944.95
Cash at end of reporting year	<u>11,760,606.35</u>	<u>12,960,473.54</u>	<u>13,694,214.20</u>	<u>12,802,717.88</u>	<u>13,096,681.51</u>	<u>13,680,251.76</u>	<u>13,576,275.38</u>	<u>13,477,600.99</u>	<u>13,700,699.07</u>	<u>12,856,131.75</u>	<u>12,856,131.75</u>

SOUTHERN MIDLANDS COUNCIL : OPERATING EXPENDITURE 2019/20

SUMMARY SHEET

PROGRAM	YTD ACTUAL (as at 30 April 20)	YTD BUDGET (as at 30 April 20)	YTD VARIANCE	YTD VARIANCE %	FULL YEAR BUDGET - REVISED INC. GRANTS & OTHER
INFRASTRUCTURE					
Roads	1,099,131	1,128,115	28,984	97.43%	3,205,738
Bridges	32,510	43,248	10,738	75.17%	383,498
Walkways	181,681	188,275	6,594	96.50%	214,930
Lighting	75,228	71,470	3,758	105.26%	85,764
Drainage	11,468	22,394	10,926	51.21%	78,072
Waste	784,843	733,824	31,019	104.23%	901,549
Public Toilets	66,322	58,152	8,170	114.05%	66,982
Communications	-	-	-	-	-
Signage	7,148	5,950	1,198	120.14%	7,020
INFRASTRUCTURE TOTAL:	2,238,132	2,251,228	13,096	99.42%	4,943,553
GROWTH					
Residential	-	-	-	-	-
Tourism	47,198	55,150	7,952	85.58%	62,380
Business	179,363	174,185	5,198	102.98%	971,998
Agriculture	-	-	-	-	-
GROWTH TOTAL:	226,561	229,315	2,754	98.80%	1,034,378
LANDSCAPES					
Heritage	243,608	280,289	36,683	86.91%	335,907
Natural	151,188	161,568	10,380	93.58%	188,829
Cultural	7,030	33,689	26,659	20.87%	40,427
Regulatory	544,681	705,488	160,807	77.21%	848,586
Climate Change	-	-	-	-	-
LANDSCAPES TOTAL:	946,502	1,181,032	234,530	80.14%	1,411,549
LIFESTYLE					
Youth	240,331	221,933	18,398	108.29%	264,320
Aged	2,190	1,500	690	145.98%	1,500
Childcare	4,000	6,250	2,250	64.00%	6,500
Volunteers	21,139	38,333	17,194	55.15%	40,000
Access	-	-	-	-	-
Public Health	2,641	8,491	5,850	31.11%	10,189
Recreation	309,147	401,508	92,359	77.00%	482,022
Animals	85,812	91,781	5,969	93.50%	110,137
Education	-	-	-	-	-
LIFESTYLE TOTAL:	665,259	769,794	104,535	86.42%	894,668
COMMUNITY					
Retention	-	-	-	-	-
Capacity	48,715	37,521	9,194	124.50%	41,925
Safety	56,360	40,167	16,193	140.31%	51,200
Consultation	13,883	18,250	4,367	76.07%	21,300
COMMUNITY TOTAL:	116,958	95,938	21,020	121.91%	114,425
ORGANISATION					
Improvement	73,274	95,097	21,823	77.05%	114,116
Sustainability	1,380,008	1,998,477	618,471	69.05%	2,370,532
Finances	226,172	243,029	16,857	93.06%	308,907
ORGANISATION TOTAL:	1,679,452	2,336,603	657,151	71.88%	2,791,555
TOTALS	5,872,864	6,863,910	991,046	85.56%	11,190,128

SOUTHERN MIDLANDS COUNCIL SUMMARY OF RATES AND CHARGES LEVIED, REMITTED AND COLLECTED				
	This Financial Year 14th May 2020		Last Financial Year 14th May 2019	
Arrears brought forward as at July 1		\$ 429,240.71		\$ 419,894.17
ADD current rates and charges levied		\$ 5,625,849.95		\$ 5,297,178.42
ADD current interest and penalty		\$ 74,598.53		\$ 81,649.45
TOTAL rates and charges demanded	100.00%	\$ 6,129,689.19	100.00%	\$ 5,798,722.04
LESS rates and charges collected	85.06%	\$ 5,213,895.69	84.89%	\$ 4,922,338.31
LESS pensioner remissions	3.91%	\$ 239,678.39	3.94%	\$ 228,291.04
LESS other remissions and refunds	-0.17%	-\$ 10,262.56	0.41%	\$ 23,750.50
LESS discounts	0.48%	\$ 29,553.80	0.49%	\$ 28,524.85
TOTAL rates and charges collected and remitted	89.28%	\$ 5,472,865.32	89.73%	\$ 5,202,904.70
UNPAID RATES AND CHARGES	10.72%	\$ 656,823.87	10.27%	\$ 595,817.34

17.3.2 MINOR REVIEW AND CHANGES TO THE SCHEDULE OF FEES AND CHARGES 2019/2020 AND ADOPTION OF SCHEDULE OF FEES AND CHARGES 2020/2021

Author: MANAGER DEVELOPMENT & ENVIRONMENTAL SERVICES (DAVID CUNDALL)

Date: 19 MAY 2020

Enclosure:
Schedule of Fees and Charges 2020/2021

INTRODUCTION

The purpose of this report is to twofold:

1. Consider two (2) minor changes to the Southern Midlands *Schedule of Fees and Charges*; and
2. To adopt the Schedule of Fees and Charges for the upcoming 2020-2021 financial year.

In considering the Fees and Charges Council are reminded that the schedule for animal management fees and services was adopted by Council separately at the April 2020 meeting. Accordingly this component of the proposed schedule is not under consideration.

It is recommended that Council approve the attached *SMC - Schedule of Fees and Charges: 2020-2021* and adopt the fee schedule for the upcoming financial year.

BACKGROUND

The fees and charges of the Southern Midlands Council are captured in a succinct document entitled *Schedule of Fees and Charges: 2019-2020*. This document is typically reviewed each financial year to account for changes to legislation, review of services and review of charges in line with other Councils in Tasmania.

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

Division 7 - Fees and charges

205. Fees and charges

- 1) *In addition to any other power to impose fees and charges but subject to subsection , a council may impose fees and charges in respect of any one or all of the following matters:*
 - a. *the use of any property or facility owned, controlled, managed or maintained by the council;*
 - b. *services supplied at a person's request;*
 - c. *carrying out work at a person's request;*

- d. *providing information or materials, or providing copies of, or extracts from, records of the council;*
 - e. *any application to the council;*
 - f. *any licence, permit, registration or authorization granted by the council;*
 - g. *any other prescribed matter.*
- 2) *A council may not impose a fee or charge in respect of a matter if –*
- a. *a fee or charge is prescribed in respect of that matter; or*
 - b. *this or any other Act provides that a fee or charge is not payable in respect of that matter.*
- 3) *Any fee or charge under subsection (1) need not be fixed by reference to the cost to the council.*

206. *List of fees and charges*

A general manager of a council is to –

- a) *keep a list of all fees and charges fixed under this Division; and*
- b) *make the list available for public inspection during ordinary hours of business at the public office.*

207. *Remission of fees and charges*

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

The current *Schedule of Fees and Charges: 2019-2020* was adopted at the June 2019 meeting. The current format, fee structure, fee type etc are the result of a detailed review that was workshopped with Council in 2017.

Officers do not recommend a complete review for the 2020-2021 year. The only recommended changes are the changes to the food licencing due to a legislative change and the inclusion of a new service/fee for Mobile Food Vendors which is the outcome of Council's *Mobile Food Van Policy*. Note that the policy is currently in final draft form and is expected to be adopted by Council at the May 2020 meeting (this meeting).

Changes to Schedule

The following fees for services have been amended for the 2020-2021 year in the following table (Table 1).

Service	Current Fee	Proposed Fee	Reason
Mobile Food Vendors	N/A (new 2020/2021 fee)		Council has adopted a new Mobile Food Vendor Policy and a fee structure needs to be introduced.
Business owned/operated by SMC resident:		\$200	It is proposed to have a discounted fee for local vendors.
1 year permit		\$80	The proposed fees were determined by a comparison with three (3) other Tasmanian Councils.
3 month permit			
All other vendors:		\$250	

1 year permit 3 month permit		\$100	Please note there is a “discounted fee” for vendors that are owned/operated by a Southern Midlands Resident.
<p>LOW RISK</p> <p>Food Premises application and/or annual renewal fee</p> <p>(includes annual inspection) per financial year</p> <p>HIGH RISK</p> <p>Food Premises application and/or annual renewal fee</p> <p>(includes annual inspection) per financial year</p>	<p>\$90.00 for Low Risk</p> <p>\$190.00 for High Risk</p>	<p>P1 Classification: \$250.00 annual fee</p> <p>P2 Classification: \$150.00 annual fee</p> <p>P3: Classification \$80.00 annual fee</p> <p>Sporting club canteens, food vans, etc. (P1, P2 or P3):</p> <p>\$80.00 annual fee</p> <p>P3-N Classification: \$50.00 once only fee</p> <p>P4 Classification: \$50.00 once only fee</p>	See the “Further Commentary – Food Licencing Changes” section of this report.

Table 1: Amendments to Schedule of Fees and Charges

Further Commentary – Food Licensing Changes

Food businesses are currently subject to annual registration by Council – registration is due (annually) on July 1st each year. Council charges a food business registration fee.

Effective from 1st July 2019 the Tasmanian Food Business Risk Classification System (Department of Health) came into effect. This system required the reclassification of food businesses into four risk categories: from the highest risk Priority (P1), then P2 and P3, with P4 being the lowest risk. P1 and P2 and some P3 Food Businesses are required to be registered. P3-N and P4 Food Businesses are “Notification only” meaning that they are not subject to annual registration.

The adoption of the Tasmanian Food Business Risk Classification System means that Council’s fees for Food Businesses should change to reflect this.

Council currently registers 53 Food Businesses and after reclassification the majority (over 60%) are Category P2, about 20% P1 and the remainder P3. The number of Food Businesses registered will increase slightly (by about four) following the reclassification process, due to some currently non-registered food business now requiring registration.

Council's current food business fee structure is:

- \$190.00 for High Risk Food Business (includes annual/licensing inspection); and
- \$90.00 for Low Risk Food Business (includes annual/licensing inspection).

At present approximately 40% of food business are high risk and the remainder low risk. There is a fee for extra inspections, currently \$115.00.

The fee for a Temporary Food Licence/Mobile Food Business fees (eg: food stalls at markets) is:

- \$35.00 (with no fee for Local Not-For-Profit Community Organisations).

A comparison of fees has been undertaken with some other Councils, however it should be noted that many Councils have not yet updated their fee structure to correspond with the new risk classification system.

Tasman Council:

- P1 = \$260.00
- P2 = \$210.00
- P3 = \$160.00
- P3-N = \$50.00#
- P4= \$50.00#

P3-N and P4 are notification only (i.e.: no annual registration/licensing fee)

Glenorchy City Council

- P1 = \$422.00
- P2 = \$317.00
- P3 = \$211.00
- P3-N = \$30.00#
- P4= \$30.00#

GCC have no fee for school run canteens and community organisations.

Derwent Valley Council

- P1 = \$608.00
- P2 = \$361.00
- P3 = \$206.00
- P3-N = \$114.00#
- P4= \$78.00#

Glenorchy City Council (GCC) and Tasman Council (TC) have roughly similar proportions/ratios between the different classification levels, although GCC's fees are higher. Derwent Valley Council's (DVC) fees are higher again. The difference between the levels is more significant. It is considered that a more compressed fee structure for the P1, P2 and P3 fees (similar to GCC and TC) is more suitable for Southern Midlands. Classification of a Food Businesses P1 is often only because of one particular food process, so a fee slightly higher than for P2 is considered more equitable. Also, if extra inspections are required (because of problems/concerns) then the food business (whatever their classification) can be charged for these.

Currently Council does not impose a fee for Food Business Notifications.

Currently sporting clubs have been paying 50% of the registration fee (namely \$45.00 versus \$90.00). Under the revised classification system virtually all are now classified as P2 meaning a significant increase. It is recommended that for sporting clubs the fee be set at the P2 rate (no matter the risk classification). It is noted that the three Councils reviewed all do, with fees of \$30.00, \$50.00 and \$78.00/\$114.00. For Food Business Notifications there is no annual licensing fee and no requirement to undertake annual inspections. Generally there is some work undertaken by Council's Environmental Health Officer, which may include a site inspection, or at the minimum the issue of a "confirmation" letter. Considering this a small fee for Category P3-N and P4 Food Businesses is not considered unreasonable.

Due to the COVID-19 pandemic all current food business registrations will (through legislation) be extended until December 31st 2020. So any new fee structure would not be implemented until 2021. Currently if the food business registration is for part of the year then a pro-rata fee applies. Meaning that if this policy was carried forward that food business fees for 2020/21 would actually be reduced, with any increase not fully implemented until 2021/22.

No changes are recommended to the fees for Temporary Food Licenses/Mobile Food Businesses and for inspections.

The recommended fee structure for Food Businesses for 2020/21 is:

- P1 Classification: \$250.00 annual fee
- P2 Classification: \$150.00 annual fee
- P3: Classification \$80.00 annual fee
- Sporting club canteens, food vans, etc. (P1, P2 or P3):

\$80.00 annual fee

- P3-N Classification: \$50.00 once only fee
- P4 Classification: \$50.00 once only fee

This replaces the existing fees for High Risk and Low risk Food Premises.

All other Food Business/Food Licence fees to remain unchanged

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

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

Community Consultation & Public Relations Implications – Nil.

Communications - The adopted Fees will be displayed on the website and are available at each Council Office. Ratepayers and members of the public can also request a copy of the Schedule.

Priority - Implementation Time Frame - The 2020-2021 Schedule of Fees and Charges if adopted by Council will be effective from 1st July 2020.

CONCLUSION

The report considers minor changes to the current fee schedule, per Table 1, and the adoption of the Schedule of Fees and Charges for the upcoming financial year 2020-2021. The Schedule is now considered up-to-date for the upcoming financial year.

The recommendation is that Council adopt the attached schedule inclusive of the changes for the year 2020-2021.

RECOMMENDATION

THAT

- A. This report be received by Council;
- B. The Schedule of Fees and Charges for 2020-2021 is adopted by Council inclusive of those minor changes considered in this report.

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

ENCLOSURE
Agenda Item 17.3.2

Schedule of Fees & Charges



2020-2021

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

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

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

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

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

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

Details	Description	Charge
Application for a Section 43A Planning Scheme amendment (permit and amendment to scheme)	Price inclusive of two adverts in local paper	\$ 2,330.00 + \$200.00 or 0.1% value of works (whichever is greater)
Application for Mobile Food Vendor Permit (3 Month Permit)		Business owned by Southern Midlands Resident - \$80.00 All other Vendors - \$100.00
Application for Mobile Food Vendor Permit (1 year Permit)		Business owned by Southern Midlands Resident - \$200.00 All other Vendors - \$250.00
Application for an Extension of time to a Planning Permit		\$ 115.00
Advertising - Discretionary Use/Development		\$ 295.00
Planning Certification (where developer wants formal assessment of no permit required works or exempt works)		\$90.00
Tas. Heritage Council DA (Only)		\$125.00 <i>Plus advertising fee</i>
Review of Part 5 Agreements	Per agreement	\$210.00
Scanning of application documentation <i>(where submitted in hardcopy)</i>		\$2 per page (only up to A3)

Subdivision		
Application for Subdivision or Boundary Adjustment (Lot incl. road)	Per application	\$ 445.00 min + \$ 20.00 per lot including balance (Plus advertising fee)
Application for an Adhesion Order	Per application	\$ 125.00

<i>Details</i>	<i>Description</i>	<i>Charge</i>
Sealing Fee (approved final seal plans and schedule of easements and strata certificates)	Per request for seal of plans or certificates	\$ 250.00
Amendment to a Sealed Plan	Per request	\$ 315.00
Amendment to Sealed Plan Hearing (if objections)		\$840.00
Exemption Certificate <i>Local Government (Building & Miscellaneous Provisions) Act 1993</i>	Per request	\$ 230.00

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

<i>Details</i>	<i>Description</i>	<i>Charge</i>
Environmental Health Fees		
Registration & Licence Fees		
P1 Classification Food Licence	Per application & per annual renewal	\$ 250.00
P2 Classification Food Licence	Per application & per annual renewal	\$ 150.00
P3 Classification Food Licence	Per application & per annual renewal	\$80.00
P3-N Classification Food Licence	Per application (once only fee)	\$50.00
P4 Classification Food Licence	Per application (once only fee)	\$50.00
Food Licence for sporting club canteens, food vans etc (P1, P2 or P3)	Per application & per annual renewal	\$80.00
Temporary Food Licence Certificate of Registration <i>(food stalls etc)</i>	Per application	\$35.00
Temporary Food Licence Certificate of Registration <i>(Local Not-For-Profit Community Organisation etc)</i>	Per application	\$ 0.00
Food Business Inspection	Per notification	\$115.00
Place of Assembly Licence	Per year	\$ 140.00
Special Event Place of Assembly Licence (over 1000 people)	Per application	\$ 125.00
Special Event Place of Assembly Licence (over 1000 people) <i>Local Not-For-Profit Community Organisation</i>	Per application	Nil
Water Carrier Licence	Valid 3 years	\$ 210.00
Water Carrier Licence Renewal (every year after expiry)	Per renewal	\$100.00

<i>Details</i>	<i>Description</i>	<i>Charge</i>
Private Water Supply Licence		\$ 100.00
Registration of Premises / Licence (e.g. body piercing, tattoo studio)		\$80.00 + \$55 for licence per person
Air & Water Systems (Legionella)		\$ 100.00
Non Standard Inspection Fee		\$ 115.00
Supply of Sharps Container 1.4lt	Per container	\$6.00

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

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

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

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

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

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

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

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

18. MUNICIPAL SEAL

Nil.

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

RECOMMENDATION

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

Matter	Local Government (Meeting Procedures) Regulations 2015 Reference
<i>Closed Council Minutes - Confirmation</i>	15(2)
<i>Applications for Leave of Absence</i>	15(2)(h)
<i>Progress of Southern Midlands Car Wrecks Policy 2008</i>	15(2)(g)(i)
<i>Oatlands Aquatic Centre – Workshop Outcomes</i>	15(2)(d)
<i>Property Matter – Kempton</i>	15(2)(c)
<i>Property Matter - Campania</i>	15(2)(f)

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

RECOMMENDATION

THAT in accordance with Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session and the meeting be closed to members of the public.

DECISION (MUST BE BY ABSOLUTE MAJORITY)		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green		
Deputy Mayor E Batt		
Clr A Bantick		
Clr A E Bisdee OAM		
Clr D F Fish		
Clr K Dudgeon		
Clr R McDougall		

CLOSED COUNCIL AGENDA

20. BUSINESS IN “CLOSED SESSION”

Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015 provides that Council may consider certain sensitive matters in Closed Meeting.

The following matters have been listed in the Closed Meeting section of the Council Agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations

20.1 CLOSED COUNCIL MINUTES - CONFIRMATION

20.2 APPLICATIONS FOR LEAVE OF ABSENCE

20.3 PROGRESS OF THE SOUTHERN MIDLANDS CAR WRECKS POLICY 2008

20.4 OATLANDS AQUATIC CENTRE – WORKSHOP OUTCOMES

20.5 PROPERTY MATTER - KEMPTON

20.6 PROPERTY MATTER - CAMPANIA

RECOMMENDATION

THAT Council move out of “Closed Session”.

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

OPEN COUNCIL AGENDA

21. CLOSURE