

SOUTHERN
MIDLANDS
COUNCIL



PUBLIC COPY ATTACHMENTS ORDINARY COUNCIL MEETING

Wednesday, 26th August 2020
10.00 a.m.

Victoria Memorial Hall, 89 Main Street, Kempton

- | | |
|--------------------|--|
| Item 4.1 | Draft Council Meeting Minutes (Open) – 15 th July 2020
Special Council Meeting Minutes – 23 rd July 2020 |
| Item 4.2.1 | Minutes – Heritage Hub Committee – 30 th July 2020 |
| Item 16.2.3 | MoU between A & M Eaves / Green Ponds Progress Assn
Grand Plan Coaching Concept for Kempton 2009
Valuation of Carriages |
| Item 16.3.2 | Financial Statements for 2019/20 Financial Year
- <i>Southern Midlands Council</i>
- <i>Heritage Building Solutions Pty Ltd</i>
- <i>Heritage Education & Skills Centre Ltd</i> |

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday, 15th July 2020

Oatlands Ex-Services & Community Club
1 Albert Street, Oatlands

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OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL
HELD ON WEDNESDAY, 15TH JULY 2020 AT THE OATLANDS EX-SERVICES AND
COMMUNITY CLUB, 1 ALBERT STREET, OATLANDS COMMENCING AT 10:00 A.M.

1. PRAYERS

Rev Dennis Cousens recited prayers.

2. ATTENDANCE

Mayor A O Green; Deputy Mayor E Batt, Cllr A Bantick, Cllr A Bisdee OAM, Cllr K Dudgeon, Cllr D Fish; Cllr R McDougall.

Mr A Benson (Acting General Manager), Mr D Cundall (Manager, Development & Environmental Services), Mr J Lyall (Manager, Infrastructure & Works), Mrs R Collis (Animal Management Officer), Ms W Young (Corporate Compliance Officer), Ms E Lang (Executive Assistant).

3. APOLOGIES

Nil.

4. MINUTES

4.1 ORDINARY COUNCIL MINUTES

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 24th June 2020, as circulated, are submitted for confirmation.

DECISION

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

THAT the Minutes of the previous meeting of Council held on the 24th June 2020, as circulated, be confirmed (subject to amendment of item 14.6.1 – remove D which was a duplication of E).

CARRIED

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

4.2 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:

- Lake Dulverton and Callington Park Management Committee – 29th June 2020.
- Parattah Progress Association – 3rd July 2020.
- Arts Advisory Committee Minutes – 2nd July 2020.

RECOMMENDATION

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

DECISION

Moved by Cllr D Fish, seconded by Cllr K Dudgeon

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

CARRIED

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

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.

- Lake Dulverton and Callington Park Management Committee – 29th June 2020.
- Parattah Progress Association – 3rd July 2020.
- Arts Advisory Committee Minutes – 2nd July 2020.

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

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

4.3.1 JOINT AUTHORITIES - RECEIPT OF MINUTES

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

- Southern Tasmanian Councils Authority – Nil.

DECISION NOT REQUIRED

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

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

- Southern Tasmanian Councils Authority – Nil.

DECISION NOT REQUIRED

5. NOTIFICATION OF COUNCIL WORKSHOPS

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

No workshops have been held since the last ordinary meeting of Council.

RECOMMENDATION

THAT the information be received.

DECISION

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

THAT the information be received.

CARRIED

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

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.*

The following questions on notice were submitted by Cllr R McDougall on the 8th July 2020.

1. Progress on the reinstatement of the footpath in Tunnack Road Parattah where the road was widened to accommodate log trucks travelling to the Log loading facility on the railway line? Given that there was a footpath there previously and that people are walking along this stretch of road where the footpath was, as it connects the lower part of Parattah to the upper part, and due to the embankment on the opposite side of the road that side cannot be used, and that at least one landowner in the proximity, beside Tunnack Road, has I believe made an offer to allow the footpath to traverse a corner of his property, in order to avoid a power pole, it is essential that a solution be found so that pedestrians are not prevented from traversing the town as they did previously.

Acting General Manager's Comments

The Manager Infrastructure & Works has visited the site and had extensive discussions with the property owner and a course of action has been resolved. The Manager Infrastructure & Works will provide information in relation to this matter as a component of his Report to Council.

2. Update on progress of works at the Parattah Railway station

Acting General Manager's Comments

There are two matters that are being progressed by Heritage Building Solutions in respect of the Parattah Railway Station.

- a. *The fabrication of the replacement gates that are being built from the original design drawings. The gates are now completed part from them being painted. The colour palette is being sought. Following that the painting and installation will see the completion of the job;*
- b. *The internal roof repairs and skillion at the men's toilet entry are scheduled to be completed by Heritage Building Solutions after the Kempton Medical Centre. Which will be early August 2020*

3. Any progress on the weed infested block of (?) Crown land beside the Rail log loading facility at Parattah (visited by the Mayor and myself with the Hon. Jane Howlett MLC earlier this year) ?

Acting General Manager's Comments

The officer that deals with weed management is currently on leave however it is anticipated that information will be available to be shared at the Council meeting.

Council's Weeds Officer responded: Not much progress with that site. Maria and I recall discussing the state of the site at the visit and thinking it was not particularly suitable for a public area (would require some rehabilitation) and can't recall any particular actions to be taken from the visit. I've just contacted crown lands and will update you if I hear back by tomorrow, otherwise some information below.

The Crown Land Services property PID 5840957 (corner of Tunnack rd. and unnamed rd. heading into the rail log loading facility at Parattah) appears to have a history of material storage and depositing of fill for roadworks. Due to this it would require some work to rehabilitate to be able to be used as a public space. A request has now been put into find out further information and history to Crown Lands Services, should council wish to pursue the management of the site.

The following are two questions from Cllr McDougall that were raised at the last Council meeting.

Cllr R McDougall – is there any information about school bus shelter at Mangalore being re-instated following the highway upgrade (near Old Service Station). Request to follow up where the southbound stop is.

At the last Council meeting the Acting General Manager advised that he will follow up and advise further.

Acting General Manager's Comments

The Acting General Manager has contacted the person who was Acting General Manager State Roads, with the Department of State Growth, Andrew Hargraves and he has stated that as of the first week in July he is now working for the Health Department. The person who is about to be the Acting General Manager State Roads is Denise McIntyre. Follow-up is imminent.

Image of the bus layby just South of Blackbrush Road on the South bound lane of the Midland Highway is below. Apparently there was a bus shelter in this general location many years ago, however it was demolished when a car careered off the highway and wiped it out.



Clr R McDougall – is there any further progress on the Tunnack Streetscape Project?

At the last Council meeting the Acting General Manager advised that he will follow up and advise further.

Acting General Manager's Comments

There are two components to this project with the Tunnack Community;

- a. Explore the opportunities for recognition of the former residents of the District at the General Cemetery on New Country Marsh Road;*
- b. Undertake some planting in the streetscape.*

In respect of the first matter Brad Williams, Council's Manager Heritage Projects will be participating in a public meeting at Tunnack, about the cemetery and the streetscape, on Saturday, 8th August at 2:30pm at the Tunnack Community Club.

Further in respect of the Streetscape component, Council's Special Projects Officer Graham Green will be project managing this area and unfortunately he will not be able to make it to the aforementioned meeting. As such he is in the process of contacting Susan Scott to try to arrange a preliminary discussion during the 21st July 2020 to explore community expectations in respect of the project. This discussion will then be able to inform the public meeting.

6.2 QUESTIONS WITHOUT NOTICE

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

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

Deputy Mayor – question if Council can be somehow affiliated with Bagdad Community Alerts and Community News on Facebook? There are many anti-Council statements noted on this page and do Council need to comment/respond?

The Mayor noted that unfortunately Council cannot provide responses to every critical comment regarding Council and encourages elected members to partake in any future Social Media training to understand the many complexities of online comments/social media.

Clr R McDougall – statement regarding social media and believes it is a good forum for discussion and to engage with the community. A dedicated communications role within Council could assist in this process to be more pro-active e.g roads updates/projects etc and could such a position be considered within the next budget process?

Clr K Dudgeon – question from a ratepayer in Parattah regarding the railway yard behind their property. There are three diesel generators that run all night and are very noisy, is this allowed?

Clr K Dudgeon will provide the Acting General Manager with additional details for follow up.

Clr Bantick – question regarding the recent accident on Green Valley Road, Bagdad and if any further information has been provided?

Corporate Compliance Officer advised that nothing further has been received from the Insurance Company and Council denies liability for this accident.

Clr A Bantick – question regarding the Bagdad Primary School carpark and if there are any further updates on this project?

The Acting General Manager advised that he has been in contact with the Asset Manager at Department of Education and it is expected the transfer of the church property will occur at the end of the month and hopefully the Department will also have a formal agreement signed off by Mr Barham Snr. Following this tender documentations are to be released with the Department looking for a completion date by the end of 2020 or January 2021.

Clr R McDougall – notification from a resident in Kempton regarding the roadside stopover area and that someone has been there for a number of weeks. Can this be actioned?

The Acting General Manager advised that he would follow this up.

7. DECLARATIONS OF PECUNIARY INTEREST

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

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

Nil.

8. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

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

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

1. COVID-19 UPDATE
2. APPOINTMENT OF PROXY FOR LAKE DULVERTON CALLINGTON PARK COMMITTEE
3. SEAL – WOODSDALE CEMETERY TRANSFER TO SOUTHERN MIDLANDS COUNCIL

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

9. PUBLIC QUESTION TIME (10.42 A.M.)

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

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

JULIA JABOUR – SOUTHERN MIDLANDS REGIONAL NEWS

Question in regard to the Volunteer section of Councils Strategic Plan and wanting to encourage community members to volunteer. Is Council aware of specific volunteer opportunities or deficits within the municipality?

What is Council doing to encourage community members to volunteer? e.g is there a volunteer register?

The Acting General Manager advised that Council do retain a volunteer register as Council require this information to cover requirements of the Work Health and Safety Act / Risk Management issues. This register is renewed on regular occasions.

It was noted that Council do not currently have an active program for encouraging volunteers as this is generally done through the various committees and community groups that recruit volunteers.

The peak organisation for volunteers is 'Volunteering Tasmania' and Council understand that recruiting volunteers is an issue that needs to be addressed as well as some of the barriers to volunteering (e.g statutory requirements such as Working with Children check; obligatory training).

The Mayor advised that Council recognises volunteers through Volunteer Week, recognition awards; community small grants etc.

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

10.1 CONDOLENCE MOTION – MR DESMOND MANNING

“THAT Council formally record a Condolence Motion for Mr Desmond (Des) Manning and note his significant achievements as a highly valued and respected elected member of the Municipality of Oatlands from 1971-1993 and the Southern Midlands Council from 1993-2005”.

DECISION

Moved by Cllr D Fish, seconded by Cllr K Dudgeon

THAT Council formally record a Condolence Motion for Mr Desmond (Des) Manning and note his significant achievements as a highly valued and respected elected member of the Municipality of Oatlands from 1971-1993 and the Southern Midlands Council from 1993-2005.

CARRIED

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

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

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

11.1 DEVELOPMENT APPLICATIONS

Nil.

11.2 SUBDIVISIONS

Nil.

11.3 MUNICIPAL SEAL (Planning Authority)

Nil.

11.4 PLANNING (OTHER)

Nil.

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

12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

12.1 Roads

Strategic Plan Reference 1.1

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

Nil.

12.2 Bridges

Strategic Plan Reference 1.2

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

Nil.

12.3 Walkways, Cycle ways and Trails

Strategic Plan Reference 1.3

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

Nil.

12.4 Lighting

Strategic Plan Reference 1.4

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

Nil.

12.5 Buildings

Strategic Plan Reference 1.5

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

Nil.

12.6 Sewers / Water

Strategic Plan Reference(s) 1.6

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

Nil.

12.7 Drainage

Strategic Plan Reference 1.7

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

Nil.

12.8 Waste

Strategic Plan Reference 1.8

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

Nil.

12.9 Information, Communication Technology

Strategic Plan Reference 1.9

Improve access to modern communications infrastructure.

Nil.

12.10 Officer Reports – Infrastructure & Works

12.10.1 MANAGER – INFRASTRUCTURE & WORKS REPORT

DECISION

Moved by Deputy Mayor E Batt, seconded by Cllr R McDougall

THAT the Infrastructure and Works Report be deferred pending the arrival of the Manager, Infrastructure & Works.

CARRIED

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

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

13.1 Residential

Strategic Plan Reference 2.1

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

Nil.

13.2 Tourism

Strategic Plan Reference 2.2

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

Nil.

13.3 Business

Strategic Plan Reference 2.3

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

Nil.

13.4 Industry

Strategic Plan Reference 2.4

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

Nil.

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

14.1 Heritage

Strategic Plan Reference 3.1

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

14.1.1 HERITAGE PROJECT PROGRAM REPORT

Author: MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

Date: 10 JULY 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:

- Staff assisting and participating in Peter Fielding's 'Grande Finale' ghost tour of Oatlands.
- Staff workshop for future direction of the Heritage Hub ahead of a planned committee meeting on 23/7/20.
- Participation in the Arts Advisory Committee meeting.
- Planning for the 200th anniversary of the 2nd Macquarie visit through Tasmania. Please see Councillor Information Bulletin for some preliminary ideas that are being pursued. A working group is to be formed with neighbouring councils and other stakeholders to progress a collaborative approach.
- Retrieving and preparing collection material for the upcoming exhibitions program and locking-in dates (pending COVID19 restrictions).
- Continuing the collection audit process.
- Review of Council's heritage collections management manual.
- Preliminary meeting with a possible local volunteer for collection management projects.
- Brad Williams has enrolled in a Graduate Diploma in Natural and Cultural Heritage Tourism at UTas.
- Maintaining momentum with social media, including the Walls Could Talk posts and Weeding letters. Consultation with other interested parties on the latter ahead of the planned exhibition.
- Note that Brad Williams has been on leave for part of this month.

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

14.2 Natural

Strategic Plan Reference 3.2

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

14.2.1 NRM UNIT – GENERAL REPORT

Author: NRM PROGRAMS MANAGER (MARIA WEEDING)

Date: 7 JULY 2020

ISSUE:

Southern Midlands Landcare Unit Monthly Report.

DETAIL

- Lake Dulverton foreshore pathway new and upgrade project: The Reserve Activity Assessment Level 2 undertaken by Parks & Wildlife has been signed off by Parks Managers. A Development Application with SMC is now being prepared.
- In regard to the pine tree area at Mahers Point an Aboriginal Heritage Trust permit has been signed by the Minister for Aboriginal Affairs Hon R Jaench MP. The works methodology proposed by SMC has been accepted with no changes. A final Parks & Wildlife Authority for the works to proceed is to be issued. There is no indication of how long this process will take.
- Victoria Hall at Kempton – The building plans have been submitted to SMC for approval. There has been no reply to date re the draft funding agreement that was forwarded to the Australian Government for consideration.
- Callington Park playground upgrade works and surrounding ground underground watering system works are progressing. The new equipment will start to be installed on Monday 13th July 2020. The project is running about 6 weeks behind the initial scheduled works due to Covid 19 delays.
- Helen Geard continues to work on the new road assets management system. This has involved working with the old data and updating the data.
- Maria Weeding and Helen Geard replaced 7 Silver Birch trees at the Gymkhana Paddock at Kempton. Maintenance work was also undertaken on the balance of the trees.

WEEDS REPORT

The Weeds Officer Jen Milne has provided the following report for the month ending 15th July 2020.

Site visits and roadside weed control

- Gorse and broom on Crown Land reserve at end of Nelson St, Oatlands – discussions with Crown Lands Property Services and Oatlands School Farm regarding management options. Also visited and discussed other road casements (Crown Land) with weed issues.

Projects

- Brighton – Weed management advice and update of weed mapping data on request as part of resource sharing arrangement.
- Weed Action Fund (grant) – Woodbury Farmers Group. Spraying undertaken for saffron thistle control.
- Drought Weed project – Development of draft small grant guidelines. Up to \$30000 grant pool available in coming months for drought affected residents of Southern Midlands for eligible weed control.

Communication

- Weed information added to SMC website - Weed Management in the Southern Midlands <https://www.southernmidlands.tas.gov.au/weed-management/>
- The task of adding extra information to the website has taken quite a lot of time to finalise, however it is anticipated that the addition of the pictures and some other information will greatly assist our ratepayers in identifying problem weeds.

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

14.3 Cultural

Strategic Plan Reference 3.3

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

Nil.

14.4 Regulatory (Development)

Strategic Plan Reference 3.4

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

Nil.

14.5 Regulatory (Public Health)

Strategic Plan Reference 3.5

Monitor and maintain a safe and healthy public environment.

Nil.

14.6 Regulatory (Animals)

Strategic Plan Reference 3.6

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

14.6.1 ANIMAL MANAGEMENT REPORT

Author: ANIMAL MANAGEMENT OFFICER (RACHEL COLLIS)

Date: 8 JULY 2020

Enclosure(s):

Animal Management Statement – June/July 2020

ISSUE

Consideration of the Animal Management/Compliance Officer's report for June/July 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 June-July 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*.

The report will also provide an update with regard to the report provided at the June 2020 meeting on a proposed "off lead" dog exercise area in Kempton.

Resource Sharing

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

INFRINGEMENT DETAILS

DATE: 7th July 2020 - "dog at large" after written warning, Rhyndaston area.

DATE: 7th July 2020 – "dog at large" after written warning, Rhyndaston area.

DATE: 7th June 2020 – "dog at large" after written warning, Elderslie area.

UPDATE: KEMPTON “OFF LEAD” DOG EXERCISE AREA PROPOSAL

The decision from the draft minutes of the June 2020 meeting are provided as follows:

DECISION

Moved by Deputy Mayor E Batt, seconded by Cllr R McDougall

THAT

- A. Council endorse a location plan for the Kempton Dog Park exercise area to be taken to the public for consultation per the requirements of the *Dog Control Act 2000* and for further input into the design and location. The consultation will include Facebook, website and printed material at the Kempton Office and signage at the park location.
- B. Council progress with the Kempton Dog Park project subject to a budget allocation of amount to be determined (depending on option) for the 2020 - 2021 financial year; or
- C. If Council cannot fund the project for the upcoming year then the project should be considered for the 2021-2022 financial year; or
- D. If Council cannot fund the project for the upcoming year then the project should be considered for the 2021-2022 financial year; or
- E. If Council cannot fund the project then Council Officers make application for a grant (if available) to fund the works with in-kind support from Council
- F. A progress report will be provided to Council after the public consultation period has ended and a final design prepared for construction.

CARRIED

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

The decision followed lengthy discussion among Elected Members. This was particularly around the extent of public consultation before a final decision is made by Council on the design and exact location of the “off-lead” area in Kempton and whether Council should consult more broadly with ratepayers across the Local Government Area to identify other potential “off-lead” areas. A motion, with regard to broader consultation, was foreshadowed by Councillor Tony Bisdee for the July 2020 meeting (this meeting).

With this in mind Council Officers propose two actions:

1. Council Officers undertake consultation with local residents for the Kempton “off-lead” area. The purpose of which will be to inform the design and gauge the level of interest in the designated area. This will be undertaken as soon as possible with a report to Council on the outcome of the consultation by September 2020. The consultation is in addition to statutory notification of a “declared area” under the *Dog Control Act 2000*.

2. Officers will consult more broadly with Southern Midlands residents and ratepayers and allow opportunity for submissions or expressions of interest from groups or persons outside of the Local Government Area (i.e. dog walking groups or clubs). This will be undertaken within the 2020-2021 financial year and prior to the budget workshops in first half of 2021.

For the Kempton “off-lead” area Officers will present the concept plans that were tabled at the June 2020 meeting and ask a series of questions around the use and design of the site. The consultation will be undertaken via social media, submissions and face to face.

RECOMMENDATION

THAT

- A. The Animal Management report be received and the information noted.
- B. Council Officers undertake public consultation on the proposed Kempton “off-lead” area with a report to Council by September 2020.
- C. Council Officers undertake public consultation more broadly with Southern Midlands residents and ratepayers (and allow opportunity for submissions or expressions of interest from groups or persons outside of the Local Government Area) before the budget submissions in 2021 (for the 2021-2022 year).

ENCLOSURE(S)
Agenda Item 14.6.1



YTD ANIMAL MANAGEMENT STATEMENT
January to June 2020

DOG IMPOUNDS	RECLAIMED	ADOPTED	EUTHANISED	OTHER IMPOUNDS
14	11	2 (Dogs Home)	1	Ewe & Lamb

JOBS ATTENDED
June/July 2020

DOGS AT LARGE	DOG ATTACKS	DOG BARKING	DOG GENERAL
5	5	1	1
Central Highlands 0	Central Highlands 0	Central Highlands 0	Central Highlands 0
NEW KENNEL INSPECT	WELFARE	STOCK	OTHER
Two active kennel licences			
Central Highlands 0	Central Highlands 0	Central Highlands 0	Central Highlands 0

REGISTERED DOGS: 1720

KENNEL LICENCES: 43

INFRINGEMENTS ISSUED: 3

DECISION

Moved by Clr K Dudgeon, seconded by Clr R McDougall

THAT the meeting be adjourned for morning tea at 11.01 a.m.

CARRIED

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

DECISION

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

THAT the meeting be reconvened at 11.21 a.m.

CARRIED

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

The meeting then resumed with agenda item 14.6.1

DECISION

Moved by Deputy Mayor E Batt, seconded by Cllr R McDougall

THAT

- A. The Animal Management report be received and the information noted.
- B. Council Officers undertake public consultation on the proposed Kempton “off-lead” area with a report to Council by September 2020.
- C. Council Officers undertake public consultation more broadly with Southern Midlands residents and ratepayers (and allow opportunity for submissions or expressions of interest from groups or persons outside of the Local Government Area) before the budget submissions in 2021 (for the 2021-2022 year).
- D. Following broader community consultation, Council to prioritise any additional “off-lead” areas within the municipality and determine funding options.
- E. Council to prepare applications for grant funding opportunities.
- F. The location for the Kempton “off-lead” dog exercise area public consultation is to also include the area behind the carriage sheds adjacent to the Midland Highway.

CARRIED

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

12.10.1 MANAGER – INFRASTRUCTURE & WORKS REPORT

Author: MANAGER INFRASTRUCTURE & WORKS (JACK LYALL)

Date: 9 JULY 2020

Enclosure:

Capital Works Program 2020/21 Projected Timelines

Roads Program

Maintenance grading is still being undertaken in the Kempton area and Stonehouse area. Council have dry-hired an additional grader to catch up with works following recent significant rainfall (this will be working in the Tunnack/Rhyndaston area).

There have been sections of many roads that have been impacted by the recent rainfall, the majority of these roads have been attended to and the remaining roads are scheduled for works to occur.

Re-sheeting works are scheduled to occur in the Lemont/Stonehouse area.

Two sections of Woodsdale Road have been lime stabilised and ready for seal. This is expected to occur in the coming days.

Town and General Maintenance

A manchurian pear tree and surrounding tree guard were recently damaged by a vehicle at Colebrook. The tree has been re-planted and has a good chance of survival. A spare tree guard is available but has not yet been installed.

The Oatlands Bus Shelter has been erected, a seat is to be built and installed by staff.

Drainage and footpath works in the vicinity of the Tunbridge Hall has been completed.

Town and general maintenance is continuing in all other areas.

Waste Management Program

Operating arrangements at the Waste Transfer Stations are working well.

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Deputy Mayor – Question regarding East Bagdad Road and if armco railing is required in certain sections, can this be assessed? *Advised that an extensive section above Clays Road would certainly be warranted. Council also have a section at Elderslie to replace and two sections on Woodsdale Road; railing will continue to be include in budget process and will be installed as the budget allows.*

Clr Dudgeon – items raised at recent meeting at the Midlands Multi-Purpose Health Centre - disabled parking sign to be painted on the roadway and directional arrows need to be enlarged. *To be actioned.*

Clr Dudgeon – Advice of a number of potholes on Buckland Road (from junction Woodsdale Road to Tin Pot Marsh Road). *To be actioned.*

Clr Dudgeon – advised by ratepayer in Wellington Street, Oatlands that many tourists in motorhomes are directed via Wellington Street to the roadside stopover area on the Esplanade. Motorists are unable to turn left from Wellington Street onto the Esplanade – it seems that Google maps are directing them via this route. Can the ‘no left turn’ sign be moved further down so that it is visible to motorists.

Clr Bantick – question regarding the footpath on the Midland Highway between Gangells and Hall Lane, why hasn’t this been reinstated? *It was advised that this is being addressed this week.*

Clr Bantick – request for the traffic vehicle counter to be placed on Green Valley Road, Bagdad? It would also be beneficial for Tas Police to be in attendance before and after school hours to monitor this road.

Clr A Bisdee OAM – question if there was any major damage to roads? *It was advised that it the recent rainfall generally hasn’t been too damaging but Council’s ongoing work with culverts and drainage has certainly assisted.*

Mayor – question regarding the grant deed for the new walking track around Lake Dulverton and when the start date is due for this project? *This project is being combined with Campania Bush Reserve project and has a scheduled completion of June 2021.*

Mayor – request for guide post to be installed near Somerfield Road, Tunnack where a tree has been removed from the roadside and there is an exposed sandstone culvert.

Mayor – acknowledged the response by Council staff with recent rainfall events and provided positive feedback for all works staff in dealing with various roads issues.

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

ENCLOSURE(S)
Agenda Item 12.10.1

Capital Works Program 2020/2021 Projected Timelines													
	Total Project Cost	2020						2021					
		July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June
Roads Resheeting	\$ 500,000.00												
Road Resealing	\$ 400,000.00												
Woodsdale - Woodsdale Road (1klm Reconstruction)	\$ 330,000.00			Tender									
Bagdad - Huntingdon Tier Road (350 metres new seal)	\$ 73,500.00			Tender									
Campania - Native Corners Road (900 metres new seal)	\$ 173,250.00			Tender									
Mangalore - Ballyhooly Road (300 metres of new seal)	\$ 57,750.00			Tender									
Rhyndaston - Construct & Seal (800 m through Township)	\$ 154,000.00			Tender									
Tunnack - Eldon - Eldon Road (1500 metres new seal)	\$ 288,750.00			Tender									
Dust Suppressant (\$20K SMC if Grant not forthcoming)	\$ 100,000.00												
Campania - Estate Road (vicinity of Mallow property)													
- reinstate past Budget to negotiate with new landowner;													
relocation of TasNetworks pole (if approval rec'd) and realignment of fencing	\$ 10,000.00												
Campania - Reeve Street / Climie Street Junction (includes Footpath)	\$ 60,496.00												
Campania - Main Intersection/Carpark Campania - Design Concept	\$ 50,000.00												
Dysart - Cliftonvale & Sugarloaf Rd Junction Improvements	\$ 50,000.00												
Elderslie - Bluff Road - Junction Improvements	\$ 150,000.00												
- Bus Shelter (being donated by Brighton Rotary)													
Elderslie - Elderslie Road - Widening													
- Investigation & Trial - south of Blackbrush Rd Junction	\$ 40,000.00												
Elderslie Road - Safety Railing (approx. 250 metres)	\$ 21,250.00												
Mangalore - Roberts Road - install additional culverts (prevent flooding)	\$ 12,000.00												
Oatlands - Interlaken Road (vicinity of 'Wallace')													
- prelim work to allow for realignment of road; adjust height of road; land acquis	\$ 25,000.00												
Tea Tree - Grices Road													
- Tree removal; set back of embankment and drainage improvements	\$ 15,000.00												
Woodsdale Road ('The Cutting') - Safety Rail													
- 2 section of approx.. 200 metres each (200 metres)	\$ 17,000.00												

Footpaths																			
Footpaths - General	\$ 170,906.00																		
Bagdad Township																			
- East Bagdad Road Footpath	\$ 125,000.00																		
- East Bagdad Road Footpath	\$ 101,514.00																		
Broadmarsh Township																			
- Streetscape Works	\$ 230,000.00																		
Campania Township																			
- Reeve Street - Footpath through to Hall	\$ 30,000.00																		
Colebrook Township																			
- Nil	\$ -																		
Kempton Township																			
- Louisa Street (Huntingground Rd - Distance to be confirmed)	\$ 38,000.00																		
- Midlands Highway/Mood Food	\$ 147,565.00																		
- Streetscape Plan (Review & Implementation) (Part)	\$ 23,000.00																		
- Victoria Memorial Hall (complete works)	\$ 110,000.00																		
(\$35K Carry forward - ex Mood Food Footpath)																			
Mangalore Township																			
- Nil																			
Melton Mowbray																			
- Streetscape Works (Trough / Shelter etc.)	\$ 30,000.00																		
Oatlands - Streets																			
- Footpath Renewal	\$ 60,000.00																		
Tunbridge Township																			
- Main Street (ongoing - Kerb & Gutter Renewal)	\$ 20,000.00																		
Tunnack Township																			

Capital Works Program 2020/2021 Projected Timelines														
	Total Project Cost	2020						2021						
		July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	
- Streetscape Concept Plan	\$ 45,000.00													
Lighting														
Esplanade Project (Total Project Cost \$128K) (Year 2 of 2)	\$ 250,000.00													
Public Toilets														
Campania - Flour Mill Park - Concrete pathways/drainage/remove pavers	\$ 15,000.00													
Public Toilets - Upgrade Program to be developed	\$ 20,000.00													
Stormwater Drainage														
Bagdad														
- Lyndon Road	\$ 15,000.00													
- Midland Hwy/Swan St Drainage (McShane property)	\$ 41,822.00													
Campania														
- Estate Road - School Farm (Easement)	\$ 10,000.00													
Oatlands														
- Barrack Street (towards Mason Street)	\$ 10,000.00													
- High St/Wellington Street Junction	\$ 5,000.00													
Waste Management														
Wheelie Bins & Crates	\$ 5,000.00													
Oatlands WTS - General Imp's - incl. Concrete Pad(s)	\$ 25,000.00													
Dysart WTS - General Imp's	\$ 15,000.00													
Heritage														
Callington Mill (Asset Renewals)	\$ 20,000.00													
Callington Mill (Mill Tower - Fire Detection & Exit Lighting)	\$ 6,500.00													
Oatlands Court House (Stabilisation & Gaol Cell)	\$ 8,000.00													
Oatlands Gaol - Wing wall Completion	\$ 11,062.00													
Oatlands Gaol - Aluminium Steps (Temporary)	\$ 3,500.00													
Roche Hall - Forecourt (Interps - Planning Condition of Approval)	\$ 36,000.00													
Kempton Watch House (Internal Fit out)	\$ 4,000.00													
Heritage Collections Store (Scoping Project)	\$ 10,000.00													
Oatlands Commissariat (79 High Street - Boundary Fence)	\$ 6,000.00													
Natural														

14.7 Environmental Sustainability

Strategic Plan Reference 3.7

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

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

15.1 Community Health and Wellbeing

Strategic Plan Reference 4.1

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

Nil.

15.2 Recreation

Strategic Plan Reference 4.2

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

15.2.1 PROGRESS REPORT - PROPOSED OATLANDS AQUATIC CENTRE DEVELOPMENT

Author: ACTING GENERAL MANAGER (ANDREW BENSON)

Date: 10 JULY 2020

ISSUE

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

BACKGROUND

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

DETAIL

Currently the Development Application is in the public notification period (advertising), however the following schedule is provided to Councillors to provide a scoping of the project for the next few months up until the Tender Assessment date.

1. *Status of new development application*
 - a. DA documents were submitted to Council – Monday 22nd June 2020.
 - b. The project was advertised along with notification to adjoining owners – Saturday 27th July 2020.
 - c. Advertising closes – COB Friday 10th July 2020.
2. *Programme*
 - a. Building Application to be lodged on 14th August 2020.
 - b. Building Tenders – Project goes to tender on 14th August 2020.
 - c. Tenders close – 9th September 2020.
3. *Council considerations*
 - a. Council as a Planning Authority considers the Development Application – Special Council Meeting, Thursday 23rd July 2020. All representations received within the public notification period will be considered at this meeting, with a fourteen day appeal period following the formal advice of the Planning Authority's decision, both to the person lodging the representation and the Applicant. This appeal would be lodged with the Resource Management Planning Appeals Tribunal (RMPAT). If this path to RMPAT is traversed then a re-scoping of the project time line would be required.

- b. Operational costs and considerations of life cycle costing – Council Workshop, Monday 14th September 2020.
- c. Building Tender Assessment considered by Council – Council meeting, Wednesday 23rd September 2020.

4. *Other*

- a. All demolition and decontamination has been completed on the site of the proposed Oatlands Aquatic Centre, apart from the building known as the ‘CT Fish shop’ and the galvanized shed at the rear of the shop. The demolition permits are all in place and the buildings are scheduled for demolition once the Tender Contract is awarded.
- b. Some discussion is required around the Memorial Tree along with other elements in the small park between the Midlands Memorial Community Centre and the ‘C T Fish’ building.

For information and discussion.

RECOMMENDATION

THAT Council receive and note the report.

DECISION

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

THAT Council receive and note the report.

CARRIED

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

Mr J Lyall (Manager, Infrastructure & Works) left the meeting at 11.58 a.m.

15.3 Access

Strategic Plan Reference 4.3

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

Nil.

15.4 Volunteers

Strategic Plan Reference 4.4

Encourage community members to volunteer.

Nil.

15.5 Families

Strategic Plan Reference 4.5

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

Nil.

15.6 Education

Strategic Plan Reference 4.6

Increase the educational and employment opportunities available within the Southern Midlands

Nil.

15.7 Capacity & Sustainability

Strategic Plan Reference 4.7

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

15.7.1 PROGRESS OF THE OATLANDS STRUCTURE PLAN

Author: MANAGER DEVELOPMENT & ENVIRONMENTAL SERVICES (DAVID CUNDALL)

Date: 9 JULY 2020

ISSUE

To provide Council and the wider community with an update on the progress of the Oatlands Structure Plan project.

BACKGROUND

As Councillors will recall a project to undertake a structure planning exercise for the township of Oatlands was considered at the March 2019 meeting. A budget amount of \$25,000 was allocated at the June 2020 meeting for the 2019-2020 year (and likely an amount carried over to the 2020-2021 year).

The purpose of the Structure Plan is to prepare and create a document similar to that plan undertaken for Campania in 2015. The structure plan will take the form of a written document that will include detailed maps and design plans to be adopted and implemented as demand increase and funding is available.

Plans and projects identified and recommended in a structure plan have a far greater chance of succeeding where they are supported by the community and form a part of a much bigger plan. This is proven in many case studies.

The catalyst for the structure plan project was the following recent events:

- The granting of the permit for the Aquatic Centre;
- Securing grant funding for the Aquatic Centre;
- The Whiskey Distillery and associated rezoning at 99 High Street and Callington Mill;
- The handover of Callington Mill to Callington Mill Pty Ltd to continue milling operations in association with the whiskey distillery;
- Current closure of the Callington Mill Visitor Centre and visitor services such as tours, café and retail;
- Council furthering the recommendations of the MEDaLS to:
 - Support a large scale accommodation venue in Oatlands;
 - Zone land to allow for a “Rural Services Precinct” in the vicinity of the current Light Industrial Zoned land in Stanley Street (toward the Midland Highway) and encourage such business in Oatlands;
 - Progress of the Heritage Hub/Centre for Heritage at the Commissariat land.
- Success of the Heritage and Bullock Festival;
- Progress of the Master Plans for the Oatlands Gaol and Commissariat;

- The Destination Action Plan adopted by Council in Council's Strategic Plan recommends the following actions to grow and sustain tourism - summarised:
 - Improved way finding and visitor precinct experiences
 - Improved visitor amenities and rest stops
 - Structured planning for villages in the Midlands.
 - Improved event spaces.
 - Collect data on visitor experiences and implement programs to meet visitor needs or address issues
 - Build visitor walking and track experiences i.e. links between heritage High Street precinct and Lake Dulverton and Callington Park.

The need for a structure plan was foreshadowed in the previous strategic documents and plans:

- OIDS – specifically the development of the Oatlands Urban Design Framework that would facilitate better access to facilities, such as recreation facilities and event spaces, provide attractive streetscapes, and improved linkages between key sites. Also to ensure that services, facilities, retail space, together with parking areas are accessible and convenient.
- *Joint Land Use Planning Initiative- Settlement and Open Space Strategy*, July 2010 – specifically create an “Oatlands Civic Hub” to create an important link to and from Lake Dulverton, Callington Mill and the residential areas, design a network of corridors that encourage walking and cycling. Also to create a central space in the township.
- *Oatlands Streetscape Plan*, 1999 – elements of the plan have been progressed over the past 20 years. However it is very much in need of review and no longer considered the guiding plan.
- MEDaLS – Stage 1 of the project identified a number of actions and initiatives to be undertaken by Council. Of relevance to Oatlands are further support for the Oatlands Heritage Precinct, supporting a large scale accommodation facility in Oatlands, support a heritage collection facility in Oatlands, support heritage construction and education, and a rural support services precinct.
- *Callington Mill Precinct Plan*, October 2006 – In need of review, but essentially a plan to improve accessibility and increase visitor numbers to the Callington Park area.

A structure plan would mean that Council has:

- A clear, concise and specific plan for the future development of Oatlands; and
- The community have input into this plan
- Council are ready and “on the front foot” when large scale development such as the Aquatic Centre open for business
- The community have a sense of certainty about the future of Oatlands and can plan for this future together
- Council can plan capital works in accordance with a strategic plan i.e. street scaping, landscaping, footpaths and stormwater
- Council, and the community, have a better chance of accessing grant funding and the like where such funding will contribute to the greater good of the community when in accordance with a modern strategy/plan.
- Council has a strong strategic basis to review zoning and planning controls within the town

- Council can prepare parking and traffic management plans for the town (better visitor experience, safety improvements, greater convenience to locals etc).

It is envisioned that the Oatlands plan will be detailed and provide succinct and clear recommendations. Allowing for the township to grow and develop in a structured and logical manner that will meet the current and future needs of the town. It is key that the community provide input and ownership of the plan.

UPDATE: PROJECT PROGRESS

The project is developed in a series of stages. These are provided in the following table (Table 1):

Action	Details	Status
First project inception meeting	Council Officers met to discuss need for a plan and draft objectives of the plan	Completed November 2018
Document gathering	Review existing strategy, project scoping, drivers for project	Completed February 2019
Second project inception meeting	Agree on project objectives, scope of project, review existing strategy	Completed March 2019
Preparation of Business Case and Council “in principle” support to proceed subject to budget allocation and nominations for two (2) elected members on the project working group	This was presented and approved at the March 2019 meeting. Cllr Rowena McDougall and Cllr Karen Dudgeon appointed as Council representatives on the working group.	Completed March 2019
Budget approved for Project	This was approved at the June 2019 meeting	Completed June 2019
Preparation of Project Plan	The plan captures the lifecycle of the project (scope, time, cost): <ul style="list-style-type: none"> • The budget • The risks • The desired outputs and outcomes • The objectives • The resources • The actions and work schedule 	Completed August 2019
Preparation of the Project Brief to request a quote and plan from a Consultant	Prepare documentation that describes the project and the work required by Council to achieve the outputs – that is to - undertake public consultation and prepare a Structure Plan for Oatlands.	Completed October 2019
Project Working Group Meeting 1	The purpose of the meeting was for the group to agree on the Project Plan and Brief to find a Consultant	Completed November 2019
Identify Consultants and provide the Project Brief and Request for Quote (RFQ)	Four (4) planning consultants were identified by the Project Manager as suitable and were provided with the Project Brief and RFQ to provide a response and costing.	Completed December 2019
Project Working Group nominate consultant	Project Working Group considered the responses to RFQ and nominate JMG as the preferred consultant.	Completed February 2020

Action	Details	Status
Project Work Group Meeting 2	<p>Working Group meet to confirm the JMG Work plan and public consultation methodology and to draft a “stakeholder register”. The following work plan was approved:</p> <ol style="list-style-type: none"> 1. JMG commence the preparation of document and prepare a snapshot analysis of Oatlands in 2020 and identify constraints and opportunities to develop and grow. 2. JMG to commence first round of public consultation with the Oatlands School students, high street information and feedback stall on a Friday afternoon 3pm during school term near IGA, public workshop in a public building – all welcome. 3. Compile, consider and input feedback into the draft structure plan document. 4. Finalise a draft structure plan including traffic management plan 5. Second round of public consultation to exhibit and discuss the draft plan. This includes an all-inclusive public meeting. 6. Compile and input feedback into the final version of plan. 7. Finalise the plan and present to Council for final endorsement. 	Completed March 2020
Project Manager provides an update report to Council and prepares for Public Consultation	Project Manager provides an update report to Council.	In Progress. This was scheduled for March 2020. <u>COVID-19 prevented this from occurring.</u> This is now tabled for July 2020.
JMG commence first Stage of documentation and public consultation	<p>JMG to commence the preparation of document and prepare a snapshot analysis of Oatlands in 2020 and identify constraints and opportunities to develop and grow.</p> <p>JMG to commence first round of public consultation with the Oatlands School students, high street information and feedback stall on a Friday afternoon 3pm during school term near IGA, public workshop in a public building – all welcome. The first round of consultation was planned for week commencing 20th April 2020.</p>	<p>In Progress.</p> <p>The first round of consultation was planned for April 2020. <u>COVID-19 prevented this from occurring.</u></p> <p>The draft snapshot analysis is still in preparation and will be finalised July 2020. First round of consultation is now scheduled for August 2020.</p>

Action	Details	Status
JMG to input feedback from consultation into a first draft of the Structure Plan and Traffic Management Plan.	Compile, consider and input feedback into the draft structure plan document. Finalise a draft structure plan including traffic management plan	Yet to commence. The first draft was due to be completed by June 2020. This is now planned for October 2020.
Council Meeting progress report.	Project Manager to provide an update and progress report to Council at the monthly Council Meeting	Yet to commence. This was scheduled for May 2020. This is now planned for October 2020.
JMG to prepare the first draft of Plan to be exhibited and undertake round 2 of the public consultation.	Second round of public consultation to exhibit and discuss the draft plan. This includes an all-inclusive public meeting.	Yet to commence. The draft document will be on exhibition for a 6 week period. This was planned for June 2020. This will now be undertaken in October 2020 – November 2020.
Council Meeting progress report.	Project Manager to provide an update and progress report to Council at the monthly Council Meeting.	Yet to commence. This was scheduled for July 2020. This is now planned for October 2020.
JMG prepare final version of the draft Plan with the Project Manager and working group.	Compile and input feedback into the final version of plan.	Yet to Commence. The final version of the plan was scheduled for August/September 2020. This will now be undertaken in December 2020.
Project Manager to present final Structure Plan to Council for endorsement.	Finalise the plan and present to Council for final endorsement at the Council Meeting.	Yet to Commence. This was scheduled for September/October 2020. This will now likely be January 2021.

Table 1: Update and work plan for the Oatlands Structure Plan Project.

DISCUSSION

COVID-19 has caused a 4 month delay to the project. The first draft of documentation together with the first round of public consultation was scheduled for week commencing 20th April 2020 (after the Easter break). As Council would be well aware, the lockdown and social distancing restrictions made public consultation through face to face impossible. The key to this project being a success is public consultation and engagement with all stakeholders and community members in a meaningful and comfortable environment. The Project Manager and JMG made the decision to delay the project until some certainty around consultation was made.

Public consultation can now proceed in August 2020 commencing with a stall outside the IGA on a Friday afternoon around 3pm. A date has not yet been confirmed, however it will likely be in early August 2020. There will then be a workshop with students at the Otlands School and a public workshop and information session.

The project was scheduled for completion by end of September 2020. It is now likely that completion will be January 2021.

RECOMMENDATION

THAT Council receive and note this report.

DECISION

Moved by Cllr R McDougall, seconded by Cllr K Dudgeon

THAT Council receive and note the report.

CARRIED

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

15.8 Safety

Strategic Plan Reference 4.8

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

Nil.

15.9 Consultation & Communication

Strategic Plan Reference 4.8

Improve the effectiveness of consultation & communication with the community.

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

16.1 Improvement

Strategic Plan Reference 5.1

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

Nil.

16.2 Sustainability

Strategic Plan Reference 5.2

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

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

Author: ACTING GENERAL MANAGER (ANDREW BENSON)

Date: 10 JULY 2020

Enclosure:

Shared Services Report – Southern Midlands Council – May – June 2020

ISSUE

It was noted that the Shared Services Administrator (coordinated by Brighton Council) is no longer a role that will be provided and the structure of the committee has changed with reports no longer being provided to member Councils.

Council will now include a standard internal report for Council's information on SMC hours going forward. Council requested that these reports be provided on a quarterly basis.

DECISION

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

THAT the information be received.

CARRIED

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

Mr David Cundall (Manager, Development & Environmental Services) left the meeting at 12.22 p.m.

ENCLOSURE(S)
Agenda Item 16.2.1

Shared Services Report - Southern Midlands Council
May - June 2020

Provided by Southern Midlands	Council	Officer	Summary of Service Provided	Hours
Fortnight Ending 25/05/2020 - 07/06/2020	Brighton Council	Weeds Officer - Jen Milne	Weeds Management	
		Senior Planning Officer - Jacqui Tyson	Planning Services	
08/06/2020 - 21/06/2020	Brighton Council	Weeds Officer - Jen Milne	Weeds Management	5
		Senior Planning Officer - Jacqui Tyson	Planning Services	3
			Total	8
25/05/2020 - 07/06/2020	Central Highlands Council	Animal Management Officer - Rach Collis/Dave Dwyer	Regulatory	
		Senior Planning Officer - Jacqui Tyson	Planning Services	7
08/06/2020 - 21/06/2020	Central Highlands Council	Animal Management Officer - Rach Collis/Dave Dwyer	Regulatory	6
		Senior Planning Officer - Jacqui Tyson	Planning Services	8
		Planning Damian Mackey	Planning Services	4
			Total	25
25/05/2020 - 07/06/2020	Derwent Valley	Permit Authority Plumbing - Shane Mitchell	Regulatory	43
08/06/2020 - 21/06/2020	Derwent Valley	Permit Authority Plumbing - Shane Mitchell	Regulatory	39
			Total	82
Supplied to Southern Midlands				
01/06/2020 - 12/06/2020	Brighton Council	Lee Wighton	Development Engineering	2.75
			Total	2.75

16.2.2 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA LIFE MEMBERSHIP AWARD – CLR A BISDEE OAM

Author: ACTING GENERAL MANAGER (ANDREW BENSON)

Date: 9 JULY 2020

ISSUE

Advice that Clr A Bisdee OAM is to receive a Local Government Association of Tasmania Life Membership Award.

DETAIL

The Local Government Association of Tasmania (LGAT) has advised that the General Management Committee has determined that Clr A Bisdee OAM is to be awarded a LGAT Life Membership Award in recognition of his long and outstanding service to the whole of Local Government.

Clr Bisdee's involvement with Local Government extends back to April 1972 when he was first elected to the Green Ponds Council (part of the present Southern Midlands Council area). Clr Bisdee held the position of Warden with Green Ponds Council from 1984 to 1993. Following amalgamation in 1993, Clr Bisdee was elected as the inaugural Mayor of the Southern Midlands Council for a two year period and has continued to be an elected member of the Southern Midlands Council since that time (in the capacity of Mayor from 2005 to 2018 and Councillor from 2018 to present).

The Life Membership Awards are normally presented at the Annual LGAT Conference but due to Covid-19 this will not occur this year. Clr Bisdee OAM will be presented the Award at a special event in Hobart on the 20th July 2020.

A video record of the Award Presentation will be played at the LGAT Annual General Meeting to be held online on Wednesday, 23rd July 2020.

RECOMMENDATION

THAT

- a) the information be received; and
- b) Clr A Bisdee OAM be congratulated on his LGAT Life Membership Award for his many years of dedicated service to Local Government.

DECISION

Moved by Clr R McDougall, seconded by Clr K Dudgeon

THAT

- a) the information be received; and
- b) **Clr A Bisdee OAM be congratulated on his LGAT Life Membership Award for his many years of dedicated service to Local Government.**

CARRIED

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

16.2.3 SMC EXTERNAL GRANT PROJECTS

Author: ACTING GENERAL MANAGER (ANDREW BENSON)

Date: 9 JULY 2020

Enclosure:

Report to Council on Various SMC Grant Projects as at 9th July 2020

ISSUE

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

BACKGROUND

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

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

DETAIL

The list is provided for Councillors information.

For information only.

RECOMMENDATION

THAT Council receive and note the report.

DECISION

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

THAT Council receive and note the report.

CARRIED

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

ENCLOSURE(S)
Agenda Item 16.2.3

Report to Council on Various SMC Grant Projects as at 9th July 2020

Project Title	Brief Description	Grant Body	Project Value	Project Manager	Current Project Status (percentage complete)	Anticipated Completion Date	Remarks
Oatlands Underground Power Project	Undergrounding the overhead power cable on the Esplanade and Barrick Street	Community Development Grant Australian Government (Election Commitment)	\$250,000	Andrew Benson	75%	30.11.20	Awaiting TasNetworks design for the final element of the balance of Barrick Street underground power
Broadmarsh Streetscape Project	Construction of footpath and bridge construction as well as traffic calming within the Broadmarsh Village	Community Development Grant Australian Government (Election Commitment)	\$230,000	Andrew Benson	9%	31.10.20	Design completed which required Survey and Traffic Engineering
Oatlands Aquatic Centre	Development of the proposed Aquatic Centre in Oatlands	<ol style="list-style-type: none"> 1. Australian Government 2. Tasmanian Government 3. Community Development Grant Australian Government (Election Commitment) 4. Station Child Care Centre 5. Loan Funds by SMC 	<p>\$1,500,000</p> <p>\$2,000,000</p> <p>\$500,000</p> <p>\$80,350</p> <p>Balance</p>	<p>Tim Kirkwood (Financial)</p> <p>Andrew Benson (Project Delivery)</p>	DA currently on advertising	21.10.21 Practical Completion	
Oatlands Destination Playground	Upgrade of the playground and adjacent ground area (including installation of underground watering	Community Development Grant Australian Government	\$ 500,000	Maria Weeding	Installation of the playground equipment commences on	Sept 2020	

Project Title	Brief Description	Grant Body	Project Value	Project Manager	Current Project Status (percentage complete)	Anticipated Completion Date	Remarks
	system) at Callington Park	(Election Commitment)			site Mon 13 th July.		
Lake Dulverton Conservation Area Walkway Upgrade Project	New path from High Street along foreshore to stop over area. Upgrade of existing path from Aquatic building to just past school. Total distance 1500M approx..	Community Development Grant Australian Government (Election Commitment)	\$ 220 000	Maria Weeding	Reserve Activity Assessment Level 2 now signed by Parks & Wildlife. A Development Application to be submitted to SMC.	June 2021	Extensive mix of permits, reports and assessments have been required to date. Last step should be the DA with SMC.
Kempton Town Development Project	Alteration to Victoria Memorial Hall entrance and landscaping forecourt area. Clock tower – lettering works as required.	Community Development Grant Australian Government (Election Commitment) and Southern Midlands Council	\$75 000 \$25 000	Maria Weeding	Building Approval being sought from SMC.	July 2021	Awaiting for final funding agreement from Aust Govt. Additional funds from SMC in 20/21 budget.
Campania Bush Reserve Shared Pathway	Widening the 650m walking track within the Reserve. Pathway surface is to be upgraded to polymer hardened aggregate gravel.	Community Development Grant Australian Government (Election Commitment) and Southern Midlands Council	\$100,000	Jack Lyall (Helen Geard)	Works to be undertaken in conjunction with the Lake Dulverton walking track.	June 2021	Awaiting final funding agreement from Aust Govt.
Chauncy Vale Wildlife Sanctuary Pedestrian Bridge Project	Design and construction of two (2) pedestrian bridges across the Browns Cave Creek. The bridges allow for a permanent, safe and	Community Development Grant Australian Government (Election Commitment)	\$55,000	Graham Green	60%	30.09.20	Bridge is designed and approved. All materials have been purchased and

Project Title	Brief Description	Grant Body	Project Value	Project Manager	Current Project Status (percentage complete)	Anticipated Completion Date	Remarks
	pleasant crossing of the creek as part of the overall walking track(s).						manufactured to spec. Concrete footings will commence mid-July 2020.
Day Dawn Creek Riparian Rehabilitation	Erosion control, bank stabilization and vegetation plantings for improved biodiversity and ground stability in vicinity of the "Day Dawn Creek".	Communities Environment Program (Australian Government)	\$15,000	Graham Green	40%	31.12.20	Planning, design and procurement completed. Plantings have commenced (5 areas completed), stability works and silt/sediment fencing yet to commence.
South Central Subregion – Workforce Development Coordinator Project	The submission of grant for a workforce co-ordinator for the Southern Midlands, Central Highlands, Brighton and Derwent Valley to (three year position). The coordinator will then work under a project management committee. Damian Mackey prepared the successful grant application in partnership with the three other Council.	Tasmanian Community Fund	\$400,000	Damian Mackey/Andrew Benson	Funding Agreement about to be signed	July 2024	Grant Application Successful. Working towards recruitment of a coordinator and the terms of reference for Project Management Committee.

Project Title	Brief Description	Grant Body	Project Value	Project Manager	Current Project Status (percentage complete)	Anticipated Completion Date	Remarks
Mangalore Recreation Ground Twin Arenas Project	Two new arenas for the pony clubs that call Mangalore Recreation Ground home	Major Sport & Rec Grants Program Communities Sport & Recreation (Tasmanian State Government)	\$36,784	Andrew Benson	Project about to be acquitted	June 2020	Issues with Aboriginal heritage being discovered on site delayed the project and increased the costs
Rejuvenation of the Runnymede Recreation Ground playing surface	Installation of a bore, pumps and 100,000 ltr tank, sprinklers and surface treatment	Major Sport & Rec Grants Program Communities Sport & Recreation (Tasmanian State Government)	\$35,142 \$ 3,000 (SMC Community Small Grant) \$1,000 (TFS)	Andrew Benson	35%	September 2020	WIP

Kempton Medical Centre	Conversion of the former Principal's Residence and establishment of car parking	Department of Communities (Tas) Election Commitment	\$75,000 SMC \$25,000	Andrew Benson	85%	August 2020	Grant acquittal in September 2020
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16.2.4 SMC COMMUNITY SMALL GRANT PROGRAM 2020

Author: ACTING GENERAL MANAGER (ANDREW BENSON)

Date: 9 JULY 2020

Enclosure:

Draft Community Small Grant Guidelines 2020

ISSUE

Council have increased the budget for the SMC Community Small Grants Program 2020 from \$30,000 to \$40,000 and it is appropriate to reconsider the Program Guidelines.

BACKGROUND

Council has conducted an annual Community Small Grants program since 2008. The main aim of the program is to streamline and condense the many requests for financial support received from various community groups, charitable organisations and service providers throughout the year. The program has proven to be very popular with all the target groups and excellent goodwill is generated by the successful grant recipients. Additional kudos has been obtained by having awards presented at the Australia Day function in January each year.

Council's Facilities and Recreation Committee have responsibility for overseeing the Grants Program and undertaking the formal assessment process in determining the successful grant applications.

DETAIL

The attached draft guidelines for the 2020 program have been annotated to show the proposed deletions (shown thus ~~Aaaaa~~) as well as possible additions (shown thus **Aaaaa**).

In general terms Council felt that the program this year would support the economic effort post COVID-19 by focusing on capital works, major building maintenance and new equipment, therein supporting small builders, and the retail sector.

- Consideration of increasing the maximum grant sum from \$3,000 to \$5,000
- Seeking a matching contribution from between \$3001 to \$5,000
- Removing the ability for 'program type activities' to be accessed from this round
- Minor wording changes to reflect the aforementioned areas

CONCLUSION

After consideration of the proposed changes to the guidelines, along with further amendments that are brought about by collegial discussion, it is recommended that the revised SMC Community Small Grant Program 2020 Guidelines be adopted.

For information and discussion

Human Resources & Financial Implications - Normal scheduling of staff and Councillor time as in previous years with this budgeted item.

Community Consultation & Public Relations Implications - Advertising of the SMC Community Small Grants Program 2020 will be on all Council media platforms and information will be provided to the Southern Midlands Regional News as well as the Hobart Mercury.

Policy Implications – Nil.

Priority - Implementation Time Frame - Grant Program opens at the end of July 2020.

RECOMMENDATION

THAT Council

1. Receive and note the report;
2. Approve the proposed Guidelines for the SMC Community Small Grants Program 2020.

DECISION

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

THAT Council

1. Receive and note the report;
2. Approve the proposed Guidelines for the SMC Community Small Grants Program 2020.

CARRIED

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

ENCLOSURE(S)
Agenda Item 16.2.4



DRAFT

Community Small Grants

Guidelines
2020



The Southern Midlands Council's Community Small Grants program has been established to support projects, programs and activities developed for the benefit of the residents of the Southern Midlands local government area.

The Community Small Grants provide assistance to community groups to, ~~provide programs, improve safety, undertake minor capital works, facilitate small seminars, conferences and forums~~ or purchase equipment.

The Southern Midlands Council recognises the immense community benefit provided to our residents and visitors by local community organisations through the provision of opportunity for involvement in activities in Southern Midlands.

The Community Small Grants Program is one method of supporting and assisting local organisations in providing additional opportunities for the Southern Midlands community.

Purpose

To provide financial assistance in a regulated, transparent and equitable way to community groups catering for, and responding to, the needs of the residents and visitors to Southern Midlands.

The program provides assistance to organisations to conduct a wide range of activities. The following broad categories are designed to give applicants an idea as to the types of projects which Council seeks to support through this program:

- **Community Building**
Projects which aim to increase community participation & access to information, services & facilities while strengthening community and social well-being.
- **Minor Capital Works**
Projects which enhance our community facilities by aiding in the development of new facilities or improvements to any existing Community/Council owned facility. It will provide assistance for projects such as fencing, roofing, ground lighting, shade sails, building refurbishments, paving, etc.
- **Safety/Accessibility Upgrades/Equipment**
Projects that increase the capacity of local groups and clubs to cater for the needs of the community. These developments can be in the form of a construction project or the purchase of equipment.

Frequency

Council's grant program is currently held on an annual basis.



Important Dates:

The current round for assistance opens at 8.30am on Monday ~~29th July 2019~~ **27th July 2020** and **closes on Monday 26th August 2019 24th August 2020 at 4:00pm**. Applications can be lodged at either the Oatlands or Kempton Office, or lodged electronically at mail@southernmidlands.tas.gov.au

Projects are able to start from Monday ~~7th October 2019~~ **5th October 2020** - full acquittal is required by Friday ~~17th July 2020~~ **16th July 2021**.

Level of Funding Available

An organisation can apply for assistance up to a maximum of ~~\$3,000~~ **\$5,000** per round per organisation - no minimum grant amount applies.

Eligibility

Financial Assistance WILL be considered for:

- Any not for profit community group or voluntary association that is legally constituted as an incorporated body or under the auspice of an incorporated body.
- The group or organisation is located in the Southern Midlands municipal area or is proposing ~~an activity or~~ a project which will take place in the Southern Midlands municipal area, for the benefit of those who live, visit or conduct business in the municipal area.
- The applicant is able to demonstrate financial viability and competence to deliver the project on time and within budget. This refers to both the applicant and also the auspicing body if an auspicing body is being used for this application.
- The applicant meets Council's insurance requirements. (holds a current Public Liability Insurance policy of either \$M10 or \$M20)
- Education providers are able to apply on the condition that the project/activity is open to all residents and has a broad community benefit.
- For equipment grants, applicants are required to contribute at least 50% towards the cost of equipment for items considered 'consumables' eg cricket bats / balls, Footballs etc. Items of a longer term nature eg line marking machines, training equipment and the like would be eligible for up to 100% funding.
- **Projects that are seeking funding from \$3,001 to \$5,000 shall be required to have a matching 50% contribution from other sources.**

The following are important areas to address

- Any application which relates to works or projects on property not under the applicants direct ownership (land tenure) or control, must provide a



letter of authorisation and approval for said works / projects from the land owner with the grant application.

- In the case of applications from the Department of Education, where the facilities will be used by Community and school students alike, the application requires written commitment from the Department of Education / Principal that the facilities (or improvements) will be accessible by the public and are appropriate for those purposes.
- ~~The Applicant need not necessarily be based within the Southern Midlands area, but the service or activity must be must be provided within the Southern Midlands area., for the benefit of Southern Midlands residents.~~

Financial Assistance WILL NOT be given for:

- Activities by a private person that is not a formal representative of a bone fide organisation.
- Activities of For-Profit organisations.
- Applicant organisations who have previously failed to acquit Council assisted projects in line with the agreed terms.
- Projects that have previously received funding from this grant program.
- Working Capital or straight donation purposes.
- ~~Programs~~ Projects by local schools/education providers that are exclusive to students core school curriculum with no availability to the general public.
- Retrospective request for a project already fully or partially completed
- Community Organisations who already receive Council funds to undertake a specific activity for which funding is being sought or community organisations wanting to do a specific activity that is already funded by Council.
- Facilities where little or no public access is available.
- Travel to sporting competitions or conferences for individual or community groups.
- Projects / programs that are not based in or focused on Southern Midlands residents

It should be noted that meeting the eligibility criteria is not a guarantee of funding.



The following conditions apply to all financial assistance allocated through the program

Project Management

Funds will only be spent on the project for which funds were applied and as approved by the Southern Midlands Council.

Successful applicants must finalise and acquit the project within the approved time frame and approved budget as per application form.

Any variation of this agreement, such as an extension of the project completion date, shall only be made in writing between the parties. Any request for extension of time must be received in writing prior to the relevant original acquittal completion date.

Successful applicants are required to maintain a copy of all receipts of project expenditure for the term of the grant program, including copies of any advertising, media, newsletters, etc. Council will require copies of expenditure invoices / receipts as part of its acquittal procedure.

If relevant, applicants must obtain and comply with all applicable Council Permit Regulations for example Planning, &/or Building Permit – including road closures, outdoor advertising and any health and safety programs (please ensure that costs for these permits, if required, are included in your application). Please ensure that you have allowed sufficient timeline for these approvals to be obtained and the project to be completed in a timely manner.

The Council strongly encourages that all equipment acquired through the program be insured against theft and fire or covered under your organisation's insurance policy.

Financial

Should a group not be able to fulfill the grant conditions as indicated on the application form or substantial savings have been made, any unspent funds shall be returned to the Southern Midlands Council. In special circumstances, surplus funds from savings made may be authorised for redirection to fund similar projects/activities. Pre-approval in writing should be sought from Council prior to any additional funds being expended. Should the project exceed the amount estimated, groups will be required to meet the additional costs.

Promotion

The Council requests that successful applicants actively promote the support of the Southern Midlands Council. This may include (but not limited to) any of the following:

- Inclusion of the Southern Midlands Council logo in press advertising or any promotional material.



- Acknowledgement of the Southern Midlands Council in radio or television advertising, award presentation, etc.
- Opportunities for the Mayor or delegate to participate in any public relations activities, launches, or proceedings associated with the project. Sufficient notice should be given in the form of an official letter of invite addressed to the General Manager.
- Must ~~attendance at any~~ attendance at any a Council arranged event celebrating the provision of the grant funding, in particular providing a representative at Council's Australia Day ceremony.
- Prominently displaying any certificates or plaques associated with the Council's provision of any grant funding

A version of Council's Logo is available and will be provided on request. The logo can only be used for a specific purpose to which it was requested and must be replicated in its existing form and not altered in any way.

If use of the Council logo is not practicable, the following wording should be incorporated in any material related to the funded project: *"Proudly supported by the Southern Midlands Council"*.

Evaluation / Acquittal Process

Once the project or equipment purchase has been completed, grant recipients must submit an evaluation and provide copies of any advertising, newsletters and media releases relating to the funded project. An evaluation form will be provided with the grant approval letter.

Evidence of expenditure of funds is required to accompany the evaluation. It is preferred that the evaluation / acquittal information be forwarded as soon as the project or purchase is complete ie not left until the final acquittal date

Unsatisfactory acquittal of the grant may lead to withdrawal of the grant approval and subsequent request for return of the allocated funding. Inability to apply for future grant funding may also apply in this circumstance. If you are having difficulties completing the acquittal obligations, please contact Council's grant staff to discuss possible solutions.

Priority Criteria

Due to the limited amount of funds available, priority will be given to projects that:

1. Demonstrate considerable benefit to the Southern Midlands community;



2. Raise the awareness of or access to a service, program, group or issue or maximize the participation or use of a facility;
3. Demonstrate coordination with other groups in the community;
4. Address local issues by attempting to meet a community need or gap;
5. Show evidence of community support for the project;
6. Enhance the lifestyle options for residents and visitors in the community;
7. Demonstrate an ability to manage the project through resource allocation including financial resources, effective planning, clear goals and evaluation processes;
8. Demonstrate the ability to be ongoing [if applicable]
9. Is the project reliant on other funds, if so has other fund been approved;
10. Includes the ability for broad Community access – Land Tenure [in the ownership of the applicant or in other ownership]
11. Grant funds applied for as a % of the total amount to complete the project [inc. in kind contribution] i.e. A financial contribution by the applicant/s would be favorably looked upon
12. The Project shall be one that has not received any previous funding for the same purpose by Council or any other funding body (i.e. no 'double dipping')
13. Demonstrate that a Risk Assessment of the project is deemed within acceptable limits
14. Willingness to attend the Australia Day event for recognition of the awards of the grant

Final funding decisions are made on the merit of each application against the stated eligibility criteria, guidelines and an assessment against the aforementioned criteria.

Assessment

The application process is as follows:

The application forms can be accessed from the Council Chambers, Oatlands and Kempton or via the Council Website: www.southernmidlands.tas.gov.au



Applicants are encouraged to contact Council's Manager Community & Corporate Development, Andrew Benson on 62545050 or abenson@southernmidlands.tas.gov.au with any questions relating to completion of the forms or require information in regard to how your project meets the guidelines of the program.

The completed applications, once received within timeline parameters, will be assessed and prioritized by the assessment panel consisting of Council Officers and Councillors. The panel's decision is final and no further correspondence shall be entered into.

The assessment panel will then make their recommendations to the next scheduled Council Meeting for adoption.

Once adopted by Council the applicants will be informed of their success or otherwise in gaining funding. Successful applicants will need to supply Council with a tax invoice [on their own letterhead preferably] for the approved grant amount to allow funding of grant monies to be processed **This should be done as soon as the approved grant funding letter has been received.**

Further Information & Assistance

For further information or assistance with your application please contact Council's Deputy General Manager / Manager Community & Corporate Development, Andrew Benson on 62545050 or email: abenson@southernmidlands.tas.gov.au



Assisting in building the capacity of the Southern Midlands





Tips for completing the Application Form

Please use the following as a guide to help you to complete the application form.

Section 1: General Information

1 – 5 As directed by the form, please provide as many details as possible about your group / organisation / club.

Section 2: Details of the Project

Tell us about your project, what you are planning and what you want to achieve.

6. Select the category that your project best fits under.
7. Give your project a name which represents what your project/activity is about.
8. Indicate where the project/activity is to be held or carried out (e.g. Hall, park, or facility).
9. When answering this question think about the following:
 - What does your group want to achieve? (e.g. raise awareness of a service program, group or local issue, improve access to and use of a community facility, maximize participation in your group or a particular activity, improve safety).
 - What steps are you planning to take to make sure your project/activity runs smoothly?
 - Who might you involve; (e.g.) young persons, older persons, people with different abilities, people from different cultural backgrounds).
 - Why is this project/activity important for your group/organisation and the wider community?



10. When answering this question think about the following?

- How things will be different for your group and/or the wider community?
- What might it allow them to do that they can't at present?
- How might it improve access to or participation in activities?
- Who will benefit most from your project/activity?

Keep in mind concepts such as community pride, attracting people to the region and spending money in the community, forming new community links, etc.

11. Tell us how your group identified a need in the community (e.g. community consultation, public meeting, and suggestion box).

- Why do you think the need exists?
- Why is it a problem/issue for your group and/or the wider community?
- Who have you spoken to about this need?
- Why has your group chosen this way to tackle the problem and/or improve the situation?

12. To answer these questions think about:

- Can you draw on volunteers from within your group or organisation? If yes, what sort of work will they be asked to do or in what way can they help?
- What equipment, machinery, etc. you have?
- What sort of skills or abilities do the individuals involved in the project/activity have? (e.g. financial management, organisational, trade skills – e.g. plumber, builder etc).
- What type of outside assistance will you seek to complete the project or run the event?

13. For example:

- Increased participation/membership
- A well attended event or activity
- Peoples comments and thoughts (how will you get these?)



- Media coverage (e.g. newspaper, community newsletter)

You may wish to identify the main aims of your project which you can go back and review to see whether you were successful.

14. Please provide approximate start date, completion date, and a contact person for the project.

Section 3: Budget

Please complete this section as accurately as possible and attach more pages if necessary.

15. Clearly list the expenses for your project/activity and indicate which expenses you intend to use Council's contribution for.
16. Please provide details of the confirmed and anticipated sources of funding for your project. If available please provide with your application any documents confirming the availability of these funds (e.g. bank statements, loan details, letters, etc).

Good luck with your Application

16.2.5 TABLING OF DOCUMENTS

PARATTAH PROGRESS ASSOCIATION

Parattah Progress Association

Parattah, Tasmania, 7120

Date: 07/07/2020

Southern Midlands Council

71 High Street

Oatlands, Tasmania, 7120

Dear Mayor Green and Council Members,

I am writing to you on behalf of the Parattah Progress Association and humbly ask for your support for the installation of public toilet amenities on the recreation grounds of Parattah.

The Parattah Progress Association has recently held an Annual General Meeting and many members have expressed concern that there is an absence of a public toilet on the grounds. Such an installation will encourage the use of our play equipment, oval and barbeque area which seeks to benefit members of the community and visitors in our area. It will also alleviate the instances in which tourists that use the walking track from Oatlands to Parattah ask to use a resident's facilities when they realise that there is an absence of any public toilets in our town.

If this proposal is considered, the Parattah Progress Association has agreed and is willing to contribute in kind to this project that will benefit not only the community but also the tourists that frequent Oatlands and the Southern Midlands areas.

Thank you for your valuable time.

Sarah Clark

Secretary of Parattah Progress Association

0456939414

16.2.6 ELECTED MEMBER STATEMENTS

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

Clr A Bisdee OAM

Advice that Clr Bisdee and Clr Dudgeon recently attended a Community Advisory Committee meeting at the Midlands Multi-Purpose Health Centre and plans to upgrade the facility with eight (8) new residential rooms with ensuites was tabled. This upgrade has a cost estimate of \$1.96M.

The Chairman of the Committee requested that the proposal be presented to Council for their information and support for the proposal when it gets to the point of submitting a Business Case for funding to State and Federal Governments.

A motion is to be submitted to the August 2020 Council meeting commending the CAC committee and its Chairman for endeavours to upgrade the facility further.

Clr K Dudgeon

Advice that the Playing Fields grant applications are now open.

16.3 Finances

Strategic Plan Reference 5.3

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

16.3.1 MONTHLY FINANCIAL STATEMENT (PERIOD ENDING 30 JUNE 2020)

Author: FINANCE OFFICER (MANDY BURBURY)

Date: 9 JULY 2020

ISSUE

Provide the Financial Report for the period ending 30th June 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 June 2020.
- Operating Expenditure Budget Report – 1 July 2019 to 30 June 2020.
- Capital Expenditure Estimates – as at 30 June 2020.
- Cash Flow Statement – 1 July 2019 to 30 June 2020.

OPERATING EXPENDITURE ESTIMATES (OPERATING BUDGET)

Overall, operating expenditure to end of June was \$10,809,268 which represents 96.6% of the Annual Budget.

Please note that end-of-year accrual adjustments are still being processed which will alter these figures.

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

Strategic Theme - Infrastructure

Sub-Program – Public Toilets – expenditure to date (\$76,273 – 113.87%). Expenditure relates to additional cleaning hours and cleaning products due to COVID-19.

Strategic Theme – Growth

Nil.

Strategic Theme – Landscapes

Sub-Program – Cultural – expenditure to date (\$7,061 – 17.47%). Reduced expenditure relates largely to the Heritage HUB, with HUB income and expenditure impacted by COVID-19.

Strategic Theme – Lifestyle

Sub-Program – Aged – expenditure to date (\$2,352 – 156.83%). Expenditure relates to the cost of hiring the Kempton Community Bus for Community Walks.

Strategic Theme – Community

Sub-Program – Capacity – expenditure to date (\$51,500 – 122.84%). 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 (\$59,613 – 116.43%). 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

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

THAT the Financial Report be received and the information noted.

CARRIED

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

STATEMENT OF COMPREHENSIVE INCOME
for the period 1st July 2019 to 30 June 2020

	Annual Budget \$	Year to Date as at 30 June \$	%	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	759,149.71	109.4%	
Interest	180,000.00	150,287.82	83.5%	
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	172,417.91	106.4%	
Sub-Total	\$6,779,987.00	\$6,793,779.38	100.2%	
Grants - Operating	3,470,832.00	3,643,534.45	105.0%	
Total Income	\$10,250,819.00	\$10,437,313.83	101.8%	
Expenses				
Employee benefits	-3,905,753.00	-3,249,857.79	83.2%	Less Roads - Resheeting Capitalised
Materials and contracts	-3,063,277.00	-3,315,033.21	108.2%	Less Roads - Resheeting Capitalised, Includes Land Tax
Depreciation and amortisation	-3,061,160.00	-3,061,160.00	100.0%	Percentage Calculation (based on year-to-date)
Finance costs	-27,088.00	-27,087.86	100.0%	
Contributions	-233,907.00	-233,907.00	100.0%	Fire Service Levies
Other	-133,944.00	-197,177.44	147.2%	Incls Rate Discounts
Total expenses	-\$10,425,129.00	-\$10,084,223.30	96.7%	
Surplus (deficit) from operations	-\$174,310.00	\$353,090.53	-202.6%	
Grants - Capital (refer Note 3)	4,526,481.00	1,541,623.00	34.1%	
Sale Proceeds (Plant & Machinery)	0.00	331,960.09	0.0%	
Net gain / (loss on disposal of non-current assets)	-108,182.00	0.00	0.0%	
Surplus / (Deficit)	\$4,243,989.00	\$2,226,673.62	52.5%	

STATEMENT OF COMPREHENSIVE INCOME
for the period 1st July 2019 to 30 June 2020

	Annual Budget \$	Year to Date as at 30 June \$	%	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
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Surplus / (Deficit)	\$4,243,989.00	\$2,226,673.62	52.5%	

**CAPITAL EXPENDITURE PROGRAM 2019-20
AS AT 30 JUNE 2020**

			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
			\$	\$	\$	
INFRASTRUCTURE						
ROAD ASSETS						
Resheeting Program	Various	Roads Resheeting	500,000.00	189,894.61	310,105.39	
Reseal Program		Roads Resealing (as per agreed program)	280,000.00	0.00	280,000.00	
	C1010096	Alexander Circle Reseal		33,414.41		
	C1010092	Cartledge Lane Reseal		13,051.49	-13,051.49	
	C1010077	Clifton Vale Road Reseal		30,262.08	-30,262.08	
	C1010091	Hall Lane Reseal		28,501.98	-28,501.98	
	C1010090	Swan Street Reseal		9,580.40	-9,580.40	
	C1020055	Yarlington Road (Smarts Hill - 150 metres)	15,000.00	2,983.70	12,016.30	\$15K Budget c/fwd
Reconstruct & Seal	C1010032	Green Valley Road, Bagdad (300metres off Swan Street)	54,000.00	45,474.50	8,525.50	
	C1020025	Shene Road, Mangalore (650metres)	97,500.00	44,898.04	52,801.96	
	C1010089	Woodsdale Road (1km Reconstruction)	165,000.00	164,225.24	774.76	
	C1010094	Woodsdale Road Reconstruct & Seal (800m + 430m)		2,417.13	RTR	
Construct & Seal (Unsealed Roads)	C1020073	Huntingdon Tier (300 metres new seal)	83,000.00	70,303.98	-7,303.98	
	C1020089	Roberts Road (350m new seal incl. stormwater)	59,000.00	43,536.40	15,463.60	
		Main Intersection/Carpark Campania - Design Concept	50,000.00	0.00	50,000.00	
	C1020087	Eldon Road (800 metres new seal)	154,000.00	116,426.40	37,573.60	RTR
	C1020072	Banticks Road (1km new seal from Junction with Blackbrush)	27,500.00	46,887.11	-19,387.11	
	C1020071	Blackbrush Road (1km new seal from existing to Banticks)	210,000.00	130,458.14	79,541.86	RTR
Minor Seals (New)		Dust Suppressant Seal	20,000.00	0.00	20,000.00	
	C1020075	Stonehenge Road Dust Suppressant Seal		20,821.54	-20,821.54	
		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	C1020085	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	C1020076	Campania - Brownwood Estate Rd Junction (Asphalt Overlay)		8,304.00	-8,304.00	
	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
	C1010093	Campania - Water Lane (Minor Widening/drainage-V drain/Patch Repair)	23,500.00	11,169.00	12,331.00	
	C1020070	Elderslie - Bluff Road Intersection Upgrade	0.00	138.38	-138.38	2020/2021 Budget
Drainage Component - \$42,900	C1010079	Reeve St - Hall Street to Rec Ground (K&G)	94,915.00	93,565.88	1,349.12	\$20k Budget c/fwd WIP 30/06/19 \$6,887
	C1020047	Lovely Banks Road (vicinity of Cames)	25,000.00	35,222.66	-10,222.66	Extend Culverts/ tree removal / realign
	C1020027	Rhyndaston Road - Guard Rail	20,000.00	12,131.80	7,868.20	
	C1020086	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	44,647.73	-19,647.73	\$25k Budget c/fwd WIP 30/06/19 \$6,036
			\$2,062,542.50	\$1,235,922.69	\$862,451.35	
BRIDGE ASSETS	C1030058	Hardings Road (White Kangaroo Rivulet- B1096)	180,400.00	87,882.71	92,517.29	RTR
	C1030059	Woodsdale Road (Nutting Garden Rivulet- B3988))	210,390.00	212,383.69	-1,993.69	RTR
			\$390,790.00	\$300,266.40	\$90,523.60	

CAPITAL EXPENDITURE PROGRAM 2019-20
AS AT 30 JUNE 2020

			BUDGET	EXPENDITURE	VARIANCE	
			\$	\$	\$	COMMENTS
WALKWAYS	C1040003	Footpaths - General Streetscapes Bagdad Township	20,000.00	323.00	19,677.00	
	C1040014	- East Bagdad Road Broadmarsh Township	105,000.00	4,400.94	100,599.06	WIP 30/6/19
	G1040007	- Streetscape Works Campania Township	230,000.00	4,119.85	225,880.15	Funds \$230k subject to finalising Grant Deeds (Federal Gov.)
		- Review Management Plan (Site Plan) / Walking Tracks (Bush Reserve)	5,000.00	0.00	5,000.00	\$5K Budget c/fwd
	C1040005	- Reeve Street - Footpath through to Hall - Climie Street/Water Lane (incl. footpath) - Climie Street to Kandara Court Footpath Kempton Township	30,000.00	342.31	29,657.69	
		- Midlands Highway/Mood Food	70,150.00	0.00	70,150.00	
	C1040027	- Memorial Avenue (complete drainage/other site works)	25,000.00	17,098.26	7,901.74	
	C1040004	- Streetscape Plan (Review & Implementation)	35,000.00	37,302.69	-2,302.69	
	G1040006	- Streetscape Victoria Hall Melton Mowbray Township	75,000.00	2,925.00	72,075.00	Footpath renewal Component - Funds \$75k subject to finalising Grant Deeds (Federal Gov.)
	G2020002	- Streetscape Works (Trough / Shelter etc) Oatlands Township	30,000.00	5,318.18	24,681.82	
	C1040016	- High Street (Footpath Renewal)	33,000.00	1,251.78	31,748.22	
	C1040028	- Church Street (Footpath Renewal)	17,000.00	16,714.44	285.56	
		Tunbridge Township				
	C1040022	- Main Street Kerb & Gutter (Vicinity of Hall) Tunnack Township	30,000.00	35,088.73	-5,088.73	
		- Streetscape concept Plan	5,000.00	0.00	5,000.00	
			\$710,150.00	\$124,885.18	\$585,264.82	
LIGHTING	C1050001	Esplanade Project (Total Project Cost \$128k year 1-2)	134,000.00	61,053.34	72,946.66	\$64k Budget c/fwd WIP 30/6/19 \$21,251 - Funds \$250k subject to finalising Grant Deeds (Federal Gov.)
			\$134,000.00	\$61,053.34	\$72,946.66	
WATER	C107003	Tunbridge Dam	0.00	7,707.01	-7,707.01	Shareholder pro-rata share of maintenance to dam
			\$0.00	\$7,707.01	-\$7,707.01	
BUILDINGS	C1110002	Campania Flour Mill Park - Concrete Pathways/drainage/remove pavers	15,000.00	0.00	15,000.00	
	C4070037	Tunbridge Hall Toilets	77500.00	84,864.35	-7,364.35	WIP 30/6/19 \$18,288 - Budget incl. Grants
			\$92,500.00	\$84,864.35	\$7,635.65	

**CAPITAL EXPENDITURE PROGRAM 2019-20
AS AT 30 JUNE 2020**

			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
			\$	\$	\$	
DRAINAGE		Bagdad				
		- Lyndon Road	15,000.00	0.00	15,000.00	\$15K Budget c/fwd
	C1090013	- Midland Highway/Swan Street Drainage	50,000.00	8,178.31	41,821.69	
		Campania				
		- Estate Road (School Farm)	10,000.00	0.00	10,000.00	
		Oatlands				
	C1090029	- Barrack Street (towards Mason Street)	10,000.00	13,060.18	-3,060.18	\$10K Budget c/fwd
		- High St/Wellington Street Junction	5,000.00	0.00	5,000.00	\$5K Budget c/fwd
	C1090028	- Queen Anne Street	7,500.00	5,608.70	1,891.30	\$7.5K Budget c/fwd
		Kempton				
		- Erskine Street		4,667.96	-4,667.96	WIP 30/6/19
			\$97,500.00	\$31,515.15	\$65,984.85	
WASTE						
	C110001	Wheelie Bins and Crates	8,000.00	4,769.00	3,231.00	
		Oatlands WTS - Concrete Pad(s)	25,000.00	0.00	25,000.00	\$25K Budget c/fwd
	C110002	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	
GROWTH HERITAGE						
	C3010003	Callington Mill (Asset Renewals)	10,000.00	53,187.70	-43,187.70	
		Callington Mill (Mill Tower - Fire Detection System & Exit Lighting)	6,500.00	6,500.00	0.00	Budget c/fwd
	C3010004	Oatlands Court House (Stabilisation & Gaol Cell)	8,000.00	3,815.00	-4,185.00	\$8K Budget c/fwd
	C3010002	Oatlands Gaol - Wingwall Completion	15,000.00	6,898.01	8,101.99	\$15K Budget c/fwd
		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 & Soffits)	80,000.00	35,050.99	44,949.01	\$15K Budget c/fwd
			\$167,000.00	\$109,296.20	\$57,703.80	
NATURAL						
	G3020015	Campania Bush Reserve (Walking/Riding Path)	100,000.00	358.00	99,642.00	Funds \$100k subject to finalising Grant Deeds (Federal Gov.)
	G3020013	Chauncy Vale - Sanctuary Bridge	55,000.00	42,698.10	12,301.90	Funds \$55k subject to finalising Grant Deeds (Federal Gov.)
	G3020014	Chauncy Vale - Erosion, Stabilisation & Revegetation		5,144.03		Total Project \$15,000, Grant \$11,000 (+ GST) CEP Grant
	C3020008	Mahers Point - Landscape Plan	22,404.00	0.00	22,404.00	Budget c/fwd
	G3020006	Lake Dulverton Walkway (Section 1)	135,000.00	0.00	135,000.00	Funds \$135k subject to finalising Grant Deeds (Federal Gov.)
	G3020006	Lake Dulverton Walkway (Section 2)	85,000.00	6,198.70	78,801.30	Funds \$85k subject to finalising Grant Deeds (Federal Gov.)
			\$397,404.00	\$54,398.83	\$348,149.20	
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	5,483.88	-483.88	
			\$10,000.00	\$18,908.96	-\$8,908.96	

**CAPITAL EXPENDITURE PROGRAM 2019-20
AS AT 30 JUNE 2020**

			BUDGET \$	EXPENDITURE \$	VARIANCE \$	COMMENTS
LIFESTYLE						
COMMUNITY HEALTH & WELLBEING	C1040029	Oatlands Bus Shelter	14,000.00	32,860.51	-18,860.51	
			\$14,000.00	\$32,860.51	-\$18,860.51	
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	C4080001	Kempton Community Health Facility	225,000.00	28,251.99	196,748.01	\$200K Budget c/fwd WIP 30/6/19 \$445
			\$225,000.00	\$28,251.99	\$196,748.01	
RECREATION	C4070005	Recreation Committee	20,000.00	20,720.82	-720.82	Camp Rec Window & Cricket Pitch/ Oat Rec Lighting
		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)		562,183.29	-562,183.29	WIP 30/6/19 \$395,896
	C4070034	Oatlands Aquatic Centre (New Pool)		379,803.40	-379,803.40	WIP 30/6/18 \$379,803
		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	
		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	
	G4070040	Oatlands - Destination Playground Callington Park	500,000.00	282,200.25	217,799.75	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
	C4070015	Kempton - Blue Place Title Boundaries		2,687.90	-2,687.90	
	C4070019	Kempton - Recreation Ground (Grandstand 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	5,360.20	32,639.80	\$13K Budget c/fwd
	G4070039	Runnymede - Recreation Ground (resurfacing & watering system)	20,000.00	40,527.00	-20,527.00	
		Tunbridge Park - Perimeter Fence (Safety)	30,000.00		30,000.00	\$7.5K Budget c/fwd
			\$3,202,784.00	\$1,368,253.19	\$1,834,530.81	
COMMUNITY						
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	8,000.00	0.00	8,000.00	\$8K Budget c/fwd
	C5020002	Oatlands Structure Plan	25,000.00	3,847.00	21,153.00	
			\$33,000.00	\$3,847.00	\$29,153.00	
SAFETY		Road Accident Rescue Unit	3,000.00	0.00	3,000.00	
			\$3,000.00	\$0.00	\$3,000.00	

CAPITAL EXPENDITURE PROGRAM 2019-20
AS AT 30 JUNE 2020

		BUDGET	EXPENDITURE	VARIANCE	COMMENTS
		\$	\$	\$	
ORGANISATION					
SUSTAINABILITY					
	Council Chambers - Internal Toilets Upgrade	60,000.00	0.00	60,000.00	
C6020007	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	6,531.35	-991.35	
C6020003	Computer System (Hardware / Software)	55,400.00	48,998.02	6,403.98	\$15K Budget c/fwd
		\$140,940.00	\$56,650.97	\$84,289.03	
WORKS					
C6020011	Kempton Depot - Property Purchase (Year 1 Budget of \$180K)	50,000.00	189,109.18	-139,109.18	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	Oatlands Depot Relocation (Site / Concept Plans/ Amenities/ Records Storage)	200,000.00	148,485.81	51,514.19	
C9990002	Minor Plant Purchases	9,500.00	7,455.46	2,044.54	
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	271,637.58	-61,637.58	
	(Trade Allowance - \$180K)				
		\$1,417,500.00	\$1,115,903.03	\$301,596.97	
GRAND TOTALS		\$9,221,110.50	\$4,643,413.80	\$4,626,379.28	

CASH FLOW 2019/2020	INFLWS	INFLWS	INFLWS	INFLWS	INFLWS	INFLWS	INFLWS	INFLWS	INFLWS	INFLWS	INFLWS	INFLWS	INFLWS	INFLWS
	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)
	(July 2019)	(August 2019)	(September 2019)	(October 2019)	(November 2019)	(December 2019)	(January 2020)	(February 2020)	(March 2020)	(April 2020)	(May 2020)	(June 2020)	(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	- 237,342.97	- 237,210.01	- 3,296,049.39	
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	- 292,789.37	- 131,461.57	- 200,658.02	- 2,974,850.69	
Interest	- 4,148.51	-	-	-	- 2,995.62	- 10,870.47	-	-	-	-	- 2,720.67	- 6,352.59	- 27,087.86	
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	- 28,721.55	- 94,778.29	- 563,885.32	
	- 783,807.79	- 601,490.88	- 519,073.12	- 815,303.68	- 593,208.90	- 495,502.39	- 557,710.66	- 551,776.04	- 679,454.16	- 620,736.28	- 400,246.76	- 538,998.91	- 6,861,873.26	
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	99,266.45	88,658.93	5,517,658.83	
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	73,628.69	63,672.28	120,498.11	677,765.13	
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	5,935.68	8,873.14	150,287.82	
Subsidies	-	-	11,655.00	-	-	-	-	-	-	-	-	-	11,655.00	
Other revenue grants	150.00	435,460.50	-	-	466,410.50	4,545.45	-	435,460.50	-	-	91,000.00	1,577.00	1,434,603.95	
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	223,732.52	41,723.07	125,552.60	20,051.48	
	217,774.85	1,868,527.86	1,555,088.24	251,673.86	993,806.10	488,353.26	465,946.50	838,189.52	665,363.48	198,594.10	218,151.34	345,159.78	7,771,919.25	
Net cash from operating activities	- 566,032.94	1,267,036.98	1,036,015.12	563,629.82	400,597.20	7,149.13	91,764.16	286,413.48	14,090.68	422,142.18	182,095.42	193,839.13	910,045.99	
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	- 435,973.07	- 624,498.42	- 3,563,002.20	
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	-	63.63	40.91	331,960.09	
Proceeds from Capital grants	-	-	-	-	-	800,000.00	-	35,142.00	574,531.00	-	2,330,880.50	10,000.00	3,750,553.50	
Proceeds from Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	
Payment for Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	
Net cash used in investing activities	- 35,245.59	- 67,169.79	- 302,274.46	- 327,866.50	- 92,085.47	- 616,050.07	- 12,212.22	- 385,087.87	- 237,188.76	- 392,299.09	- 1,894,971.06	- 614,457.51	- 519,511.39	
Cash flows from financing activities														
Repayment of borrowings	- 7,060.07	-	-	-	- 14,548.10	- 25,330.69	-	-	-	-	- 14,823.05	- 86,086.67	- 61,761.91	
Proceeds from borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	
Net cash from (used in) financing activities	- 7,060.07	-	-	-	- 14,548.10	- 25,330.69	-	-	-	-	- 14,823.05	- 86,086.67	- 61,761.91	
Net increase/(decrease) in cash held	- 608,338.60	1,199,867.19	733,740.66	891,496.32	293,963.63	583,570.25	103,976.38	98,674.39	223,098.08	814,441.27	1,698,052.59	894,383.31	1,367,795.47	
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	12,886,257.80	14,584,310.39	12,368,944.95	
Cash at end of reporting year	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	12,886,257.80	14,584,310.39	13,689,927.08	13,736,740.42	

**SOUTHERN MIDLANDS COUNCIL : OPERATING EXPENDITURE 2019/20
SUMMARY SHEET**

PROGRAM	YTD ACTUAL (as at 30 June 20)	YTD BUDGET (as at 30 June 20)	YTD VARIANCE	YTD VARIANCE %	FULL YEAR BUDGET - REVISED INC. GRANTS & OTHER
INFRASTRUCTURE					
Roads	3,138,046	3,206,738	67,693	97.89%	3,206,738
Bridges	378,144	383,498	5,354	98.60%	383,498
Walkways	214,000	214,930	930	99.57%	214,930
Lighting	86,002	85,764	238	103.78%	85,764
Water	117	-	-	-	-
Drainage	64,013	78,072	14,059	81.99%	78,072
Waste	971,570	901,549	70,021	107.77%	901,549
Public Toilets	76,273	66,982	9,291	113.87%	66,982
Communications	-	-	-	-	-
Signage	7,148	7,020	128	101.83%	7,020
INFRASTRUCTURE TOTAL:	4,938,314	4,943,553	5,356	99.89%	4,943,553
GROWTH					
Residential	-	-	-	-	-
Tourism	47,986	62,380	14,394	76.93%	62,380
Business	997,544	971,998	15,546	101.60%	971,998
Agriculture	-	-	-	-	-
GROWTH TOTAL:	1,035,531	1,034,378	1,153	100.11%	1,034,378
LANDSCAPES					
Heritage	284,120	335,907	51,787	84.58%	335,907
Natural	177,197	188,629	11,432	93.94%	188,629
Cultural	7,061	40,427	33,366	17.47%	40,427
Regulatory	659,107	846,586	187,479	77.85%	846,586
Climate Change	-	-	-	-	-
LANDSCAPES TOTAL:	1,127,485	1,411,549	284,064	79.88%	1,411,549
LIFESTYLE					
Youth	274,850	264,320	10,530	103.98%	264,320
Aged	2,352	1,500	852	156.83%	1,500
Childcare	4,000	6,500	2,500	61.54%	6,500
Volunteers	30,930	40,000	9,070	77.33%	40,000
Access	-	-	-	-	-
Public Health	11,313	10,189	1,124	111.03%	10,189
Recreation	364,205	462,022	97,817	78.83%	462,022
Animals	120,414	110,137	10,277	109.33%	110,137
Education	-	-	-	-	-
LIFESTYLE TOTAL:	808,065	894,668	86,603	90.32%	894,668
COMMUNITY					
Retention	-	-	-	-	-
Capacity	51,500	41,925	9,575	122.84%	41,925
Safety	59,613	51,200	8,413	116.43%	51,200
Consultation	14,998	21,300	6,302	70.41%	21,300
COMMUNITY TOTAL:	126,110	114,425	11,685	110.21%	114,425
ORGANISATION					
Improvement	83,122	114,116	30,994	72.84%	114,116
Sustainability	2,403,180	2,370,532	32,648	101.38%	2,370,532
Finances	287,462	306,907	19,445	93.66%	306,907
ORGANISATION TOTAL:	2,773,764	2,791,555	17,791	99.36%	2,791,555
TOTALS	10,809,268	11,190,128	380,977	96.60%	11,190,128

17. MUNICIPAL SEAL

Nil.

18. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

18.1 COVID-19 UPDATE

Author: CORPORATE COMPLIANCE OFFICER (WENDY YOUNG)

Date: 8 JULY 2020

ISSUE

To provide an update on current requirement for COVID-19.

BACKGROUND

Coronaviruses are a large family of viruses known to cause respiratory infections. These can range from the common cold to more serious diseases such as Severe Acute Respiratory Syndrome (SARS) and Middle East Respiratory Syndrome (MERS). The new coronavirus originated in Hubei Province, China and the disease caused by the virus is named COVID-19.

DETAIL

The initial round of safety plans has been delivered to our community, Council owned buildings and recreation grounds excluding Colebrook Recreation Ground, Oatlands Recreation Ground and the Levendale Community Centre. The safety plans have been well received by the Management Committees, they are appreciative of the support and the guidance they are receiving from Council. The decision to open buildings have been left to the Management Committees, some are wanting to open immediately whilst others are remaining cautious as they fit within the vulnerable category.

The Director of Public Health has now issued a new Public Health Direction to manage the threat to public health posed by the spread of COVID-19 in workplaces. The Direction sets out the minimum standards that businesses need to meet to manage the risk of COVID-19 spreading and protect both workers and customers. Council must implement measures to achieve the minimum standards and must also document these measures. As a consequence to this directive we are now required to capture the names of people entering Council buildings. This register must be retained for at least 21 days, this would assist with notifying people who enter/leave the workplace of any potential exposure to COVID-19. A register has been placed in both Council Offices and depots and will be distributed as soon as possible to Management Committees. We will continue to support our Management Committees as the situation changes.

Stage three restrictions came into place 12 noon 26th June, 2020

- Gatherings at households – including shacks – remain limited to up to 20 people at any one time, not including residents of the household. You should not visit others or have visitors to your home if you are unwell.
- The number of people permitted at businesses/activities is now determined by the density of the area, up to a maximum of:

- 250 people for an undivided space in an indoor premises; and
- 500 people in an undivided space outdoors.
- Maximum density limit is one person per 2 square metres.
- Where the numbers of people permitted according to the density limit is less than the gathering limit, the lower number applies.
- Businesses permitted to reopen (listed below ones that are appropriate to Council, for the full list view the road to recovery website):
 - Indoor amusement parks, play centres, arcades
 - Saunas, space baths, floatation tanks and bath houses
 - Garage sales, car boot sales, second-hand goods sales
 - Markets and food vans at markets
 - Stadiums
- Where practicable, business operators, staff, volunteers and attendees should maintain a distance of 1.5 metres from other people.
- Sporting activities permitted based on Level C of the *AIS Framework for Rebooting Sport* – meaning the following are permitted.
 - Full contact training
 - Full competition sport (contact and non-contact)
 - Sharing of equipment when necessary
 - Use of change rooms and other shared facilities

Border Changes from Midnight 9th July 2020

Due to the current outbreak of COVID-19 in Victoria, new Tasmanian border restrictions are being implemented. These restrictions will occur at Tasmanian borders and apply to people travelling from Victoria:

- Any visitors who have spent time in Victoria in the 14 days prior to travel are not permitted to travel to Tasmania. If visitors come from Victoria to Tasmania, they will be turned back.
- This does not apply to essential travelers (specified persons) from Victoria, who will still be able to apply to travel to Tasmania for a specified purpose. This is a category of people delivering time critical functions and services to support the Tasmanian community from health workers to freight and logistics.
- Any person granted essential traveller status who has spent time in Victoria in the 14 days prior to travel will be required to wear a face mask and limit their movement when not in the workplace.
- Essential travellers from Victoria under the 'specialist skills critical to maintaining key industries and businesses' category of specified person, will now need prior approval to travel from the State Controller.
- While Victorians can apply for compassionate exemption to travel to Tasmania, these exemptions are unlikely to be granted in the short term due to rapidly changing circumstances in Victoria.
- Tasmanian residents who have spent time in Victoria in the 14 days prior to travel will be required to quarantine in government-provided accommodation. This includes families with children and fly in, fly out workers.
- People coming into Tasmania from other jurisdictions will be allowed to transit through a Victorian airport or port, provided they do so directly. All other current quarantine requirements remain in place.

Border Changes – 24th July, 2020

The Tasmanian Government has currently set a date of Friday 24th July for changes to be made to current border restrictions. However if the public health advice at that time, or in the immediate lead up to that date is that it is not safe to open, border restrictions will remain in place.

Current Tasmanian border restrictions

- All non-essential travellers arriving in Tasmania will be required to enter quarantine for 14 days. Eligible Tasmanian residents must complete their 14 days of quarantine at their residence in Tasmania provided that they:
 - Are able to provide evidence of residency;
 - Are not symptomatic of COVID-19;
 - Have not spent time in Victoria in the 14 days prior to travel; and
 - Have not been overseas within 14 days of travelling to Tasmania, or disembarked from a cruise ship within 14 days of travelling to Tasmania.
- In these instances, arrivals must quarantine in a government management accommodation facility for 14 days.
- Non-residents arriving in Tasmania must also complete a quarantine period at a government provided accommodation.
- Essential Travellers that meet strict criteria and eligible maritime crew will be exempt from the 14 days quarantine requirements but must still comply with listed quarantine conditions.
- This Tasmanian quarantine requirement is in addition to the Australian Government requirement for all returning international travellers or people who have disembarked from a cruise ship in the last 14 days to enter quarantine at their point of arrival in Australia.

RECOMMENDATION

THAT the information be received.

DECISION

Moved by Clr R McDougall, seconded by Clr K Dudgeon

THAT the information be received.

CARRIED

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

18.2 PROXY – LAKE DULVERTON & CALLINGTON PARK MANAGEMENT COMMITTEE

DECISION

Moved by Clr A Bisdee, seconded by Clr K Dudgeon

THAT Clr R McDougall be appointed as Proxy for the Lake Dulverton and Callington Park Management Committee.

CARRIED

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

Note: this is in response to Clr K Dudgeon (previously appointed Proxy for the Lake Dulverton and Callington Park Committee who has now been appointed as a community representative on the committee).

18.3 SEAL – WOODSDALE CEMETERY TRANSFER TO SOUTHERN MIDLANDS COUNCIL

Author: ACTING GENERAL MANAGER (ANDREW BENSON)

Date: 15 JULY 2020

ISSUE

Signing and sealing the Agreement for sale of Crown Land for the Woodsdale Cemetery property (PID 5840316).

RECOMMENDATION

THAT Council approve the signing and sealing of the Agreement for sale of Crown Land for the Woodsdale Cemetery.

DECISION

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

THAT Council approve the signing and sealing of the Agreement for sale of Crown Land for the Woodsdale Cemetery.

CARRIED

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

DECISION

Moved by Clr K Dudgeon, seconded by Clr A Bisdee

THAT the meeting be adjourned for lunch at 12.59 p.m.

CARRIED

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

Mr Damien Mackey (Special Projects Officer) entered the meeting at 1.15 p.m.

DECISION

Moved by Clr A Bisdee, seconded by Clr R McDougall

THAT the meeting be reconvened at 1.25 p.m.

CARRIED

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

DECISION

Moved by Clr D Fish, seconded by Clr A Bisdee

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

Matter	Local Government (<i>Meeting Procedures</i>) Regulations 2015 Reference
<i>Closed Council Minutes - Confirmation</i>	15(2)
<i>Applications for Leave of Absence</i>	15(2)(h)
<i>Property Matter – Oatlands</i>	15(2)(f)
<i>Staffing Matter</i>	15(2)(a)
<i>Request for Rates Remission</i>	15(2)(j)

CARRIED

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

DECISION

Moved by Clr R McDougall, seconded by Clr K Dudgeon

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

CARRIED

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

CLOSED COUNCIL MINUTES

19. BUSINESS IN “CLOSED SESSION”

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

19.1 CLOSED COUNCIL MINUTES - CONFIRMATION

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

19.2 APPLICATIONS FOR LEAVE OF ABSENCE

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

19.3 PROPERTY MATTER - OATLANDS

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

19.4 STAFFING MATTER

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

19.5 REQUEST FOR RATES REMISSION

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

DECISION

Moved by Cllr R McDougall, seconded by Cllr D Fish

THAT Council move out of “Closed Session”.

CARRIED

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

OPEN COUNCIL MINUTES

20. CLOSURE

The meeting closed at 2.36 p.m.

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

SPECIAL COUNCIL MEETING

Thursday, 23rd July 2020

Oatlands Ex-Services and Community Club
1 Albert Street, Oatlands

10.00 a.m.

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OPEN COUNCIL MINUTES

MINUTES OF A SPECIAL MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD
ON THURSDAY, 23RD JULY 2020 AT THE OATLANDS EX-SERVICES AND
COMMUNITY CLUB, 1 ALBERT STREET, OATLANDS COMMENCING AT 10:00 A.M.

1. ATTENDANCE

Mayor A Green, Deputy Mayor E Batt, Clr A Bantick, Clr A Bisdee OAM, Clr K Dudgeon,
Clr D Fish

Mr A Benson (Acting General Manager), Mrs J Tyson (Senior Planning Officer), Miss E
Lang (Executive Assistant)

2. APOLOGIES

Clr R McDougall

DECISION

Moved by Clr K Dudgeon, seconded by Clr D Fish

THAT the apology from Clr R McDougall be received.

CARRIED

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

3. DECLARATION OF PECUNIARY INTEREST

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

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

Nil.

4. 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.

4.1 DEVELOPMENT APPLICATION (DA 2020/63) FOR SPORT & RECREATION – AQUATIC CENTRE AT 18 CHURCH STREET, OATLANDS, 68 HIGH STREET OATLANDS & 70 HIGH STREET, OATLANDS, OWNED BY SOUTHERN MIDLANDS COUNCIL

Author: SENIOR PLANNING OFFICER (JACQUI TYSON)

Date: 17 JULY 2020

Attachment(s):

Attachment 1 - Development Application documents

Attachment 2 - Supplementary plans

Attachment 3 - Representations

PROPOSAL

Philp Lighton Architects Pty Ltd, on behalf of Southern Midlands Council have applied for a Permit under the *Land Use Planning and Approvals Act 1993* ("the Act") to construct an Aquatic Centre on land previously occupied by the Oatlands Council Works Depot and a former shop.

The proposal is for an indoor Aquatic Centre incorporating a 25m swimming pool, children's pool and associated facilities. The application also includes the construction of a car park and access, landscaped park and play area and associated works.

The design of the current proposal has considered the background to this project so far and furthers the intent to achieve a modern facility that fits within the heritage townscape of Oatlands.

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

Under the Planning Scheme the proposal is defined as use and development under the Sports and recreation use class. The proposal is to be assessed against the provisions of the use and development standards of the General Business Zone and applicable Codes. These matters are described and assessed in this report.

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

The Council gave notice of the application for public comment for 14 days. During the notification period five (5) representations were received and one (1) further submission was received after the notification period.

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

BACKGROUND

In 2013 Council approved a Development Application (DA2013/49) for a multipurpose Community Recreation and Aquatic Centre on the subject site, following a period of planning and community consultation regarding the project. Due to funding limitations the building approved in 2013 did not proceed to construction.

In 2016 approval was granted under delegation for a boundary adjustment and consolidation of the titles that form the site (SA2016/06). The consolidation of the titles is now being finalised in accordance with that permit.

Approval was granted by Council in October 2017 for the Demolition and site remediation works (DA2017/97) required in preparation for the Aquatic Centre project. The demolition of the former shop building at 70 High Street and the remaining outbuilding as approved in this permit will proceed in due course. The site remediation works have now been completed and the final report from the environmental consultant (COVA Thinking Pty Ltd, 24 January 2020) has been completed. The report finds that the remediation works have been successful and there are no exceedances of the adopted human health criteria for commercial/industrial land use and recreational land use as relevant to the Aquatic centre project. Any remaining contaminants are at low concentrations that are not considered to represent an unacceptable risk to human health or ecological values and there are no risks posed by groundwater.

In late 2017 Council approved a further application for an Aquatic Centre on the subject site (DA2017/104). The approval was subsequently appealed to the Resource Management and Planning Appeals Tribunal and a revised design was approved through a mediated outcome with the appellants.

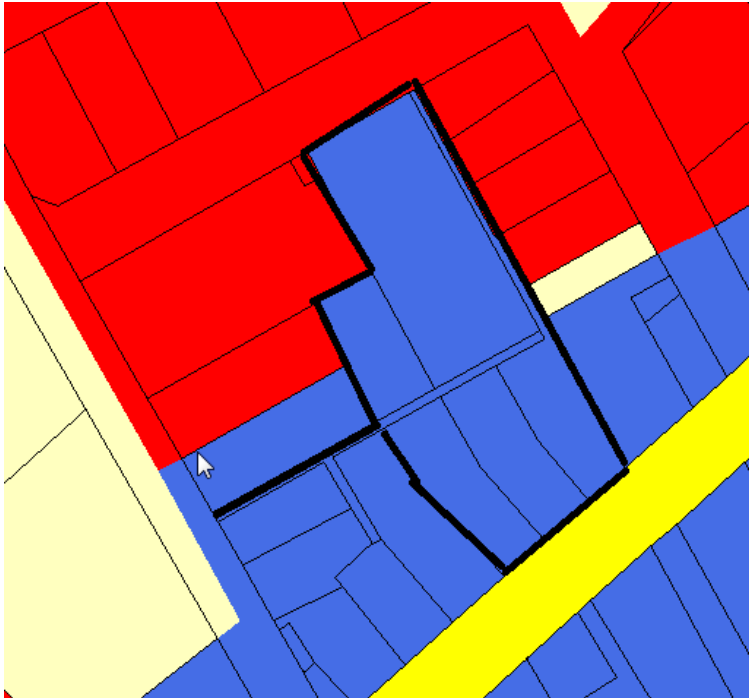
Following delays with the progress of the project and a need for design changes, Council appointed a new architect and project manager, resulting in the development of the current proposal.

THE SITE

The land is zoned General Business and is within the Oatlands Heritage Precinct.

The land is located between High Street and South Parade and currently also has an access from Church Street.

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



Map 1_ The subject land is located in the General Business Zone (blue). There are properties zoned General Residential (red) and Community Purpose (cream) adjoining the site. The subject titles are outlined in black. Source: theLIST



Map 2 _ Aerial image of the subject land and surrounding area. Source: theLIST

THE APPLICATION

The application has been submitted with plans and reports to accompany the Development Application form. The reports include an overview and planning submission by the Applicant and a Heritage Impact Assessment by John Wadsley, Planning and Heritage Consultant.

The proposed Aquatic Centre is a single level building with an overall floor area of approximately 1325m². The building will contain the main 25m, 6 lane swimming pool, children's pool, dry activities area, change rooms, storage, first aid space, office facilities and plant room. The building will be fully accessible and provides facilities for users with a disability.

Externally, the building will be articulated with varied roof forms and materials designed to respond to the heritage character of Oatlands while delivering a practical, modern facility. At the High Street end of the building the office and dry activity/change room sections of the building will have gable roofs with a stepped appearance. These sections will be clad in a mix of brick, rendered masonry and painted weatherboard finishes on the front and car park sides and timber cladding and painted light weight cladding on the park side. The main pool hall behind will have a skillion type roof with articulation and veranda's to break up the overall bulk and appearance. The external walls of the pool hall section will principally be clad in sandstone face cladding with some sections of composite cladding and painted weatherboard. The guttering and roofing will principally be zincalume finish, with some Colorbond in a grey colour on the park side elevation. Signs including the Council logo and identification sign 'Oatlands Aquatic Centre' are included. Any further signage that is not exempt under the Scheme will require separate approval.

The plant room section of the building is located at the rear when viewed from High Street and is designed to be subservient to the main parts of the building. The exterior will be clad in vertical timber with a zincalume roof. The plant room incorporates materials and built form designed to limit noise emissions, including acoustically attenuated reverse block walls with exterior cladding and acoustically attenuated ceiling materials. The design has been developed with input from an acoustic engineer and will be tested prior to occupation to ensure that the noise emission levels are as designed and will not cause a detrimental impact to surrounding residential properties.

The building will be sited a minimum of 13m from the High Street frontage (to the entry porch) and 19m to the building proper, 19m to the eastern side boundary, 15.75m from the western side boundary and 43.7m from South Parade. The maximum height of the building is 6.3m which is at the top of the highest gable roof section. The pool hall section will be 5.4m high and the plant room will have a maximum height of 4.3m.

The building will be constructed using concrete footings and slabs, brick and steel framed walls and timber and steel framed roofing.

The building has been designed with consideration of energy efficiency and ongoing use and maintenance costs. The building will be provided with a roof mounted solar power system and incorporates air locks, insulation and other design features to assist with energy efficiency.

The application includes the construction of a car park and access on the eastern side of the Aquatic Centre building. The car park includes a total of 39 parking spaces including 2 accessible parking spaces, mini bus parking space and space for service and emergency vehicles. The access to the site will be one way, with entry from South Parade and exit onto High Street. There will be no vehicle access from Church Street to the site. It is anticipated that a safe pedestrian connection will be developed through the laneway from Church Street in due course, although this does not form part of the current proposal.

The public park at the front and western side of the building will be retained and redeveloped with landscaping and pathway. Access directly from the Aquatic centre will be provided to the lawn area and fenced children's play area.

Fencing around the majority of the site will be replaced with new timber paling fences to a height of 2.1m, or as agreed with adjoining land owners (not 1.8m as indicated on the site plan). The site plan shows timber paling fencing at the frontage to South Parade at 1.8m high, however it has been clarified that there is no intent to fence the frontage boundary at this stage. The frontage to High Street will not be fenced, however a gate will be provided at the entry to the external play area beside the Community Centre.

The proposal will require connections to reticulated water, sewer and stormwater infrastructure. Taswater have provided a Submission to Planning Authority Notice approving the water and sewerage design, subject to conditions that must be attached to the Council permit, if approved. Drainage from the roof and sealed driveway and carpark will be directed to the Council's reticulated stormwater system in South Parade. The concept servicing plan for the development includes a bio-retention filter tank to be installed beside and under the entry driveway near the stormwater connection point. This will function to filter gross pollutants and will act as a retention storage for stormwater during peak storm events, slowing the rate of discharge to Council's system and avoiding risk of overflows to surrounding areas. A condition requiring submission of a detailed stormwater management plan prior to construction is included in the recommendation.

The land was potentially contaminated due to previous use as the Works Depot and other previous uses. As discussed above, the necessary site remediation works approved in DA2017/97 have now been completed and this matter does not require further consideration in this application.

A parcel of land in the north western section of the site fronting South Parade will be reserved for a future use, likely residential in nature, that would be subject to separate approval.

USE/DEVELOPMENT DEFINITION

The proposed use and development is defined, under the Planning Scheme, as use and development for 'Sports and recreation', which has a Discretionary status in the General Business Zone.

Use/Development Status under the Planning Scheme

Due to the status in the zone, the application must be considered at the discretion of the Council. Further discretions are generated by the application of the Historic Heritage Code and Parking and Access 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 from the 27th June 2020 until 10th July 2020.

During this period Council received five (5) representations, with one (1) further submission received outside the advertising time.

The issues raised in the representations are detailed and addressed in the table below. Where applicable, responses from the Applicant are also included.

Representation 1	Council Officer Comment
<p>In regards to DA2020/63 as advertised in the Mercury 27 June 2020</p> <p>I'm aware that there is some highly vocal opposition to the proposal in the community, which, in my opinion, is not necessarily representative of the majority community opinion.</p> <p>I would therefore like to take this opportunity to voice my enthusiastic support for the proposal.</p>	<p><i>Comment noted and no response required.</i></p>
Representation 2	Council Officer Comment
<p>At the recent meeting of the Oatlands Community Centre, Inc, some members requested that Southern Midlands Council be asked to give consideration to the following matters relating to the proximity of the Midlands Memorial Community Centre (MMCC) to the proposed Aquatic</p>	<p><i>The applicant has revised the landscaping plan in response to this representation.</i></p> <p><i>The foot path has been relocated away from the Community Centre room as much as</i></p>

<p>Centre.</p> <ul style="list-style-type: none"> • the inclusion of landscaping (hedges) to screen noise and provide privacy from foot traffic as the plans indicate foot traffic will pass directly next to the large meeting room. • relocate and / or retention of heritage roses located in the park. 	<p><i>practicable and a new garden bed and screen hedging are proposed.</i></p> <p><i>The hedging will be Syzygium Paniculatum - "Backyard Bliss" – hedged lilly pilly as to be used elsewhere on the site.</i></p> <p><i>The roses will also be relocated into a garden bed at the High Street frontage.</i></p> <p><i>The roses should be uprooted when dormant (now) and potted, stored, and cared for in a Council nursery and replanted when appropriate in the new location.</i></p> <p><i>Refer amended part Landscape Plan DA-12 Rev A</i></p>
<p>Representation 3</p>	<p>Council Officer Comment</p>
<p>Having read through the current DA for the Aquatic Centre, I have noted - happily - that it does not indulge in hyperbole about what cannot be described as anything but a large utilitarian structure in the centre of a town paradoxically committed to promoting its colonial heritage. It also draws attention in two instances to the fact that the Council's own Interim Planning Scheme of 2015 has not anticipated a development of this nature, i.e. in relation to design criteria and to car-parking criteria. Given that the Council has since 2013 re-zoned the previously residential portion of the site to General Business and has modified its previous project proposals in response both to the representations made on the 2013/2017 DAs and to the successful appeal on the issue of design in 2018, it is interesting that it has not also proceeded to change its Planning Scheme to eliminate these inconveniences. I suppose, however, that ratepayers should be thankful that the expenditure of perhaps \$500,000 (exclusive of depot remediation) on the past eight years of project proposals has not been entirely wasted, although the opportunity costs are certainly regrettable.</p>	<p><i>Comment noted, no response required.</i></p>
<p>Despite what appears to be an improved design, I am very concerned about four aspects of the project, not least because one is not dealt with at all in the DA, and two others receive minimal comment. These aspects are: (1) traffic on South Parade (2)</p>	<p><i>The application report does contain information pertaining to traffic and addresses the relevant Codes.</i></p> <p><i>A new Traffic Impact Assessment has not been prepared for this version of the project as the</i></p>

<p>noise (3) stormwater disposal (4) use of Lot 3.</p> <p><i>(1) Traffic on South Parade</i></p> <p>Nothing is said about this at all in this DA, yet traffic on surrounding streets is clearly going to experience major changes as a result of the building of the Aquatic Centre. This absence is odd as it was one of the major issues raised at the 9 June meeting with residents and others, and was acknowledged as such by the Project Manager. The present applicant has evidently not had this issue included in his commission, in contrast to the previous applicant of 2013 and 2017, and this immediately raises the question "Why Not?". Has it been omitted because the Council wants to evade the issue? Is it all too hard?</p>	<p><i>previous one is considered to provide sufficient background information to assist with assessment, although it has not been formally included as part of the application documents.</i></p> <p><i>It is also relevant that Council is currently progressing a strategic planning project, the Oatlands Structure Plan, together with consultants JMG Engineers & Planners.</i></p> <p><i>A crucial component of this project is a traffic and parking assessment for the centre of Oatlands, with consideration of major projects that are already underway or expected to be soon including the Aquatic centre.</i></p> <p><i>It is expected that the outcome of this process will include recommendations to manage traffic and pedestrians in the area immediately surrounding the Aquatic centre and Council intends to complete the recommended works (eg traffic calming, footpaths etc) prior to the opening of the Aquatic centre.</i></p>
<p>Surely not, when there are so many effective traffic-calming mechanisms in place in so many towns in Tasmania. Speed humps, road cushions, chicanes, traffic islands are all mechanisms in common usage, and whatever their cost it is surely well-spent money when measured against the costs of foreseeable injury or death if nothing is done. When this issue was raised at the recent 9 June meeting with residents and others, there appeared to be no commitment by the Council staff present to doing anything that would be effective in addressing the foreseeable risk to users of South Parade from the greatly increased volume of traffic. This was a disappointing response, and immediately suggested that the Council does not take the issue seriously. Nothing has changed since the DA of 2017 on this issue and so I am substantially reproducing here what I said in my 2017 representation. I have little doubt that the comment, if any, on what follows will be that as this is no part of the DA it requires no assessment by the Town Planner, but I hope that Councillors will address the issue as it is a serious one.</p>	<p><i>See response above.</i></p>

<p>Under the Road and Railway Assets Code (E5.0) of the Southern Midlands Interim Planning Scheme, there are provisions with associated performance criteria which apply to the impact of new or increased use of accesses on existing roads. E5.5.1(A3) states that 'the annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater'. Clearly, it would be inconvenient for the Council to apply E5.5.1(A3) to its South Parade access as its only Traffic Impact Assessment Report (2013) estimated a far greater volume of increased vehicle movements than 40 per day.</p>	<p><i>See response above and assessment against the Code below.</i></p>
<p>The alternative provision is E5.6.2 which is: 'to ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions'. Where this new access is built in an area subject to a speed limit of 60 km/h or less - as is the case in South Parade - Performance Criterion P2 states that the access must be 'safe and not unreasonably impact on the efficiency of the road, having regard to (a) the nature and frequency of the traffic generated by the use; (b) the nature of the road; (c) the speed limit;.... (f) any traffic impact assessment....'.</p>	<p><i>See response above and assessment against the Code below.</i></p>
<p>In 2017 I made the following points about the application of Performance Criterion P2 to the South Parade access, and they are as relevant now as they were then. E5.6.2: Performance Criterion P2 (a)The nature and frequency of the traffic arising from the new use. The 2013 Traffic Impact Assessment estimated that the normal daily traffic flow along all of South Parade (eastern and western sections) was less than 30 vehicles, and at night the flow would be of the order of 2 - 4 vehicles per hour. This accords with the experience of the residents on this street. It also stated that the 2013 development proposal would generate a daily flow of traffic along South Parade of 288 vehicles, most of which would be entering or leaving the proposed car park. The 2017 applicant claimed that the 2017 DA would reduce this</p>	<p><i>See response above and assessment against the Code below.</i></p>

<p>expected volume of traffic by 50% or more because only the entrance to the car park is to be located on it. Nevertheless, it is still obvious that there will be an increase of at least 400% in the traffic flow along this residential street once the Aquatic Centre is built. In contrast to the present flow, traffic accessing the car park will potentially begin to arrive at 6 a.m. and continue until 10 p.m. from Monday to Saturday, and from 7 a.m. to 9 p.m. on Sunday - in other words the frequency of traffic on South Parade will increase dramatically</p>	
<p>E5.6.2: Performance Criterion P2 (b) The nature of the road. The 2013 TIA gave various details, none of which have changed, about the state of the South Parade road. It does not possess footpaths, and the kerbs from Gay Street and Church Streets extend into it for very short distances. For most of its length it is narrow, and in the section opposite the development site it is just 4.9 metres wide. There is a crest in the road just west of the western boundary of the old Works Depot, and this is of major concern because it partially blocks the line of sight along the road. Small children and mobile chair users are particularly at risk because of this crest. As South Parade is likely to have increased pedestrian use once the car park corridor to High Street becomes available, it is essential that this development incorporates measures to promote the safety of both pedestrians and drivers before the Aquatic Centre begins operations.</p>	<p><i>See response above and assessment against the Code below.</i></p>
<p>E5.6.2: Performance Criterion P2 (c) The speed limit. The speed limit along South Parade and surrounding streets is 50 km/h but all the residents along South Parade have regular experiences of cars which exceed this speed greatly, and particularly in the evening. I have also seen a police chase along this road which resulted in an animal being killed by the car under pursuit. It is not good enough to say that motorists should drive to the 50 km/h limit as it is demonstrable that many ignore the limit. Measures must be adopted to force motorists to slow down along this street, and as indicated before there are several currently used by Councils in other Municipalities.</p>	<p><i>See response above and assessment against the Code below.</i></p>

<p>E5.6.2: Performance Criterion P2 (f) Any traffic impact assessment. The Council has obtained only one Traffic Impact Assessment report, and that was presented several years ago in 2013. Some points should be noted here about this TIA and changes since it was presented.</p> <p>(1) It would appear that the 2013 TIA collected actual vehicular movement data on just one day, 23 October 2012, and for just four hours altogether that day which was a Tuesday (TIA Appendix D).</p>	<p><i>See response above and assessment against the Code below.</i></p>
<p>(2) Comments made by the TIA about the impact of the development on traffic at the junction of Church Street and High Street would have reflected conditions at the time, an important one of which was that the shop on the corner of Church and High Streets had closed down after it was sold in 2011 and was not operating in 2012. Today this building is now occupied by Cellarbrations which is well frequented with an according increase in cars parking outside it on High Street.</p>	<p><i>See response above and assessment against the Code below.</i></p>
<p>(3) Hawthorn House is now functioning and it has been accompanied by two changes to traffic, i.e. a regular daily flow of cars in and out of the grounds as well as occasional excursions along South Parade by residents and their carers.</p>	<p><i>See response above and assessment against the Code below.</i></p>
<p>I will also reiterate what is another foreseeable problem for residents of South Parade and its pedestrians - the likelihood that Aquatic Centre user cars will overspill on to the verges of South Parade when their drivers do not want to park in the Centre's car park. The applicable provision of the Code is E6.6.1: 'to ensure that... (b) a use or development does not detract from the amenity of users or the locality by (1) preventing regular parking overspill'.</p>	<p><i>See response above and assessment against the Code below.</i></p> <p><i>If issues arise with parking once the Aquatic centre is operating Council can address them through appropriate means eg no parking areas on surrounding streets.</i></p>
<p>(2) Noise</p> <p>According to the General Business Zone Use Standard 21.3.2 of the Southern Midlands Interim Planning Scheme developments have 'to ensure that noise emissions do not cause</p>	<p><i>An acoustic engineer (Tarkarri Engineering Pty Ltd) has been engaged by the applicant to assist in the design and completion of the Aquatic centre, particularly the plant room.</i></p>

<p>environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone'. It is clear from the setback distances given at p. 25 of the DA that some residential properties will fall within the 50 metre impact range set by the Interim Planning Scheme.</p>	<p><i>The plant room is designed with acoustic attenuation in mind and testing will be undertaken before operation commences to ensure that the project meets the noise levels set in the Acceptable Solution for the Use Standard 21.3.2 Noise.</i></p>
<p>The DA applicant says that the plant room equipment will be contained within 'the fully enclosed and acoustically attenuated plant room at the rear of the building' but does not actually provide any statistical evidence to indicate that this development will fall within the permissible dB range.</p> <p>DAs for a project like an Aquatic Centre should contain an Acoustic Report on the volume of noise to be generated by the business in operation. I understand that Acoustic Reports are standard practice in other jurisdictions in Australia, and they are based on calculations which give a reasonably accurate dB indication. We have acoustic engineers in Tasmania. Why has the Council not required the applicant to have a proper Acoustic Report prepared and published as part of the DA?</p>	<p><i>See response above.</i></p>
<p>Noise will be generated by the Aquatic Centre in two main ways: (a) activities during its opening hours and (b) noise emanating from its Plant Room which will operate continuously for 24 hours each day. The IPS states clearly the permissible dB noise levels for these operations when measured at the boundary of the residential zone.</p>	<p><i>Noise from activities/users of the Aquatic centre is not expected to cause an amenity issue, as activities will mainly be indoors.</i></p> <p><i>Use of the outdoor play space and recreation areas is likely occur within daylight hours when surrounding environmental noise such as traffic is greater and higher noise levels are generally tolerated.</i></p> <p><i>With regard to the plant room, see response above.</i></p>
<p>Noise from the Aquatic Centre will also come from the users of the car park as they enter or exit the Centre, and as the Centre is to be open until 10 p.m. on weekdays and 9 p.m. on Sundays, this will constitute a problem for residents unless the management of the pool operates to clear the car park quickly. Early morning use - from 6 a.m. on weekdays and 7 a.m. use on Sundays - is also potentially</p>	<p><i>Management of the Aquatic centre will aim to ensure that patrons are respectful of the amenity of surrounding properties, particularly at early or late hours.</i></p>

<p>a problem as most nearby residents are elderly.</p>	
<p>When this Centre was first introduced to residents in 2012, members of the New Pool Committee were present, and one of the Committee spoke of sports teams coming to train from 6 a.m. onwards. That may have been just part of the 'spin' intended to delude the gullible about the commercial prospects of the pool but if it does come about, nearby residents are likely to be unhappy.</p> <p>The other two provisions in the DA to deal with plant room noise are the building of a timber fence and the establishment of plants, neither of which is likely to have more than a minimal effect, given the nature of the fence, and the species used for vegetating. As this noise will be constant, and will have a particular impact at night when there is little other noise to combat it, a fence built of something more noise-absorbing than timber would be better. This is particularly so in relation to properties along South Parade as the DA does not contain any information as to what use the Council will put the portion of the site which remains 'undeveloped' (shown as Lot 3 on the Concept Civil map), and it may lie empty for years or be used for some other noisy development which will compound the nuisance.</p>	<p><i>See responses above.</i></p>
<p><i>(3) Stormwater disposal</i></p> <p>The DA applicant states under Stormwater Management that The development will adopt Best Practice Site Stormwater Management. There will then be some detention where possible prior to the water leaving the development site. This will reduce the velocity and impact of the water during a significant rain event on the existing storm water infrastructure, erosion and sediment passage downstream. The slope of the land will allow for the management and disposal of stormwater from the subject land.</p>	<p><i>To manage stormwater a bio-retention tank will be installed to:</i></p> <ul style="list-style-type: none"> • <i>Filter Gross Pollutants, and</i> • <i>Retain stormwater from peak storm events (5% AEP) on site & limit discharge into the existing council infrastructure at a rate no greater than the pre-developed site discharge.</i> <p><i>The bio-retention tank will be constructed under and beside the driveway entry from South Parade and will not require any of the land identified as Lot 3.</i></p>
<p>From the Concept Civil map all the stormwater drains on the site lead to South Parade and are fed into the existing stormwater drains which run along and off this this street. I have two concerns about this information on stormwater disposal.</p>	<p><i>See response above.</i></p>

<p>The first has to do with how this detention is going to operate on the site of the Aquatic Centre - I cannot see how this might be achieved without the construction of a tank or tanks, and there is only one place where that might be done - the undeveloped Lot 3. The second has to do with the effect of a concentrated flow of stormwater on the existing old stormwater infrastructure, some of which passes through my land. It is foreseeable that in periods of heavy rainfall these pipes will not be able to carry the enlarged flow, and there will be flooding of my land. From the recent BOM forecasts there is a likelihood that a La Nina cycle is coming this year and, if so, it will be likely to last for some time; and if not this year, then at some time in the life of the Aquatic Centre there will certainly be 'significant rain events'. Good news perhaps for farmers, but not for stormwater disposal.</p>	
<p><i>(4) Use of Lot 3</i></p> <p>The DA notes that use of Lot 3 is not part of the applicant's commission, but as noted in two contexts above, its future use is of concern as it may become an extension of the Aquatic Centre and compound problems already identified with this Centre - noise pollution, stormwater detention. The Council has indicated that it envisages some sort of residential development on this lot but - as an attendee at the 9 June meeting pointed out - who would want to buy any or all of the lot, or reside there, given the nature of the operation beside it? If the lot lies empty, it will quickly succumb to weeds, and present as even more of an eyesore than it already is. This future use needs to be decided as soon as possible.</p>	<p><i>The future use and development of the land identified as Lot 3 fronting South Parade does not form part of this proposal. Any future development will need to obtain the usual approvals from Council.</i></p> <p><i>There is no intent to use the land for an extension or servicing of the Aquatic centre. It is intended to develop the land for residential use after completion of the Aquatic centre, with the revenue from the disposal of the land to offset costs of the Aquatic centre project.</i></p> <p><i>In the meantime, the land will be maintained to a suitable standard.</i></p>
<p>The DA makes reference to one issue with Lot 3.</p> <p>In the Heritage Impact Assessment, at p. 14, the consultant makes the following point: However, as discussed previously, there remains the issue of Robinson's 'mystery' building near South Parade.</p>	<p><i>As mentioned above, no works on Lot 3 are proposed.</i></p> <p><i>It is also noted that the site is not listed on the Planning Scheme as a place with archaeological potential or otherwise listed, to while it is best practice to investigate the potential history there is no legislative requirement to do so.</i></p>

<p>Brad William's research has shown where the likely locations, based on the 1846 Calder survey of Oatlands. It is possible that foundation and footing materials, along with drains and discarded material from the building and its operations, could still remain under the ground surface. It is considered that, given the potential age of this building (possibly 1830s) and its connection with one of Oatlands most successful colonial merchants and traders (John Robinson), this site should be investigated further prior to construction of the Aquatic Centre.</p> <p>The HIA refers to the Williams Report on the excavation of the site in 2013, but this has remained unpublished or unavailable, despite enquiries I have made about it in the past to Council. Clearly, the consultant considers that whatever work has been done in the past on the site has been insufficient, and his recommendation of further work should be followed for the reasons given above.</p> <p>Now that there has been a revelation that this 2013 report exists, I am requesting that it be put on the Council website immediately.</p>	<p><i>The Williams report will be made available on Council's website as requested.</i></p>
<p>Representation 4</p>	<p>Council Officer Comment</p>
<p>After attending the meeting with the architect and project manager on 9 June 2020 I expected to see some actual measures in the DA to deal with the increased risk to people living on South Parade that this development presents.</p> <p>There are no measures to deal with traffic risks, and not much about noise pollution, and I am therefore making the same points here as in my representation on the 2017 DA and bringing these up to date.</p> <p>1. The increase in traffic along South Parade will be a big problem for several reasons</p> <p>(a) The surface of South Parade is low grade as it was poured over the road surface after it was only lightly graded. This surface copes with the present light traffic flow but will not support the</p>	<p><i>The scope of this application does not extend to the surrounding streets.</i></p> <p><i>As mentioned above, the Oatlands Structure Plan project will include consideration of traffic and related matters and make recommendations for suitable solutions in this area, which Council intends to implement to complement the Aquatic centre development.</i></p>

<p>sort of increase that will result from this development;</p>	
<p>(b) South Parade has a crest that can hide people walking along it. There are no paved footpaths, and in fact no footpaths at all. Inmates from the hospital and Hawthorn House are pushed along this road, and are at risk. Motorised wheelchair users often use this street and are at risk. Modern cars make very little noise so they are hard to avoid if someone has his back turned to the approaching traffic. As electric cars become more common this danger is going to increase;</p>	<p><i>See responses above.</i></p>
<p>(c) Cars often speed around the intersection of Gay Street and South Parade, and their cornering takes them to the wrong side of the street. I have almost been hit on a number of occasions in the years I have lived here and most recently last Wednesday (1 July) when I was dealing with rubbish bins in the late afternoon. The car made no noise as it came to the intersection, and I was alerted to danger only by the fact that its headlights shone on the opposite kerb.</p>	<p><i>See responses above.</i></p>
<p>2. The increased risk of traffic accidents, personal injury and death has to be dealt with by Council in ways that will allow traffic down, and there are many ways that this can be done effectively. These include speed humps, chicanes, speed cushions, and median strips. Some sort of objection to the use of speed humps was made by the Council staff at the 9 June meeting - to do with towbars - but speed humps are in use in many towns or cities and other Councils obviously find nothing wrong with them.</p>	<p><i>See responses above.</i></p>
<p>3. As I have been diagnosed with terminal cancer and do not expect to see the end of this year, matters of life and death have taken on a new meaning for me, and I am even more conscious than I was in 2017 of the need to</p>	<p><i>Comment noted.</i></p>

<p>protect people against unnecessary risks, and in this case risks coming from traffic.</p>	
<p>4. The other major concern that I still have about this Aquatic Centre project is to do with the noise it will create. There will be a large amount of noise while it is under construction, and some noise will be incessant after it goes into operation. The proposed hours are too long. Hospital and respite care patients will be disturbed by noise coming from the Centre, particularly in the early morning and late evening. Many people in the hospital or in the residential zone nearby are elderly - in fact since the last DA on the Centre two middle-aged residents have sold up and have been replaced by residents who are much older. This development will unreasonably interfere with every resident's sleep and enjoyment of what should be a tranquil area.</p>	<p><i>The proposed operating hours are those allowed under the Acceptable Solution in the General Business Zone.</i></p> <p><i>They represent the maximum operating hours, not necessarily the actual operating hours, although it is desirable to have the flexibility for use at these hours to ensure the investment in the Aquatic centre provides as much benefit to the community as possible. The site is in the centre of a town and the hours are considered reasonable in this context, especially given that uses will mostly be contained within the building.</i></p> <p><i>With regard to construction hours, the standard condition will apply with the hours derived from those allowed under the Environmental Management and Pollution Control Act 1994, specifically:</i></p> <ul style="list-style-type: none"> • <i>Monday to Friday 7am to 6pm</i> • <i>Saturday 8am to 6pm</i> • <i>Sunday and State wide public holidays 10am to 6pm</i>
<p>Representation 5</p>	<p>Council Officer Comment</p>
<p>I wish to make this representation in regard to the current OAC DA. My concerns are:</p> <p>1. <u>TRAFFIC</u></p> <p>South Parade will be in danger of becoming a pedestrian and vehicle hazard and efforts must be made to alleviate this. One suggestion is to make South Parade one-way traffic only with the entrance from Gay Street so as to be away from the Hospital (ambulances excepted). This can be attained by installing refuge islands, speed bumps and chicanes. Also, a speed limit will need to apply <i>and be policed</i> on vehicles intending to enter and travel along South Parade.</p>	<p><i>See responses above to Representations 2 – 4.</i></p>

<p>Exit onto High Street will be hazardous to vehicles turning to the right (south) from the exit. I suggest making that exit left-turn only. Exiting buses especially, should there ever be any, will pose considerable danger to pedestrians and High Street traffic.</p>	<p>See responses above to Representations 2 – 4.</p> <p>The access and parking areas will be designed in accordance with the municipal and Australian Standards.</p>
<p>Are there sufficient safety measures to protect pedestrians while entering or leaving through the car park or the exit?</p>	<p>See response above and to Representations 2 – 4.</p>
<p>2. NOISE The Council's Interim Planning Scheme states that:</p> <p>21.3.2 Noise Objective: To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.</p> <p>Acceptable Solutions A1 Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <ul style="list-style-type: none"> (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; (c) 65dB(A) (LAm_{ax}) at any time. <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.</p>	<p>See responses above to Representation 2.</p>
<p>Has there been any attempt to engage an Acoustics Engineer, as mentioned in the objective?</p>	<p>See responses above to Representation 2.</p>

<p>Considering that my home is technically in a Commercial zone it is nevertheless a residence and possibly the most affected by noise. Can I be positively assured that noise from machinery, plant and pool/ park/ carpark users will <i>never</i> exceed stipulated maximum levels? What steps might I take if the levels are exceeded?</p>	<p><i>Residential amenity is relevant regardless of the zoning of the property.</i></p> <p><i>The building is designed to comply with the Acceptable Solution of 21.3.2 and generally noise from the site is expected to comply with this standard. There may be occasions when the noise level is higher than this, for example a large gathering or particularly loud vehicle using the car park, however this is not expected to be a regular occurrence.</i></p> <p><i>This also does not include the construction period, where louder noise can be expected. As mentioned above, the construction hours are more limited in recognition of this.</i></p>
<p>The Scheme states 7pm-7am as the time constraints. I understand the facility is to be operating over a longer daily period.</p>	<p><i>This is the time stated in 21.3.2 for when noise cannot exceed 55dB(A) to meet the Acceptable Solution.</i></p> <p><i>The General Business Zone has a separate Use Standard Hours of Operation, 21.3.1, where the Acceptable Solution is:</i></p> <p><i>Hours of operation of a use within 50 m of a residential zone must be within:</i></p> <p><i>6.00 am to 10.00 pm Mondays to Saturdays inclusive;</i></p> <p><i>7.00 am to 9.00 pm Sundays and Public Holidays.</i></p> <p><i>except for office and administrative tasks.</i></p> <p><i>The proposed hours of operation for the Aquatic centre meet this standard.</i></p>
<p>Representation 6</p>	<p>Council Officer Comment</p>
<p>I would like to offer some feedback on the proposed development of the Oatlands Aquatic Centre. I apologise if I have missed the cut-off date - it is not necessarily a representation, just an item for discussion, so hopefully my comment can be taken on board in any case.</p> <p>Owing to the location in the middle of Oatlands, the relatively large car park, and the large amount of solar panels proposed to be installed - I would like to suggest that the</p>	<p><i>Given that the Aquatic centre is already short of car parking in terms of the Planning Scheme requirements it is not considered to be the best location for this type of infrastructure.</i></p> <p><i>Council is generally supportive of investment in infrastructure for electric vehicles, however this has not been factored into this project or the related costing and design work.</i></p> <p><i>As the Oatlands Structure Plan project is underway, consideration of suitable sites could</i></p>

<p>council allows for the installation of suitable electrical infrastructure to later install an electric vehicle (EV) charging station.</p> <p>I purely make this suggestion for this site, since one of the significant costs of an electric vehicle charger - the electrical/civil works - are negligible when completed at the time of the construction of the initial car park. It would be more cost effective method in the event that 12-24 months down the line, an electric vehicle charger is to be installed in Oatlands and an existing site needs to be excavated, etc.</p> <p>This of course has no specific relevance to the primary use of an aquatic centre - it is just an opportunity for the council to save money down the line. It may necessitate some consideration as to allowing use of the car park by non-aquatic centre patrons, or allow 24/7 access to the car park. There is also an opportunity to make use of excess generation from the solar panel system on the centre.</p> <p>The inevitability of electric vehicles is recognised by councils and organisations throughout Tasmania, with 17 fast charging stations expected to be active by the end of this year. Focusing just on the route between Launceston and Hobart, locations include:</p> <ul style="list-style-type: none">• Launceston CBD (1 stall, opened October 2018)• Kings Meadows (2 stalls, opened February 2020)• Campbell Town (2 stalls, currently under construction)• Kempton (1 stall, opened May 2019)• Brighton (2 stalls, proposed)• Hobart CBD (1 stall, currently under construction) <p>The highway will be well served by these locations, but in the long term every town with a petrol station will eventually have a fast charging station. Oatlands is near the centre of the largest gap between these</p>	<p><i>be included in that project and then funding sources sought if Council were interested in providing such an amenity.</i></p>
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<p>locations, so would make an ideal future location.</p> <p>It may be the council already has electric vehicle charging in mind and has already identified, planned, or completed preparatory works for a charging station elsewhere in the town - but if not, it would be ideal if the council could consider one on the land for the Aquatic Centre.</p> <p>Please let me know if you'd like any more details - or I can also put you in touch with local and national charging network operators.</p>	
<p>Representation 7</p>	<p>Council Officer Comment</p>
<p>I write regarding the Development Application for the proposed Aquatic Centre. While we are not opposed to the Centre being built, there are several issues concerning us as we are residents of South Parade.</p> <p>These are as follows:</p> <ol style="list-style-type: none"> 1. Vehicular traffic transiting South Parade 2. Noise from the plant room 3. Positioning and effect of lighting around the Centre and car park <p>1. As there will be a considerable increase in vehicular traffic going to the Centre's access entry on South Parade, urgent consideration needs to be given to the likely results of this, i.e. the occurrence of accidents and the destruction of the peaceful ambiance of this street. It was the quiet ambiance of South Parade that led us to come here to enjoy our retirement. When the Centre opens there will also be increased foot traffic, comprising for example, school children, aged care residents going for treatment, and members of the general public.</p> <p>As there are established facilities such as the Medical Centre, Aged Care Facility, Oatlands Fire Brigade, Ambulance Tasmania and the</p>	<p><i>It was noted at the meeting that this representation was received prior to the closing date, however was omitted from the agenda due to an administrative error.</i></p> <p><i>Councillors were provided a copy of the representation prior to the meeting.</i></p> <p><i>It was further noted that these issues have been addressed in the responses to the other representations received (refer comments above) and in the assessment against the Planning Scheme.</i></p>

Hawthorn Respite Centre in a cluster in this area of South Parade and Church Street, it is appropriate to consider how to reduce the impact of traffic in this area.

I am sure that a traffic survey by the Road Transport Department would support the separation of school children, elderly residents and Respite Centre patients (some of whom are wheelchair-bound) from the additional traffic arising from the opening of the Aquatic Centre.

Traffic signs directing the flow of traffic should be all that is required: one sign at the southern end of South Parade reading "NO ENTRY" and signs at the corner of the junction of Gay Street and South Parade reading "TURN LEFT FOR AQUATIC CENTRE", or "TURN RIGHT FOR AQUATIC CENTRE" (depending on which direction traffic is coming along Gay Street).

2. The plant room facing South Parade will be operating 24 hours a day, 365 days a year. I acknowledge that it will be housed in a concrete block building and that the pumps will be mounted on special blocks to reduce vibration, but there will still be noise from this building. I have built two swimming pools with the pumps and filters Similarly fitted but there was always a continuous drone emanating from the pump/filter building. While there is an obvious difference between a private pool and this Aquatic Centre, the issue of noise is the same for both.

I suggest that an Oatlands-style feature sandstone wall of some two metres height should be built around the plant room in order to mitigate the noise pollution. Visually, this would be a natural continuation of the drystone wall at Hawthorn House, and it would be an attractive feature. If this wall were built at a distance of about one metre from the walls of the plant room, it would create a buffer for the noise.

There is a significant difference between this building and every other commercial and

<p>public building in Oatlands. When the local service station turns off its compressor and the door is locked, when the cafes and hotel close their doors, when the schoolchildren leave and the cleaners finish and lock up: in every case there is QUIET left behind. That is all that we as residents in close proximity to the Aquatic Centre are asking for, to have the same amenity of QUIET.</p> <p>I feel that the Council has a duty of care and responsibility to us as ratepayers to afford us the same amenity as other residents in Oatlands.</p> <p>3. In regard to the lighting of the access entry and carpark, I am requesting that the horizontal lights on the 4.5 metre poles be oriented inwards to face the Aquatic Centre, rather than directed on to residents' properties. We have to live here 365 days a year and do not want our nights turned into day.</p> <p>If these issues of traffic, noise and lighting can be addressed, the costs of dealing with them should not be prohibitive, but the benefits to residents, children and the general public will be significant.</p>	
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ASSESSMENT - THE SOUTHERN MIDLANDS INTERIM PLANNING SCHEME

General Business Zone

The site is located in the General Business Zone.

The proposal is considered against the Zone Purpose Statements:

Zone Purpose Statement	OFFICER COMMENT
<p>21.1.1.1 To provide for business, community, food, professional and retail facilities serving a town or group of suburbs.</p>	<p>The proposed Aquatic Centre will provide a quality facility for the community located in the centre of Oatlands and serving the broader region.</p> <p>There will also be future opportunities for residential or other development on the remaining land.</p>

<p>21.1.1.2 To ensure the rural service centres provide for the daily and weekly needs of the community.</p>	<p>Provision of a modern Aquatic Centre in Oatlands will provide an opportunity for activity and recreation suitable for all ages that will benefit health and wellbeing of the local community and the broader region.</p>
<p>21.1.1.3 To provide for a mix of retail and office based employment servicing the local area, the broader rural region and the tourism market, including at least one supermarket and a range of specialty shops.</p>	<p>The Aquatic Centre is expected to provide some direct opportunity for employment in Oatlands. The facility will also improve the liveability of the town and broader area, encouraging business growth and investment.</p>
<p>21.1.1.4 To provide a safe, comfortable and pleasant environment for workers, residents and visitors through the provision of high quality urban spaces and urban design.</p>	<p>The proposed Aquatic Centre has been designed by an architect to provide a modern, functional space with consideration of the streetscape and historic character of Oatlands. The proposal includes high quality public open spaces and a general improvement of the appearance of the site, compared to the previous use as the Council depot.</p>

The proposal must satisfy the requirements of the following relevant use and development standards of the General Business Zone:

<p>Use Standard 21.3.1 Hours of Operation To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.</p>		
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>	<p>OFFICER COMMENT</p>
<p>A1 Hours of operation of a use within 50 m of a residential zone must be within:</p> <p>(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 7.00 am to 9.00 pm Sundays and Public Holidays.</p> <p>except for office and administrative tasks.</p>	<p>P1 Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p>	<p><i>The application form indicates that the operating hours of the Aquatic Centre will be 6am-10pm Monday to Saturday and 7am-9pm Sunday.</i></p> <p><i>These are the maximum operating hours for all uses of the facility, including the dry activities area.</i></p> <p><i>The proposed operating hours comply with A1.</i></p>

<p>Use Standard 21.3.2 Noise</p>
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To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <p>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</p> <p>(c) 65dB(A) (LAmax) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	<p>P1</p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p>	<p><i>The Aquatic Centre will be constructed to a high degree of thermal efficiency, assisting in the containment of noise within the building.</i></p> <p><i>The plant room is located within 50m of residential properties. The plant room has been designed with assistance of an acoustic engineer to meet the noise requirements of A1. Testing will be carried out before operation commences to ensure that this is met.</i></p> <p><i>With regard to the use of the outdoor park and play spaces, this is expected to mainly occur during the day and the nature of any noise would be that expected of any outdoor play or gathering space.</i></p> <p><i>A condition is included in the recommendation requiring noise emissions from the building to comply with A1.</i></p>

<p>Use Standard 21.3.3 External Lighting To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT

<p>A1</p> <p>External lighting within 50 m of a residential zone must comply with all of the following:</p> <p>(a) be turned off between 11:00 pm and 6:00 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</p>	<p>P1</p> <p>External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:</p> <p>(a) level of illumination and duration of lighting;</p> <p>(b) distance to habitable rooms in an adjacent dwellings.</p>	<p><i>External lighting will include motion activated LED floodlights and path bollard lighting. The lighting will be designed and baffled to avoid light spill and to minimise impacts to adjoining properties.</i></p> <p><i>External lighting will not operate between 11pm and 6am, in compliance with A1.</i></p>
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Use Standard		
21.3.4 Commercial Vehicle Movements		
To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:</p> <p>(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 7.00 am to 9.00 pm Sundays and public holidays.</p>	<p>P1</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p>	<p><i>All commercial vehicle movements will occur within the specified hours, in compliance with A1.</i></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.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Building height must be no more than: 9 m.	P1 Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the scale of nearby buildings; (c) not unreasonably overshadow adjacent public space; (d) allow for a transition in height between adjoining buildings, where appropriate;	<p><i>The maximum height of the building above natural ground level will be 6.3m which is at the top of the highest gable roof section.</i></p> <p><i>The pool hall section will be 5.4m high and the plant room will have a maximum height of 4.3m.</i></p> <p><i>The proposal complies with A1.</i></p>
A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	P2 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><i>No part of the building is within 10m of the residential zone and the height is less than 8.5m in any case.</i></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.		
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>(d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created;</p> <p>(e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.</p>	<p><i>The building will be setback from the High Street frontage a minimum of 13m to the entry porch and 19m to the office and 43.7m from South Parade, easily complying with A1.</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,</p> <p>taking into account aspect and slope.</p>	<p><i>The site adjoins properties zoned General Residential to the east and west (and north across South Parade).</i></p> <p><i>The proposed building will be setback a minimum of 19m to the eastern side boundary and 15.75m from the western side boundary, complying with A2.</i></p>
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<p>Development Standard 21.4.3 Design</p>		
<p>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>		
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>	<p>OFFICER COMMENT</p>
<p>A1</p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing facade provide windows and door openings at ground</p>	<p>P1</p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <p>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape</p>	<p><i>The building is designed with the main access addressing the High Street frontage. The entrance point is clearly articulated with a frame portico and awning roof.</i></p> <p><i>The front façade includes extensive glazing of more than 40% at the ground floor level.</i></p> <p><i>The building is articulated and the external finishes will be varied to provide visual interest and avoidance of large expanses of blank wall, particularly on the</i></p>

<p>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>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>(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</p>	<p><i>front elevation and also from the car park side.</i></p> <p><i>Mechanical plant and equipment will be fully contained in the acoustically attenuated plant room. The hot water pump units will be screened from the driveway and public view in an enclosed recess and there are no roof top plant structures (only the solar system panels).</i></p> <p><i>The design does not include any awnings or shutters.</i></p> <p><i>The zone does not include any Desired Future Character Statements.</i></p> <p><i>Overall, the design complies with the Acceptable Solution A1.</i></p>
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	Statements provided for the area.	
A2 Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.	P2 No Performance Criteria.	<i>The external materials will have a light reflectance value of less than 40 percent in compliance with A2.</i>

Development Standard		
21.4.4 Passive Surveillance		
To ensure that building design provides for the safety of the public.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Building design must comply with all of the following: (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; (b) for new buildings or alterations to an existing facade provide windows and	P1 Building design must provide for passive surveillance of public spaces by satisfying all of the following: (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b)	<i>The main pedestrian entrance addresses High Street and will be clearly visible and accessible from the street and from the car park.</i> <i>The front façade includes more than 40% glazing of the surface area of the ground level.</i> <i>The design includes glazed doors and windows that will provide adequate visibility to the street and public spaces.</i>

<p>door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade;</p> <p>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade;</p> <p>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) provide well-lit public access at the ground floor level from any external car park.</p>	<p>locate windows to adequately overlook the street and adjoining public spaces;</p> <p>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</p> <p>(d) locate external lighting to illuminate any entrapment spaces around the building site;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</p> <p>(g) provide for sight lines to other buildings and public spaces.</p>	<p><i>External lighting will be provided in the car park and the exterior of the building as required.</i></p> <p><i>The area around the Aquatic Centre will have a high level of permeability and visibility, including the car park, public park and street.</i></p> <p><i>Overall, the design complies with the Acceptable Solution A1.</i></p>
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Development Standard		
21.4.5 Landscaping		
To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Landscaping must be provided for sites for non-residential use along the frontage for at least 50% of the frontage width, except if front setback is less than 1 m in which case no landscaping is necessary.</p>	<p>P1</p> <p>Landscaping must be provided to satisfy all of the following:</p> <p>(a) enhance the appearance of the development;</p> <p>(b) provide a range of plant height and forms to create diversity, interest and amenity;</p> <p>(c) not create concealed entrapment spaces;</p> <p>(d) be consistent with any Desired Future Character Statements provided for the area.</p>	<p><i>A detailed landscaping plan is included in the application documents.</i></p> <p><i>Since advertising, the landscaping plan has been progressed and now incorporates the rose bushes that are currently along the High Street garden area into the design in a relocated position beside the entry pathway.</i></p> <p><i>The footpath between the Aquatic centre and Community centre buildings accessing the park area has also been moved slightly to allow for a landscaping barrier in the form of a hedge to be provided to protect the amenity of the Community centre.</i></p> <p><i>Landscaping will be provided throughout the site to enhance the appearance of the development in accordance with the requirements of P1.</i></p>
<p>A2</p> <p>Along a boundary with a residential zone landscaping must be provided for a depth no less than:</p> <p>2 m.</p>	<p>P2</p> <p>Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.</p>	<p><i>The landscaping plan includes plantings along residential boundaries where possible, in accordance with P2.</i></p>

Development Standard		
21.4.6 Outdoor Storage Area		
To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Outdoor storage areas for non-residential uses must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas..	P1 Outdoor storage areas for non-residential uses must satisfy all of the following: (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.	<i>Outdoor storage will be located behind the building line, will be screened from public view and will not encroach on car parking or access areas in compliance with this standard.</i>

Development Standard		
21.4.7 Fencing		
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.	P1 Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following: (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence;	<i>The proposal includes a variety of fencing as appropriate for the various boundaries and internal locations. This includes:</i> <ul style="list-style-type: none"> • <i>Hardwood paling fences to 2.1m (or as otherwise agreed with adjoining owners) on the northern, western and eastern sides;</i> • <i>Security/pool style fencing to the park area;</i> • <i>Pool style 1.8m fencing around the child playground off the pool hall;</i> • <i>No fencing on the High Street frontage.</i> • <i>The proposal drawings show a 1.8m paling fence on the South Parade frontage, however this is considered to be too high for a frontage fence and will be altered as</i>

	<p>(d) the design of the fence;</p> <p>(e) the fence materials and construction;</p> <p>(f) the nature of the use;</p> <p>(g) the characteristics of the site, the streetscape and the locality, including fences;</p> <p>(h) any Desired Future Character Statements provided for the area.</p>	<p><i>per the recommended condition.</i></p> <p><i>The fencing is considered to be suitable for the proposed use and development considering the safety and security requirements.</i></p>
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Road and Railway Assets Code

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

Use Standard		
E5.5.1 Existing road accesses and junctions		
To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A3</p> <p>The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.</p>	<p>P3</p> <p>Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <p>(a) the increase in traffic caused by the use;</p> <p>(b) the nature of the traffic generated by the use;</p> <p>(c) the nature and efficiency of the access or the junction;</p> <p>(d) the nature and category of the road;</p>	<p><i>The proposal is expected to increase the number of vehicle movements to and from the site by more than 20% and more than 40 vehicle movements per day.</i></p> <p><i>A Traffic Impact Assessment (TIA) was completed for the 2013 development application. While this document has not been included with this Development Application it is a useful reference.</i></p> <p><i>The TIA indicated that the larger multipurpose aquatic and recreation centre approved in 2013 could create an average of 8-12 trips into and out of the site per day, with a higher rate at peak times such as a school event. Supposing a 10 hour opening</i></p>

	<p>(e) the speed limit and traffic flow of the road;</p> <p>(f) any alternative access to a road;</p> <p>(g) the need for the use;</p> <p>(h) any traffic impact assessment; and</p> <p>(i) any written advice received from the road authority.</p>	<p><i>time, this would result in a total of up to 240 vehicle trips per day.</i></p> <p><i>The TIA states that the previous use of the Council works depot generates up to 80-90 vehicle movements per day, including a reasonable number of heavy vehicle movements.</i></p> <p><i>The current proposal is smaller and does not provide the range of uses that the 2013 design included, (eg tennis courts). Therefore the total traffic generation will be lower than assessed in the TIA, but is still expected to be greater than the Council depot. The TIA concluded that the traffic generated by the previous, larger design could be safely accommodated by the surrounding streets so it can be assumed that this is the case for the current design.</i></p> <p><i>The current proposal adopts a one way traffic flow through the site, improving the safety within the car park and for vehicle movements to and from the site.</i></p> <p><i>The car park including the entry and exit points from the public roads (High Street and South Parade) will be designed by a certified practicing civil engineer and will comply with all municipal and Australian standards.</i></p> <p><i>The relocation of the depot has significantly reduce the number of heavy vehicle movements to the site, which is a positive outcome for the town centre.</i></p> <p><i>It is also noted that Council, is currently progressing a strategic planning project for an Oatlands Structure Plan, together with</i></p>
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		<p>consultants JMG Engineers & Planners.</p> <p><i>A crucial component of this project is a traffic and parking assessment for the centre of Oatlands, with consideration of major projects that are already underway or expected to be soon including the Aquatic centre.</i></p> <p><i>It is expected that the outcome of this process will include recommendations to manage traffic and pedestrians in the area immediately surrounding the Aquatic centre and Council intends to complete the recommended works (eg footpaths) prior to the opening of the Aquatic centre.</i></p>
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<p>Development Standard E5.6.2 Road accesses and junctions To ensure that the safety and efficiency of roads is not reduced by creation of new accesses and junctions.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A2</p> <p>No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.</p>	<p>P2</p> <p>For roads in an area subject to a speed limit of 60km/h or less, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <p>(a) the nature and frequency of the traffic generated by the use;</p> <p>(b) the nature of the road;</p> <p>(c) the speed limit and traffic flow of the road;</p> <p>(d) any alternative access to a road;</p> <p>(e) the need for the access or junction;</p>	<p><i>The proposal includes two accesses, providing separate entry and exit in compliance with A2.</i></p>

	(f) any traffic impact assessment; and (g) any written advice received from the road authority.	
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Parking and Access Code

The Parking and Access Code applies to all use and development. The proposal must satisfy the requirements of the following relevant use and development standards of this code:

Use Standard		
E6.6.1 Number of Car Parking Spaces		
To ensure that:		
<p>(a) there is enough car parking to meet the reasonable needs of all users of a use or development, taking into account the level of parking available on or outside of the land and the access afforded by other modes of transport.</p> <p>(b) a use or development does not detract from the amenity of users or the locality by:</p> <p style="padding-left: 40px;">(i) preventing regular parking overspill;</p> <p style="padding-left: 40px;">(ii) minimising the impact of car parking on heritage and local character.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>The number of on-site car parking spaces must be:</p> <p>(a) no less than the number specified in Table E6.1.</p> <p>except if:</p> <p>(i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p>	<p>P1</p> <p>The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:</p> <p>(a) car parking demand;</p> <p>(b) the availability of on-street and public car parking in the locality;</p> <p>(c) the availability and frequency of public transport within a 400m walking distance of the site;</p> <p>(d) the availability and likely use of other modes of transport;</p> <p>(e) the availability and suitability of alternative arrangements for car parking provision;</p> <p>(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses,</p>	<p><i>Table E6.1 requires 5.6 car parking spaces per 100m² of site area for a public swimming pool.</i></p> <p><i>The total site area is approximately 5655m².</i></p> <p><i>Excluding the land fronting South Parade that will not be developed, the site area of the Aquatic centre is approximately 4475m², resulting in an overall parking requirement of 251 spaces to comply with A1.</i></p> <p><i>The proposal includes a total of 39 car parking spaces, including 34 standard spaces, 2 accessible spaces, 1 mini bus space and service and emergency vehicle spaces.</i></p> <p><i>The number of parking spaces does not comply with A1.</i></p>

	<p>either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;</p> <p>(g) any car parking deficiency or surplus associated with the existing use of the land;</p> <p>(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;</p> <p>(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;</p> <p>(j) any verified prior payment of a financial contribution in lieu of parking for the land;</p> <p>(k) any relevant parking plan for the area adopted by Council;</p> <p>(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;</p>	<p><i>In regard to P1, the parking requirement in Table E6.1 is designed for large swimming pool complexes that include outdoor pools, gyms and recreation spaces.</i></p> <p><i>In this case the proposal is for an indoor pool with one dry activity room and small outdoor area.</i></p> <p><i>It is expected that the demand for parking can be managed to some extent by implementing a daily timetable of activities to spread use of the facility throughout the day.</i></p> <p><i>Overall it is considered that the proposed parking area will be sufficient to cater for normal daily use.</i></p> <p><i>Occasional large events such as school swimming carnivals are likely to require use of public street parking or alternative Council car parks eg the Barrack Street car park is around 300m away and parking behind Roche Hall is around 150m away.</i></p>
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There are a number of design standards that apply to the car park and access, including:

- E6.7.1 Number of vehicular accesses;
- E6.7.2 Design of vehicular accesses;
- E6.7.5 Layout of Parking Areas;
- E6.7.6 Surface Treatment of Parking Areas;
- E6.7.7 Lighting of Parking Areas;
- E6.7.8 Landscaping of Parking Areas;
- E6.7.13 Facilities for Commercial vehicles; and
- E6.7.14 Access to a Road.

The car park including the entry and exit points has been designed by a certified practicing civil engineer and will comply with all municipal and Australian standards.

A condition is included in the recommendation to require a parking plan to be prepared by a qualified engineer to ensure that all relevant design standards are satisfied.

Historic Heritage Code

The purpose of the Historic Heritage Code is to recognise and protect the historic cultural heritage significance of places, precincts, landscapes and areas of archaeological potential by regulating development that may impact on their values, features and characteristics.

In this case the subject properties are located within the Oatlands Heritage Precinct.

A Heritage Impact Statement by John Wadsley, a respected Heritage and Planning consultant, has been provided with the application to support the consideration of the project with regard to Heritage values and outcomes.

Development Standards for 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.	<p><i>The Heritage Impact Statement finds that the proposal will not result in detriment to the historic cultural heritage of the precinct.</i></p> <p><i>The proposed design is found to be a considered and respectful solution to the task of providing a large public building within the heritage area.</i></p> <p><i>The built form will present to High Street as smaller domestic scale buildings with articulation that successfully breaks up the overall bulk.</i></p> <p><i>The use of a variety of traditional materials and finishes and the inclusion of Colonial Georgian style elements (gable roof ends, proportions of windows facing High Street, sandstone, timber and brickwork finishes) together with traditional roof finishes and</i></p>

		<i>colours ensure that the design complements the heritage values of the Precinct.</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 heritage place of an architectural style different from that characterising the precinct.	<p><i>The Heritage Impact Statement finds that the proposal will comply with the design criteria and conservation policy for the historic cultural heritage of the precinct.</i></p> <p><i>Specifically:</i></p> <ul style="list-style-type: none"> • <i>the built form and materials respond to the heritage values of the area (as described above);</i> • <i>appropriate siting and retention of the public park/green space at the High Street frontage;</i> • <i>building addresses High Street frontage and provides a clear connection to the built form of the streetscape;</i> • <i>the built form is designed to complement and not dominate the streetscapes, particularly High Street by breaking up the appearance with various materials and roof lines and the use of small scale conjoined buildings near the High Street frontage;</i> • <i>Architectural details and materials have been designed to complement the heritage streetscape, particularly when viewed from High Street; and</i> • <i>The overall height of the building is minimised and design elements are employed to further minimise the apparent bulk of the building.</i>
A3 No Acceptable Solution	P3 Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.	<i>Not applicable. The proposal is for a new building.</i>

<p>A4</p> <p>New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.</p>	<p>P4</p> <p>New front fences and gates must be sympathetic in design, (including height, form, scale and materials), and setback to the style, period and characteristics of the precinct.</p>	<p><i>The proposal will not include frontage fences or gates.</i></p>
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<p>TABLE 13.2 - Oatlands Township Precinct</p>
<p>The Oatlands Township Precinct is of historic cultural heritage significance because:</p> <ul style="list-style-type: none"> a) it demonstrates a township comprising a concentration of highly intact historic buildings of the Old Colonial Georgian and Victorian Georgian styles; b) the density of historic buildings of similar architectural styles and periods in Oatlands contributes to a highly intact streetscape character; 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; 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; 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; f) it has the largest number of sandstone buildings within a township setting in Australia;
<p>Design Criteria/Conservation Policy</p>
<p>1. The design and siting of buildings and works must satisfy the following criteria:</p> <ul style="list-style-type: none"> a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the principles of the Georgian architectural style dominant in the precinct, except if an addition to a heritage listed building of a non-dominant architectural style in which case consistency with that style is required; b) building setback from frontage must provide a strong edge to Main Street and be parallel to the street; c) buildings must address the street, unless at the rear of a site; d) buildings must not visually dominate the streetscape or buildings at places listed in Table.13.1 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;

- f) external wall building material must be any of the following:
 - i. sandstone of a colour matching that commonly found in Oatlands' buildings
 - ii. weatherboard (traditional profiles);
 - iii. rendered, painted or lime wash brickwork;
 - iv. unpainted brick of a traditional form and colour laid with a traditional bond;
 - v. traditional Tasmanian vertical board (non-residential buildings only);
 - vi. corrugated profile steel cladding, painted/colorbond or galvanised iron (not 'zincalume' or similar) (outbuildings only);
 - g) roof form and material must be consistent with the following:
 - 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:
 - h) wall height sufficient to provide for lintels above doors and windows, with wall space above;
 - i) outbuildings generally to have a gabled, corrugated roof with an angle of pitch matching that of the primary building on the land, and with differentiated colouring of the exterior walls and roof so as to also approximate that of the primary building on the land;
 - j) fences along frontages must be:
 - a. (between 900mm and 1000mm high, with a maximum of 1200mm for posts;
 - b. (vertically articulated, (such as with dowel-and-rail, picket or palisade fences);
 - c. "semi-transparent" in appearance, that is, the distance between dowels or pickets, etc., must be such that the fence does not appear 'solid'.
2. **Subdivision must satisfy the following criteria:**
- a) maintain and extend the existing recto-linear grid pattern of streets;
 - b) provide for a variety of lot sizes;
 - c) where appropriate off High Street provide a traditional 'soft edge' design approach for stormwater and footpath works.

CONCLUSION

The report has assessed a Development Application for use and development of an Aquatic Centre at 18 Church Street, 68 and 70 High Street, Oatlands.

Six (6) representations were made to Council raising concerns including traffic, pedestrian access, and noise and amenity issues. These concerns have been considered and are addressed above.

The proposal has been found to comply with all the relevant standards for the General Business Zone and the applicable Codes.

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 2020/63) for an Aquatic Centre and associated works at 18 Church Street, Oatlands (CT46931/1), 68 High Street Oatlands (CT148205/1) & 70 High Street, Oatlands (CT41274/3), owned by Southern Midlands Council 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.
- 3) Prior to completion, all land titles that are the subject of this application shall be modified and/or adhered to wholly contain the development.

Use

- 4) The site is to be used for the purposes detailed within the approved application only, that is; Sports and recreation - Aquatic centre and ancillary activities. It must not to be used for other purposes without the prior written consent of Council.

Hours of Operation

- 5) The use or development, including commercial vehicle movements such as deliveries, must only operate between the following hours:

Monday to Saturday	6:00 a.m. to 10:00 p.m.
Sunday and State-wide public holidays	7:00 a.m. to 9:00 p.m.

Amenity

- 6) The developer/operator shall seek written approval from Council prior to the installation of any external CCTV or other security cameras on the land. All external security devices shall be sympathetic to the amenity of neighbouring residents.
- 7) All external lighting must be designed and baffled to avoid light spill to adjoining properties to the satisfaction of the Council's Manager of Development and Environmental Services.
- 8) Use of external lighting outside the hours of 11pm and 6am must be limited to security lighting only to the satisfaction of the Council's Manager of Development and Environmental Services.

Environment

- 9) Prior to first use of the development a noise assessment of the plant and equipment to be installed on the site must be submitted and any recommendations implemented to the satisfaction of the Council's Manager of Development and Environmental Services.
- 10) Noise emissions from the use or development must be managed to the degree necessary to ensure that an environmental nuisance is not caused.

Landscaping

- 11) The landscaping works must be completed in accordance with the endorsed landscape plan and to the satisfaction of Council's Manager of Development and Environmental Services within three (3) months of the first use of the development. All landscaping must continue to be maintained to the satisfaction of Council.
- 12) Fences must comply with the following unless otherwise approved by Manager of Development and Environmental Services:
 - a. 2.1m timber paling fences along residential boundaries, unless otherwise agreed by the adjoining owner; and
 - b. No fencing on the frontage to South Parade.

Parking and Access

- 13) At least thirty seven (37) parking spaces must be provided on the land at all times for the use of the occupiers in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
- 14) At least two (2) of the required parking space(s) must be provided for the use of people with disabilities as close as practicable to (a) suitable entrance(s) to the building. The parking space(s) must be signed and marked out to indicate that the space(s) is only for use by persons with disabilities and must be designed in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
- 15) The areas set-aside for parking and associated access and turning must have:
 - a. A driveway access with a minimum 3 metres internal width and an average maximum longitudinal grade of 1 in 5 (20%) or, if the topography makes this impractical, an absolute maximum longitudinal grade of 1 in 4 (25%).
 - b. on site to allow that vehicles enter and leave the parking space in a single manoeuvre and enter and leave the site in a forward direction.
 - c. An all weather pavement constructed and surfaced to the satisfaction of the Council's Manager of Development & Environmental Services.
 - d. Line-marking or some other means to show the parking spaces to the satisfaction of Council.
 - e. Drainage discharging to the stormwater system in accordance with the requirements of a plumbing permit issued by the plumbing Permit Authority.
- 16) The vehicle access from the carriageway of the road onto the subject land must be located and constructed using an uncoloured reinforced concrete pavement in accordance with the construction and sight distance standards shown on standard drawings SD 1003 and SD 1012 prepared by the IPWE Aust. (Tasmania Division)

- and to the satisfaction of Council's Manager of Development and Environmental Services.
- 17) A parking plan prepared and certified by a qualified civil engineer or other person approved by Council's Manager of Development and Environmental Services must be submitted to Council prior to or in conjunction with lodgement of a Building Application. The parking plan is to include:
 - pavement details,
 - design surface levels and drainage,
 - turning paths,
 - dimensionsand shall form part of the permit when approved.
 - 18) All parking and associated turning, loading and unloading areas and access must be constructed in accordance with the approved parking plan.
 - 19) The completed parking and associated turning, loading and unloading areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.
 - 20) All areas set-aside for parking and associated turning, loading and unloading areas and access must be completed before the use commences or the building is occupied and must continue to be maintained to the satisfaction of the Council's Manager of Development and Environmental Services.
 - 21) Car park lighting must be designed to ensure light pollution is minimised to the satisfaction of Council's Manager of Development and Environmental Services.

Services

- 22) 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.
- 23) The developer is to provide a stormwater management plan, including detailed stormwater calculations, prior to, or in conjunction with, with the building plans for approval by Council's Manager of Development and Environmental Services. Any upgrading of downstream infrastructure identified in the report is to be undertaken at the developers cost.
- 24) Drainage from the proposed development must drain to a legal discharge point to the satisfaction of Councils Manager Development & Environmental Services.
- 25) The developer is to provide treatment to all stormwater from the site, including the reduction of gross pollutants and hydrocarbons using best practice environmental management, to the satisfaction of Council's General Manager.

Archaeology

- 26) In the event of the uncovering potentially significant archaeology, during the works, the developer must cease the activity immediately contact Council's Manager of Heritage Projects (Mr Brad Williams, 6254 5000) for further advice and procedure before works, related to the particular site, can continue. Any subsequent

documentation and management of archaeology must be to the satisfaction of the Manager of Heritage Projects.

Taswater

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

Protection of Water Quality

- 28) Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's Development and Environmental Services before development of the land commences (refer to advice below). The SWMP shall form part of this permit when approved.

Construction Amenities

- 29) 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.

- 30) 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.
- 31) 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.
- 32) 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 Manager of Works and Technical Services.

The following advice applies to this permit:

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

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

DECISION

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

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 2020/63) for an Aquatic Centre and associated works at 18 Church Street, Oatlands (CT46931/1), 68 High Street Oatlands (CT148205/1) & 70 High Street, Oatlands (CT41274/3), owned by Southern Midlands Council and that a permit be issued with the following conditions:

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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.
- 3) Prior to completion, all land titles that are the subject of this application shall be modified and/or adhered to wholly contain the development.

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- 4) The site is to be used for the purposes detailed within the approved application only, that is; Sports and recreation - Aquatic centre and ancillary activities. It must not to be used for other purposes without the prior written consent of Council.

Hours of Operation

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**Sunday and State-wide public
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7:00 a.m. to 9:00 p.m.

Amenity

- 6) The developer/operator shall seek written approval from Council prior to the installation of any external CCTV or other security cameras on the land. All external security devices shall be sympathetic to the amenity of neighbouring residents.

- 7) All external lighting must be designed and baffled to avoid light spill to adjoining properties to the satisfaction of the Council's Manager of Development and Environmental Services.
- 8) Use of external lighting outside the hours of 11pm and 6am must be limited to security lighting only to the satisfaction of the Council's Manager of Development and Environmental Services.

Environment

- 9) Prior to first use of the development a noise assessment of the plant and equipment to be installed on the site must be submitted and any recommendations implemented to the satisfaction of the Council's Manager of Development and Environmental Services.
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- 11) The landscaping works must be completed in accordance with the endorsed landscape plan and to the satisfaction of Council's Manager of Development and Environmental Services within three (3) months of the first use of the development. All landscaping must continue to be maintained to the satisfaction of Council.
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 - b. No fencing on the frontage to South Parade.

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 - b. on site to allow that vehicles enter and leave the parking space in a single manoeuvre and enter and leave the site in a forward direction.

- c. **An all weather pavement constructed and surfaced to the satisfaction of the Council's Manager of Development & Environmental Services.**
 - d. **Line-marking or some other means to show the parking spaces to the satisfaction of Council.**
 - e. **Drainage discharging to the stormwater system in accordance with the requirements of a plumbing permit issued by the plumbing Permit Authority.**
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- 17) **A parking plan prepared and certified by a qualified civil engineer or other person approved by Council's Manager of Development and Environmental Services must be submitted to Council prior to or in conjunction with lodgement of a Building Application. The parking plan is to include:**
- **pavement details,**
 - **design surface levels and drainage,**
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 - **dimensions**
- and shall form part of the permit when approved.**
- 18) **All parking and associated turning, loading and unloading areas and access must be constructed in accordance with the approved parking plan.**
- 19) **The completed parking and associated turning, loading and unloading areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.**
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- 21) **Car park lighting must be designed to ensure light pollution is minimised to the satisfaction of Council's Manager of Development and Environmental Services.**

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- 22) **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.**
- 23) **The developer is to provide a stormwater management plan, including detailed stormwater calculations, prior to, or in conjunction with, with the building plans for approval by Council's Manager of Development and Environmental Services. Any upgrading of downstream infrastructure identified in the report is to be undertaken at the developers cost.**

- 24) Drainage from the proposed development must drain to a legal discharge point to the satisfaction of Council's Manager Development & Environmental Services.
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Archaeology

- 26) In the event of the uncovering potentially significant archaeology, during the works, the developer must cease the activity immediately contact Council's Manager of Heritage Projects (Mr Brad Williams, 6254 5000) for further advice and procedure before works, related to the particular site, can continue. Any subsequent documentation and management of archaeology must be to the satisfaction of the Manager of Heritage Projects.

Taswater

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

Protection of Water Quality

- 28) Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's Development and Environmental Services before development of the land commences (refer to advice below). The SWMP shall form part of this permit when approved.

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 - a. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - b. The transportation of materials, goods and commodities to and from the land.
 - c. Obstruction of any public footway or highway.
 - d. Appearance of any building, works or materials.

- e. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and

Environmental Services

- 31) 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.
- 32) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manger of Works and Technical Services.

The following advice applies to this permit:

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

CARRIED

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

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

Author: SENIOR PLANNING OFFICER (JACQUI TYSON)

Date: 17 JULY 2020

Enclosure:
Representations

BACKGROUND

At the Council Meeting held on 27th May 2020, Council resolved to initiate and certify the Planning Scheme Amendment RZ2020/02 to introduce the proposed Jerusalem Estate Specific Area Plan to the planning scheme.

The draft amendment and associated documents were placed on public exhibition between 5th June 2020 and the 10th July 2020. The advertising period was extended to ensure that the advertising period was for at least 28 days, in accordance with Section 38 of the *Land Use Planning and Approvals Act 1993* (the Act).

During the advertising period two representations were received, one from a member of the public and one from Tasrail.

The draft amendment was also referred to Taswater and a brief submission has been provided (detailed below).

PROPOSAL

The proposal is for an amendment to the *Southern Midlands Interim Planning Scheme 2015* ("the Scheme") 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).

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. This will include the development of a traditional style Benedictine monastery and supporting agricultural and tourism uses.

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.

LEGISLATIVE REQUIREMENTS

In accordance with sections 39(2) and 43F(6) of the Act, Council must, within 35 days after the exhibition period, forward to the Tasmanian Planning Commission a report considering representations received (if any) and any recommendations regarding the draft amendment and planning permit it considers necessary.

Council are reminded that references to the provisions of the Act are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015. The former provisions of the Act remain in force until the Local Provisions Schedule comes into effect.

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 period of at least 28 days.

In this case the draft amendment was placed on public exhibition initially between 5th June 2020 and the 29th June 2020. The advertising period was then extended to the 10th July 2020, to ensure that the period was at least 28 days in accordance with Section 38 of the Act.

Two representations were received and a brief submission from Taswater, as detailed below.

Representation 1	<i>Applicant response</i>	Officer comment
I am writing to advise of my objections in relation to the DA RZ2020/02 Planning Scheme Amendment proposal, for the property at 2495 Colebrook Road, Colebrook. This property forms a boundary with my property Rosewood, at 1803 Colebrook Road, Campania, a residential building.	<i>Initially, it's worth mentioning that the amendment does not seek to alter the underlying zoning of the land. Rather, the amendment seeks to introduce a Specific Area Plan (SAP) that will allow for additional use classes to operate lawfully on the site. The key change being the introduction of Community Meeting</i>	The proposed SAP will not change the current zoning of the land (Rural Resource and Significant Agriculture) and the majority of the land will continue to be used for agricultural purposes, either by the owners or under lease agreement as is currently the case. The proposed planning scheme amendment seeks to add a new layer of controls in the Specific Area Plan for the identified Precincts, to allow for use and

<p>I have several concerns about the proposal whereby the farm that currently exists on several titles, once amended, means there is nothing to prevent the dismantling and I hold concerns for the significant loss of agricultural opportunity, which is unlikely to be reversible.</p> <p>The fragmentation of agricultural land and interfacing with residential subdivisions is an evolving problem that requires significant consideration.</p> <p>The proposed farming operation is hinged on the availability of a irrigation scheme that will unlikely ever eventuate, it would seem more plausible that the property may turn other corners in the future once planning approvals have been completed and precedence is set.</p> <p>I have no doubt the development is coming from a very well intended place but what other implications could eventuate in the future.</p>	<p><i>and Entertainment use for the development of the Monastery.</i></p> <p><i>Firstly, concerns regarding loss or fragmentation of agricultural land is noted.</i></p> <p><i>Jerusalem Estate was chosen by the Priory for its agricultural potential, and development of the site will ensure that productive agricultural land is preserved for such use.</i></p> <p><i>The representor also raised concerns with water supply for agricultural use. In response, please note that the property has a number of existing creeks and dams, as well as a 45ML water right from Craighourne Dam, hence the future agricultural use of the site will not be reliant on any forthcoming irrigation scheme.</i></p>	<p>development associated with the monastery that would not generally be allowed in these zones. It is not intended to convert the property wholly away from agricultural pursuits.</p> <p>While the Precinct areas are large to allow for flexibility in the location of future development, the overall density and scale of future development will be limited considerably by the proposed development standards, particularly the limitation on site coverage.</p> <p>The proposed SAP will maintain a setback of 200m for sensitive uses, as is the case in the current zoning. Varying this setback will require consideration to avoid land use conflicts with adjoining properties.</p> <p>As identified by the applicant, there is water rights and infrastructure available on the site to allow for more intensive farming/cropping to be established.</p>
<p>The proposal to amend the Southern Midlands Council planning scheme, with respect to this development will immediately impact my property in a negative way,</p>	<p><i>Secondly, concerns regarding proximity of development is noted.</i></p> <p><i>Future development within the retreat precinct, which is</i></p>	<p>The representors property adjoins the southern boundary of the site, where the Retreat Precinct of the SAP is located.</p> <p>As identified by the applicant the intended use of the Retreat</p>

<p>with no opportunity for me to negate this impact. I would likely have no serious objection to the building of a similar residential dwelling, but to consider looking out my back window at the currently proposed development is overwhelming.</p> <p>A property such as mine where a significant drawcard is rural lifestyle seclusion will be seriously impacted. The scale of this proposal is not dissimilar to a commercial tourism venture.</p> <p>I would have thought that the developers, or their personnel, would have sought some discussion with a neighbour that will be directly impacted by this proposal.</p>	<p><i>closest to the representors property, requires seclusion and separation from neighbouring land to operate as intended.</i></p> <p><i>As such, the Priory will seek to ensure that sufficient separation and buffering occurs between existing and proposed development.</i></p> <p><i>Thirdly, concerns regarding the scale of potential development is noted.</i></p> <p><i>The SAP, and individual precincts within the SAP, do cover a large area. However, what may appear to be a large scale is more about flexibility of future design, particularly the siting of development. That is, as this early stage in the development process the Priory are seeking a degree of flexibility with exactly where they build within each precinct. In addition, the SAP introduces development standards for site coverage to ensure that the site is not overdeveloped.</i></p>	<p>Precinct will require privacy and seclusion and therefore it is intended that any future development be located away from the shared boundary.</p> <p>With regard to topography, this southern section of the subject site rises steeply away from the shared boundary with the representors property to the north and west towards a prominent ridgeline and the peak of Clitherow Hill.</p> <p>Unless future development were to be located close to the shared boundary, which is considered unlikely as the grade is approximately 1 in 4, it is expected that the topography will provide a natural barrier between development on the two properties.</p> <p>In any case, the planning scheme amendment would not remove the need for planning approval for future development on the site.</p>
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<p>Succinctly, my concerns are over the alteration from current use and zoning, the scale of the proposed development, the proximity to my property and the reality that the property could be sold with development approval granted, and further.</p>		<p>The concerns are noted and addressed above.</p> <p>No change to the proposal is considered to be required in response to this representation.</p>
<p>TasRail</p>	<p><i>Applicant response</i></p>	<p><i>Officer comment</i></p>
<p>Thank you for notifying TasRail of Draft Planning Scheme Amendment - Jerusalem Estate SAP - RZ2020/02 2495 Colebrook Road, Colebrook (Saint Regina Limited).</p> <p>TasRail is supportive of the project but is concerned to ensure that the SAP adequately protects the safety and operability of the railway and that the proposed precincts within the SAP for the Jerusalem Estate is not incompatible with the adjoining freight railway that operates 24/7.</p> <p>TasRail has reviewed the available documentation and provides the following feedback:</p>	<p><i>The need to maintain the safety and operational efficiency of the 24/7 freight rail corridor is acknowledged.</i></p>	
<ul style="list-style-type: none"> • The Rail Corridor (State Rail Network land) needs to be protected with the Utilities Zoning retained. Please confirm the Community 	<p><i>The Utilities Zone will remain unchanged for the corridor (as will all underlying zoning) and the SAP will not apply to railway land.</i></p>	<p>The proposal does not include any change to the existing zoning of land, either on the property or in the Rail Corridor.</p>

<p>Purpose Zoning will not impact the current Utilities Zoning.</p>		<p>A change to Community Purpose Zone is not proposed, the amendment is for a Specific Area Plan.</p> <p>The Utilities Zone will not be changed and the SAP will not apply to the Rail Corridor.</p>
<ul style="list-style-type: none"> The proposed plans for the SAP, if approved will see Permitted Use including a cemetery, community meeting and entertainment, food services, general retail and hire and residential. It is unclear to TasRail whether a future application to develop the site for any of these permitted uses would be referred to TasRail, or if the application is considered to meet the relevant performance criteria, would it would be automatically be approved? TasRail's concern is to ensure that appropriate consideration is given to the protection of safety and rail assets, and including consideration of sight lines/sighting distances for any level crossing that may ultimately be approved for use by TasRail. 	<p><i>Future development will also be subject to the requirements of the Road and Railway Assets Code, therefore, any development within 50m of the Utilities Zone will be referred to the rail authority for advice.</i></p>	<p>The Road and Railway Assets Code will continue to apply to the site.</p> <p>The Code applies to development of land within 50m of the Rail Corridor and would also apply to new level crossings or intensified use of existing level crossings.</p> <p>In most cases a DA would become Discretionary if any of the above considerations are relevant and standard practice would include referral to TasRail for comments, however it is noted that this is not necessarily required by the Scheme or legislation.</p> <p>In the event that a proposal included works in the Rail Corridor (such as a new crossing) then the Rail Corridor land would need to be included in the DA together with landowner consent from TasRail.</p>
<ul style="list-style-type: none"> TasRail has identified three unlicensed (unauthorised) rail crossings on the 	<p><i>The Priory welcome any opportunity to liaise with Tasrail further during detailed</i></p>	<p>Unauthorised rail crossings are not a planning consideration.</p>

<p>subject property. These legacy crossings would have been used by the previous landowner for stock/farm crossings but TasRail can find no record approving these crossings, meaning that with the change of ownership TasRail is obliged to close the crossings unless an application is received and approved by TasRail.</p>	<p><i>planning and development stages to ensure that any railway crossing is appropriately positioned and designed, noting the likely significant costs involved and potential for refusal.</i></p> <p><i>However, it is important to note that the Jerusalem Estate Master Plan, as envisaged by the Priory, would see all built form to the east of the railway corridor, which would not require any crossing for access.</i></p>	
<ul style="list-style-type: none"> • TasRail will likely only consider a maximum of one railway crossing within the SAP (refer below point for considerations). 		<p>See responses above.</p>
<ul style="list-style-type: none"> • It is difficult to see how the proposed developments under the SAP can be achieved without gaining access to a crossing over the railway line. However, any crossing requested will be considered as a new crossing for public use which requires a formal application and an ALCAM assessment. As a public crossing, the mandated standards 		<p>See responses above and comments from the Applicant.</p> <p>Any new, altered or intensified crossing of the railway will require consideration under the Road and Railway Assets Code.</p>

<p>and safety controls will be much higher compared to a private landowner access, but the costs of these controls as well as any upgrade required to the track surface to support the controls will need to be met by the applicant. The developer needs to be made aware of the likely costs involved, and importantly to understand that completing the ALCAM is not a guarantee that a new crossing will be approved by TasRail noting that the policy of the Office of the National Rail Safety Regulator is that there be no new crossings over the railway line – the preference being grade separation. The likelihood of an approval will depend on the ALCAM risk assessment findings and capacity to appropriately control the risks. A Traffic Impact Assessment will be necessary as an input to inform the ALCAM process, but does not take the place of the ALCAM.</p>		
<ul style="list-style-type: none"> As the developer will need to meet the costs of the ALCAM and all upgrade costs for a new crossing to a public 		<p>See responses above.</p>

<p>standard, then it is recommended that the Council inform the proponent of the likely costs before the SAP is finalised because the cost impost may be material to the development.</p>		
<ul style="list-style-type: none"> The proposed SAP provides for a setback of only 5 metres, which is less than recommended when constructing on land adjoining the rail corridor boundary. TasRail recommended this setback be increased. 		<p>As noted above, any development within 50m of the Rail Corridor will be subject the Road and Railway Assets Code.</p>
<ul style="list-style-type: none"> The proposed SAP provides for the ringing of bells for up to 8 – 10 times a day and considers this not be cause nuisance or environmental harm. TasRail has no opinion on this but asks that this be considered in the context of not impacting the train horn safety device, noting that if a new rail crossing is approved then it is essential that the train horn be audible for road and crossing users. This is likely a matter for consideration during the development stage rather than the Draft Planning Scheme 		<p>Comment noted.</p> <p>Overall, no change to the proposal is considered to be required in response to this representation.</p>

Amendment, but it may be worth considering with respect to how close a rail crossing can be to the Monastery Precinct.		
Taswater		Officer comment
Taswater has provided the following response: <i>TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.</i>		<i>Noted.</i> <i>No change to draft amendment required.</i>

CONCLUSION

This report has provided an assessment of the representations received in relation to the proposed amendment to the *Southern Midlands Interim Planning Scheme 2015* for the Planning Scheme Amendment RZ2020/02 to introduce the proposed Jerusalem Estate Specific Area Plan to the planning scheme.

It is recommended that Council continues to support the planning scheme amendment with no change and provide this report together with the representations to the Tasmanian Planning Commission.

It is noted that if Council decide not to continue to support the proposal the final assessment and determination will still be undertaken by the Tasmanian Planning Commission.

RECOMMENDATION

THAT, Council:

1. Consider the submissions received in regard to the draft Planning Scheme Amendment RZ2020/02, together with the responses provided above; and
2. Advise the Tasmanian Planning Commission that three (3) representations were received including the submission from Taswater, in accordance with Section 39(2) of the *Land Use Planning & Approvals Act 1993* (under Schedule 6 Savings and Transitional Provisions); and
3. A copy of this report be forwarded to the Tasmanian Planning Commission being Council's assessment of the merit of the representations in accordance with Section 39(2)(b) of the *Land Use Planning & Approvals Act 1993* (under Schedule 6 Savings and Transitional Provisions); and

4. Pursuant to Section 39(2) of the *Land Use Planning & Approvals Act 1993* (under Schedule 6 Savings and Transitional Provisions), the Council recommend to the Tasmanian Planning Commission that no modification to the draft Planning Scheme Amendment RZ2020/02 is required.

DECISION

Moved by Clr A Bisdee OAM, seconded by Clr A Bantick

THAT, Council:

1. Consider the submissions received in regard to the draft Planning Scheme Amendment RZ2020/02, together with the responses provided above; and
2. Advise the Tasmanian Planning Commission that three (3) representations were received including the submission from TasWater, in accordance with Section 39(2) of the *Land Use Planning & Approvals Act 1993* (under Schedule 6 Savings and Transitional Provisions); and
3. A copy of this report be forwarded to the Tasmanian Planning Commission being Council's assessment of the merit of the representations in accordance with Section 39(2)(b) of the *Land Use Planning & Approvals Act 1993* (under Schedule 6 Savings and Transitional Provisions); and
4. Pursuant to Section 39(2) of the *Land Use Planning & Approvals Act 1993* (under Schedule 6 Savings and Transitional Provisions), the Council recommend to the Tasmanian Planning Commission that no modification to the draft Planning Scheme Amendment RZ2020/02 is required.

CARRIED

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

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

ENCLOSURE(S)
Agenda Item 4.2

Jacqueline Tyson

From: [REDACTED]
Sent: Monday, 29 June 2020 3:30 PM
To: SMC Mail
Subject: General manager, RZ2020/02

Dear Mr Kirkwood,

I am writing to advise of my objections in relation to the DA RZ2020/02 Planning Scheme Amendment proposal, for the property at 2495 Colebrook Road, Colebrook. This property forms a boundary with my property Rosewood, at 1803 Colebrook Road, Campania, a residential building.

I have several concerns about the proposal whereby the farm that currently exists on several titles, once amended, means there is nothing to prevent the dismantling and I hold concerns for the significant loss of agricultural opportunity, which is unlikely to be reversible. The fragmentation of agricultural land and interfacing with residential subdivisions is an evolving problem that requires significant consideration.

The proposed farming operation is hinged on the availability of a irrigation scheme that will unlikely ever eventuate, it would seem more plausible that the property may turn other corners in the future once planning approvals have been completed and precedence is set.

I have no doubt the development is coming from a very well intended place but what other implications could eventuate in the future.

The proposal to amend the Southern Midlands Council planning scheme, with respect to this development will immediately impact my property in a negative way, with no opportunity for me to negate this impact. I would likely have no serious objection to the building of a similar residential dwelling, but to consider looking out my back window at the currently proposed development is overwhelming. A property such as mine where a significant drawcard is rural lifestyle seclusion will be seriously impacted. The scale of this proposal is not dissimilar to a commercial tourism venture. I would have thought that the developers, or their personnel, would have sought some discussion with a neighbour that will be directly impacted by this proposal.

Succinctly, my concerns are over the alteration from current use and zoning, the scale of the proposed development, the proximity to my property and the reality that the property could be sold with development approval granted, and further.

Many thanks

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Jacqueline Tyson

From: Jennifer Jarvis <Jennifer.Jarvis@tasrail.com.au>
Sent: Monday, 29 June 2020 5:35 PM
To: SMC Mail
Subject: Draft Planning Scheme Amendment - Jerusalem Estate SAP - RZ2020/02
Attachments: Oct 2019 TasRail Standard Notes - Op Lines.docx

Attention: Planning Department

Thank you for notifying TasRail of Draft Planning Scheme Amendment - Jerusalem Estate SAP - RZ2020/02 2495 Colebrook Road, Colebrook (Saint Regina Limited).

TasRail is supportive of the project but is concerned to ensure that the SAP adequately protects the safety and operability of the railway and that the proposed precincts within the SAP for the Jerusalem Estate is not incompatible with the adjoining freight railway that operates 24/7.

TasRail has reviewed the available documentation and provides the following feedback:

- The Rail Corridor (State Rail Network land) needs to be protected with the Utilities Zoning retained. Please confirm the Community Purpose Zoning will not impact the current Utilities Zoning.
- The proposed plans for the SAP, if approved will see Permitted Use including a cemetery, community meeting and entertainment, food services, general retail and hire and residential. It is unclear to TasRail whether a future application to develop the site for any of these permitted uses would be referred to TasRail, or if the application is considered to meet the relevant performance criteria, would it would be automatically be approved? TasRail's concern is to ensure that appropriate consideration is given to the protection of safety and rail assets, and including consideration of sight lines/sighting distances for any level crossing that may ultimately be approved for use by TasRail.
- TasRail has identified three unlicensed (unauthorised) rail crossings on the subject property. These legacy crossings would have been used by the previous landowner for stock/farm crossings but TasRail can find no record approving these crossings, meaning that with the change of ownership TasRail is obliged to close the crossings unless an application is received and approved by TasRail.
- TasRail will likely only consider a maximum of one railway crossing within the SAP (refer below point for considerations).
- It is difficult to see how the proposed developments under the SAP can be achieved without gaining access to a crossing over the railway line. However, any crossing requested will be considered as a new crossing for public use which requires a formal application and an ALCAM assessment. As a public crossing, the mandated standards and safety controls will be much higher compared to a private landowner access, but the costs of these controls as well as any upgrade required to the track surface to support the controls will need to be met by the applicant. The developer needs to be made aware of the likely costs involved, and importantly to understand that completing the ALCAM is not a guarantee that a new crossing will be approved by TasRail noting that the policy of the Office of the National Rail Safety Regulator is that there be no new crossings over the railway line – the preference being grade separation. The likelihood of an approval will depend on the ALCAM risk assessment findings and capacity to appropriately control the risks. A Traffic Impact Assessment will be necessary as an input to inform the ALCAM process, but does not take the place of the ALCAM.
- As the developer will need to meet the costs of the ALCAM and all upgrade costs for a new crossing to a public standard, then it is recommended that the Council inform the proponent of the likely costs before the SAP is finalised because the cost impost may be material to the development.

- The proposed SAP provides for a setback of only 5 metres, which is less than recommended when constructing on land adjoining the rail corridor boundary. TasRail recommended this setback be increased.
- The proposed SAP provides for the ringing of bells for up to 8 – 10 times a day and considers this not be cause nuisance or environmental harm. TasRail has no opinion on this but asks that this be considered in the context of not impacting the train horn safety device, noting that if a new rail crossing is approved then it is essential that the train horn be audible for road and crossing users. This is likely a matter for consideration during the development stage rather than the Draft Planning Scheme Amendment, but it may be worth considering with respect to how close a rail crossing can be to the Monastery Precinct.

Please feel free to contact the writer to discuss the above should you have any questions or require clarification.

I have attached the TasRail Standard Notes should you wish to provide the developers with some guidance in relation to building next to a railway.

Jennifer Jarvis



Manager Group Property & Compliance |
Phone: 03 6335 2603 | Mobile: 0428 139 238
11 Techno Park Drive, Kings Meadows, Tasmania, 7249
Jennifer.Jarvis@tasrail.com.au

This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorised and may be illegal. Opinions, conclusions, views and other information in this message that do not relate to the official business of the Tasmanian Railway Pty Ltd are the views of the individual sender and shall be understood as neither given nor endorsed by Tasmanian Railway Pty Ltd.

TasRail Standard Notes (as at 24 October 2019)

- Where a building or other development is proposed to be located at a setback distance less than 50 metres from the boundary of the rail corridor, the occupants are likely to be exposed to train horn noise and vibration, noting that TasRail Freight Rail Services operate 24/7 and the configuration, frequency and time of these services is subject to change at any time. Landowners and prospective landowners should undertake appropriate due diligence to ensure they are aware of train noise and vibration, particularly train horn noise.
- The train horn is a safety device that is required to be sounded twice per level crossing being on approach and on entry. The minimum duration of each train horn blow is one second. The train driver also has the discretion to sound the horn at any time he/she perceives a risk.
- Stormwater or effluent is not permitted to be discharged onto rail land or into the rail drainage system. Should there be a requirement for a service or asset to be installed on rail land in order to connect into an authorised stormwater or other outlet, a separate TasRail Permit is required and will only be approved subject to terms and conditions (costs apply). A Permit Application Form is available by contacting property@tasrail.com.au
- No obstruction, installation or works of any kind are permitted inside railway land for any purpose including for structures, unauthorised vehicles, drainage, water pipes, stormwater discharge, electrical or service infrastructure, storage of materials, vegetation clearing, inspections etc.
- No persons should enter rail land without formal authorisation.
- Rail land is not for private use and should not be encroached for any purpose including for gardens, storage, keeping of animals etc. Dumping of rubbish including green waste into the rail corridor is not permitted.
- As per the *Rail Infrastructure Act 2007*, the Rail Infrastructure Manager (TasRail) may remove and dispose of unauthorised or unlawful service infrastructure and take such other action as it sees fit. Where this occurs, TasRail may recover its costs of doing so as a debt due to TasRail from that person and retain if applicable any proceeds of disposal. No action lies against TasRail for removing or disposing of the unauthorised or unlawful service infrastructure.
- Using or creating an unauthorised railway crossing or stock crossing is unsafe and strictly prohibited.
- All access and rail land enquiries should be directed to property@tasrail.com.au
- As railway land is Crown Land, the Rail Infrastructure Manager is not required to contribute to the cost of boundary fencing.

5. CLOSURE

The meeting closed at 10.20 a.m.



MINUTES

SOUTHERN MIDLANDS COUNCIL HERITAGE HUB COMMITTEE MEETING

HELD ON THURSDAY 30TH JULY 2020
AT THE KEMPTON COUNCIL CHAMBERS
COMMENCING AT 11.30AM

Welcome

Chairman Edwin Batt welcomed the attendees.

1. Attendance

Members: Clr Edwin Batt (Chair), Clr Rowena McDougall

SMC Staff: Andrew Benson, Brad Williams, Michelle Webster, Kelly Woodward

Apologies: Tegan Davies (Centre for Heritage)

2. Previous Minutes – Consideration for Approval/Adoption

Minutes of the meeting dated 20th November 2019

Approved

3. Declaration of Pecuniary Interest

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2005*, the Chairman of a meeting is to request Committee Members to indicate whether they have, or are likely to have, a pecuniary interest in any item on the Agenda.

Accordingly, Committee Members 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 the Committee has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2005*.

Nil

4. Business Arising

Business arising from the Minutes that is not covered within the agenda

4.1 Community members invited to participate on the Committee – had been delayed due to Covid-19.

4.2 Report from Manager, Heritage Projects regarding solution for damp in walls, hot water to Commissariat & progress on commercial kitchen approval at Commissariat.

Damp: Brad Williams updated the Committee on progress so far. Jon McCure (builder responsible for the restoration of 79 High St) has assessed the issue. Despite already having 2 types of drains installed, the building is showing signs of damp. The building appears to be sitting in a natural basin. The proposed solution is to dig beneath the shop front a sump to get a lower point of collection, add a

pump to drain into the existing storm water and mechanical ventilation with a review after a year.

It was resolved that Brad Williams report to Council recommending the course of action at the August Council meeting

Hot water to Commissariat: Jon McCure checking with manufacturer as it might be a fault.

Commercial kitchen status for Commissariat: Tegan from Centre for Heritage was pursuing this with Leon McGuinness (Environmental Health Officer)

It was noted that there has been no strong interest following an expression of interest period & to leave it to Centre for Heritage to continue to pursue if they deem necessary.

It Was Resolved that the information be received and that the noted actions be progressed

5. GENERAL BUSINESS

5.1 Plan & Purpose Review

Discussion regarding the options available for the re-opening of the building. The committee recognised that that the building was successful in that SMC took on an initiative to rebuild what was an eyesore & created a building worthy of a Georgian village streetscape. The addition of a social enterprise to support Artisans & Makers who encompassed heritage & traditional skills in their products was also successful albeit not in the original model, but adapted to suit the needs of the Artisans & Volunteers. It was agreed that it is no longer viable to continue under that model, particularly in response to the long term effects of Covid-19 issues. The Committee discussed multiple options presented as possible uses. The committee supported the proposal of using the building as the new home of the Artist in Residence Program whilst still being available in-between to stage exhibitions, meetings & user groups.

-Brad to draft a report to Council reflecting the current direction.

-Agreement that the Heritage Hub Committee will remain to see this business through & merge this Committee into the Arts Advisory Committee.

It Was Resolved that the information be received and that the noted actions be progressed

5.2 Finances

Finance report tabled for review. Cllr Batt requested a finance summary including the carefully audited approach used to be included in the report Brad prepares for Council.

It Was Resolved that the information be received and that the noted actions be progressed

12. NEXT MEETING

Proposed: Thursday 17th September, 2020

Kempton Council Chambers

11.30am – 1.00pm

13. Close:

The Chairman thanked Members for their contributions and closed the meeting at 1.00pm

*Attachments:
Nil



Heritage Hub Finance Summary March 2019-March 2020

Intro

On 30th July the Heritage Hub Committee met & as part of that the financial statement for the period of operation was tabled. It contained a full list of every transaction. Further information was requested by the Committee in order to simplify the information provided & about the type of financial reporting conducted during the business operation. This information is provided to further clarify the matter.

Reporting Start-up and Financial reporting

Cash float of \$100.00 received from SMC & eftpos machine that directly deposited to SMC bank account daily. We deliberately kept any purchasing of any store items to a minimum for the shop start-up, using the local Community Shed to build the store counter & work stations. Most of the furniture used for displaying stock was on loan from local businesses or purchased second hand. An inventory spreadsheet of all Artisan stock along with furniture & fittings was kept up to date. This remains & is used with the other heritage buildings as furniture/items do get moved with events between buildings.

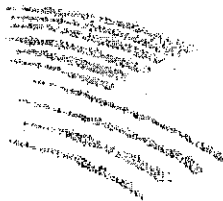
Staff & volunteers kept a written daily cash book of all sales plus a detailed spreadsheet system of all sales, GST, commissions etc. Reporting was directly to Bronwyn Porter – Manager Corporate Services. We started out by providing Bronwyn the information monthly but ended up providing weekly updates of the spreadsheet & banking of any cash sales. All income received was transacted through SMC accounts & audited under SMC processes.

HUB Income and Expenses		
	01.07.19 to 30.06.20	01.03.19 to 30.06.20
	Actual (\$)	Actual (\$)
INCOME		
Retail Sales	168.19	1,087.45
Sales on Commission	5,404.61	8,763.51
Commission	1,257.18	1,665.37
Rent Commission	0.41	1,364.05
Venue Hire		222.73
TOTAL INCOME	6,830.39	13,103.11
EXPENSES		
Food-Beverages	42.25	132.25
Retail Purchases	5,612.69	11,407.74
Stationery	5.45	5.45
TOTAL EXPENSES	5,660.39	11,545.44
Trading Surplus	1,170.00	1,557.67

Note: Retail purchases includes all payments made to the Artisans & any initial start-up costs

DRAFT

SOUTHERN
MIDLANDS
COUNCIL



MEMORANDUM OF UNDERSTANDING

BETWEEN

SOUTHERN MIDLANDS COUNCIL

&

ADRIAN & MARK EAVES

RE: CARRIAGES

This Memorandum of Understanding is made the 12th day of November 2008 BETWEEN the Southern Midlands Council of 71 High Street, Oatlands and Adrian and Mark Eaves of xxx.

This Memorandum is effective from xx day of xxxxx 2008 and is for a period of twenty (20) years. It outlines the ongoing arrangements for the effective management and control of three carriages owned by the Eaves family which are described as follows:

1. xxxxxxxxxxxx Cobb and Co Coach
2. xxxxxxxxxxxx Hay Ride Wagon
3. xxxxxxxxxxxx Wedding Carriage (Landau)

Objectives

The Southern Midlands Council, in association with the Eaves family, wish to acknowledge the significant commitment made, and the dedication shown, by Mr Max Eaves in restoring and maintaining the three carriages described above.

The parties to this Memorandum of Understanding acknowledge the benefits of:

- a) presenting these carriages for ongoing public display, which would include appropriate interpretation and acknowledgements; and
- b) usage of the vehicles at public events.

The Parties agree to work towards these objectives under the following terms and conditions:

1. The Eaves family will retain ownership of the carriages during the twenty (20) year term of this Agreement, unless an agreement to transfer ownership is reached during the term;
2. The Southern Midlands Council will be responsible for publicly displaying the carriages at appropriate times and in an appropriate environment;
3. The Southern Midlands Council will be responsible for preparing suitable Interpretation material and acknowledgments of the Eaves family (wording to be agreed in relation to the latter);
4. The Southern Midlands Council will undertake to keep current insurance protection of the carriages, including public liability insurance. The insurance cover is to provide compensation at an agreed amount should the carriages be destroyed and not capable of restoration. A Valuer is to be engaged at Council's cost for the purpose of determining an agreed value;

5. The Southern Midlands Council is permitted, and will aim to utilise the carriages at public events as a means of promoting the history associated with horse-drawn carriages, and as a general attraction for the events.
6. The Southern Midlands Council is responsible for ongoing maintenance to ensure that the carriages are maintained in their present condition, excluding fair wear and tear.

Dispute Resolution

Any dispute between the parties to the terms of this memorandum or the performance of the parties pursuant to the memorandum will be resolved by negotiations or if this fails it will be mediated by an independent professional mediator.

Cancellation of the Memorandum

It is agreed that if either party wish to cancel this memorandum they shall give written notification to the other party at least xxx month (or years) s in advance.

Termination and Review

The obligations of the parties under this Memorandum will continue for a period of twenty (20) years, at which time it will be reviewed with the intention of extending the Agreement.

Alternatively, the Agreement may be terminated by notice in writing to the other, provided a minimum of one years notice is given that the carriages are to be returned to the owners.

The Southern Midlands Council is to be given the first option to purchase the carriages if it is the owners intention to sell the carriages at the expiration of this Agreement.

Signed for and on behalf of the
Southern Midlands Council by

Signed for an on behalf of

We, Adrian and Mark Eaves, fully agree with the principles outlined in this Memorandum, including the commitment to loan the three coaches ^{and accessories} to Southern Midlands Council for 20 years for the purposes of public display and use, with appropriate interpretation in remembrance of our father, Max.

Signed: 12-11-09

Date:

Bl. John Jones O.R.M.
Adrian Eaves
Mark Eaves

Original Max Eaves and Family 56
Chark & Cobden (sons) 7-9-08

Two Cases
Shame Lull Set Harness
Xtra Reins 1 Bridle

Mitsy
1 Set Harness

~~1 Set Bridle Reins~~

~~1 Set~~
1 Complete Set H-Harness
inc traces

2 Complete Set " "
inc traces + driving reins

spare set driving reins
2 sets trace chains

1 spare leather back strap
2 matching work blinkers

2 breast plates
1 spare livepool bit +
bridle gag

Hames side reins
M. Beard - Sewing

"Max Eaves" Family -
14-9-08-57
2 Sewing Machines

HAMES. 1 BRIDLE, ^{Belly} STRAP
BOXES BUCKLES RINGS ETC
HOBBLES. 2 COLLARS STAINLESS
CHAINS. MISC BANGLES - 2 SETS
SYN. TRACES. ~~2~~ SPUR
FOR BREACHING. REINS.

2 SYN SETS HARNESS. 1
SET BREACHING. BITS RINGS
TRACES 2 HAMES. 4 Sample
TRACES - 3 COLLARS. 1 SYN
REINS. MISC STRAPS +
MORE STRAPS. 4
SADDLERS CLAMPS -
RACK. TWITCH - BALKER.
SPARE MISC - BOX
EYELETS ETC.

M. Beard - Sewing

Our ref:
13 June 2008

Mrs G Eaves
65 Arthur Crescent
WEST HOBART TAS 7000

COACHES – (THREE IN TOTAL)

Further to our recent discussions, the purpose of this letter is to confirm that the Southern Midlands Council has taken possession of the three coaches, as identified in the attached photographs.

It is our understanding that Council will retain custodianship and care of these coaches until such time as negotiations can be concluded in regard to transfer of full ownership to Council. This will be dependant on reaching a mutually agreed price with yourself and Council being able to allocate the necessary funds. Should this not be achievable it is acknowledged that Council will arrange for the coaches to be returned to you at an agreed location.

It is confirmed that Council has arranged insurance cover for the three coaches at the agreed replacement value of \$50,000. In the unlikely event of an insurance claim being lodged Council would be responsible for payment of the insurance excess.

The coaches have been housed undercover and in secure Council-owned buildings.

We confirm Council's commitment to work towards the establishment of a suitable public display and interpretation facility for the coaches and also to utilise them at local events wherever possible.

In closing I wish to pass on the sincere thanks of the Council and of our local community for this opportunity that you have provided to us. Your coaches, so excellently restored and maintained by Max, will wonderfully compliment the outstanding built heritage of the Southern Midlands.

If you would like to discuss this matter further, please contact me at Council's Kempton offices on 6259 3011, or by email on; dmackey@southernmidlands.tas.gov.au.

Yours sincerely

Damian Mackey
Manager Development & Environmental Services
SOUTHERN MIDLANDS COUNCIL



Southern Midlands Council

Horse-drawn Heritage Project

January 2009

Draft Discussion Paper

(Confidential)

Introduction

Kempton – A Coaching Village

In June 2006 the Kempton Tourism Hub Group resolved to pursue “coaching” as a theme to promote Kempton. This theme was designed as a point of difference between Kempton and other towns located on the “Heritage Highway”, the major highway route linking southern and northern Tasmania where the coach had been adopted as a brand and logo.

This is an authentic market positioning based on Kempton’s historic role as a coaching terminus and stop on the highway. In Tasmania coach services began to develop in the 1830s. By 1846 coaches were running from Hobart to Launceston and from Hobart to Brown’s River, New Norfolk and Green Ponds (Kempton).

Sept 2006 the Southern Midlands Council was successful in gaining grant funds of \$36,000 for “The *Coachification* of Kempton” under the State Government’s Main Street Makeover Program. This project was focused on a streetscape design with coaching elements and has resulted in the coaching silhouette at each of the entrances to Kempton from the Heritage Highway;

The tourism hub group had applied for funds to purchase a coach, however the generosity of the Eaves family has resulted in 3 “road ready” horse drawn vehicles (coach, wagonette and phaeton) and associated tackle being gifted to the Southern Midlands Council on a 20 year agreement. Council will provide the vehicles to the project on a “peppercorn” rent basis.

The objective of this project is to:

Re-establish Kempton as a centre for horse drawn heritage interpretation and experiences to ensure the continuity of coaching heritage and its stories.

Success will be measured by:

- Establishment and performance of the infrastructure, organisation and people to implement the defined stages;
- Target market numbers, visitor responses and trends;
- Financial viability of the stage and project overall;
- Engagement and retention of people and their participation levels.

Visitor Experience Proposal

The secure custody and associated use of the coaching equipment provides the opportunity for the Kempton Community to provide:

- an authentic coaching, horse drawn heritage experience for visitors; and
- a high quality interpretation of horse drawn transport in early Tasmania within an authentic setting

This builds on the Heritage Highway and Kempton market positioning and the focus of the annual Kempton Festival.

The development will occur in a number of stages:

1. Providing a strong coaching theme to the Kempton Festival that includes all of the horse drawn vehicles in operations and providing horse drawn vehicles to other public and private events on a fee for service basis;
2. Housing the horse drawn vehicles and associated equipment in a high quality interpretation facility;
3. Periodically offering main street carriage and horse drawn interpretation rides at Kempton;
4. Designing a range of horse drawn visitor products that enhance the southern midlands tourism experience.

This staged approach ensures that investment reflects visitor demand and organisational capability.

The proposition is:

- Authentic;
- Reflective of visitor demand for cultural heritage and learning experiences;
- Is complementary to other towns and attractions along the route and within the marketing zone and;
- Built on the capacity to be delivered to high standards.

This document investigates and validates the feasibility of staged development of the experience.

Market & Product Positioning Feasibility

The product comprises two complementary parts, the horse drawn coach experiences and high quality interpretation. This combination provides a diverse product portfolio that is important to overall viability.

The target market mix is diverse and significant. It includes:

- Visitors to the State;
- Intrastate visitors;
- Special Interest Groups;
- Educational Groups; and
- External private and public events.

The coach experience is by definition transportable to locations other than Kempton; consequently the experience can be aligned with public and private events, as well as complementary attractions such as the Callington Mill, Richmond, Port Arthur and horse industry activities.

The Kempton centred product combines vehicle and equipment storage, maintenance, interpretation and coach transport experience; along with the potential for value add sales through merchandise and refreshments.

Stage One; the Kempton Festival and subsequent offer of horse drawn vehicle for public and private events and occasions is a service that is able to be offered within the current vehicle and equipment and resource base, with the addition of horses from, for example, the Tasmanian Draft Horse Association. The market, while not large provides the potential for income for attendance or for income generated by "coach ride fees".

Stage Two; the home for the coaches and equipment; this is required to house the vehicle collection and equipment as a matter of stewardship. With careful location, design and interpretation this facility can become both an attraction for visitors and the focal point for the community and special interest group volunteers necessary to maintain Stage One and to progress into Stages three and four.

Visitor Base

There is a significant market base for the enterprise, if it is able to establish “right” product/market mix and communication strategy. The Australian Bureau of Statistics paper “Arts and Culture in Australia” (2008) commented that tourism may be motivated by the desire to visit friends and relatives or to experience the character and culture of a destination. Of the 878,500 yearly interstate visitors to Tasmania, 406,100 choose to visit historic sites and attractions. During their visit 247,900 visitors both stayed and average of 2.1 nights and toured the Heritage Highway. These visitors primarily travelled with a partner or as a couple (49%), with other family or family and friends (12%), or as a family with children (12%) (Tourism Tasmania, September 2008). This corresponds with Tourism Research Australia’s findings where domestic overnight cultural and heritage visitors travel as adult couples (36%) or in family groups (21%). Domestic day cultural and heritage visitors were more likely to be parents (32%), older married couples (31%) or aged over 60 years (29%), often visiting as part of a cruise.

The main reasons for visiting Tasmania include leisure, holiday and/or visiting friends or relatives. The primary mode of transport for visitors to Tasmania is rental car/4WD (41%), a friend’s/relatives vehicle (23%) and own car/4WD (13%) (Tourism Tasmania, 2008).

For those visiting friends and relatives, Kempton is an easily accessible destination or stopping point on a longer tour.

The horse drawn heritage opportunity, its location and its heritage positioning places it into the decision framework of the majority of Tasmania’s visitors. This, in conjunction with off-site event and function opportunities provides the foundation for market feasibility.

Experience Delivery

The coaching experience will be provided by highly experienced horsemen on a mix of volunteer and cost reimbursement payment models.

The Southern Midlands has a large and experienced equestrian community. The team underpinning the delivery of the service in its development stage comprises:

- Mr Ian Johnston – Ian has over 55 years experience in training and working horse and riders. Formerly employed as the “Officer in Charge” of the Queensland Mounted Police until 2002, he is a member of the Tasmanian Draught Horse Association. Presently resident in Oatlands. Ian would fulfil the role of manager and fulfil the role of “carriage master”.
- Mrs Maria Beard - Over 50 year’s equitation experience including breeding and training draught and riding horses. Presently owner of horses and resides in Bagdad, where she agists the horses that were provided with the horse drawn vehicles. Maria would fulfil assistant manager role.

The 2 key personnel will work with volunteers and those providing additional horses and driving services to ensure all are trained, work to operations procedures and provide a high quality service to users of the services.

As the service expands into those requiring additional interpretation, scripts for specific activities and routes will be developed.

These and other volunteers will operate under participation agreements with key personnel having their roles and authority clearly identified in position descriptions (see Appendix One)

Business Model and Organisation Feasibility

One of the major challenges for enterprises such as this is the development and maintenance of organisational capability.

To ensure integration with other Southern Midlands Initiatives and those within Kempton, it is proposed to manage this business under the auspices of the existing Green Ponds Progress Association. This provides the advantages of both integration and access to insurances and other support that the Southern Midlands Council provides to the community. In effect the project would be managed on a day to day basis by a sub-committee of the progress association.

In addition to the administrative efficiency afforded by this model, it ensures that the project can both access grant funding and demonstrate the necessary management and administrative capacity.

The Initial sub-committee will be charged with the responsibility to organise the Stage One business operation, including:

- Working with the Kempton Festival sub-committee and the Tasmanian Draft Horse Association to ensure the success of future Kempton Festivals;
- Promoting and organising attendance and services at private and public events and functions.

As a means of separating operations from development, a specific purpose sub-group will be formed to progress the development of the "interpretation centre" in Kempton. This group will comprise representatives of:

- Southern Midlands Council;
- The above operations group;
- Community members with experience in tourism and interpretation

Financial Model

Developing a financial model that is both independent of others for operational funds and can match costs to income streams is a key challenge for new and small scale community enterprise.

The business and financial model is designed to minimise fixed costs and to provide a diversity of income streams. Fixed costs such as insurance and administrative compliance will be met by the support to the Green Ponds Progress Association.

From an experience perspective, fixed costs will relate primarily to vehicle and equipment maintenance and horse agistment and husbandry costs. The estimated cost for this care of two horses, vehicle and equipment and maintenance is \$4,400 per annum; sourced from a combination of service income and donations.

Costs associated with the delivery of services and attendance at events will be variable costs and recovered from income associated with the event or service.

With construction sourced from grant and public funds, the maintenance costs and display upgrading for the coaching centre will be met from entry fees and merchandising income.

Appendix One

Skills Sets

Manager and Assistant Manager:

- Will be required to possess horse training, welfare and handling skills with emphasis on draught/harness horse operating and training skills.
- Will also be required to have workplace training abilities.
- Demonstrated people handling skills.
- As this position will probably involve some interaction with children, police clearances will have to be obtained.
- Some knowledge of maintenance of horse drawn vehicles and harness upkeep and repair
- Knowledge of Road Traffic Act as pertaining to Tasmania.

Training Assistant/Volunteers:

- Police security clearances for persons dealing with children.
- Willingness to participate.
- Ability to take direction.

Appendix Two – Project Resources

The project will initially be able to provide the following resources:

- One landau carriage, horse drawn vehicle
- One stagecoach horse drawn vehicle
- One charabanc horse drawn vehicle

Horses:

- One dun coloured draught horse mare, possibly Dutch heavy draught of approximately 15 years of age.
- One chestnut draught horse mare, possibly Belgian draught of approximately 5 years of age.

The horses are not branded and although not veterinary checked, appear to be in good condition and health, and on initial trial appear to be eminently suitable for the work required of them, namely as carriage horses.

Vehicles:

The vehicle described above are in excellent condition and have been specifically fitted out/adapted to conform with Road Transport requirements in the way of power brakes, rubber tyres and electric lighting, enabling them to travel on public roads.

The vehicles are presently insured.

The vehicles are presently adequately garaged in covered facilities to protect them from the elements and this will be necessary throughout their life if they are to be preserved.

Manager

Mr Ian Alister JOHNSTON, "Annandale", 2 Campbell Street, Oatlands 7120 Tel 6254 1327

Assistant Manager:

Mr Maria BEARD, "Elsewhere" 41 Hall Lane, Bagdad 7030, Tel 6268 6325

Training Assistants/Volunteers:

Advisors and providers of drivers and horses:

Tasmanian Draught Horse Association

Australian Trail Horse Riders Association

COACHING WORKING GROUP MEETING NOTES

22 December 2008, 9:30 am, Council Offices, Kempton

1. ATTENDANCE

Cr John Jones, Cr Marie Connors, Ian Johnston, Jenny Johnston, Maria Beard, John Hay, Dorothy Evans, Mike Evans, Tim Kirkwood, Andrew Benson, Martin Farley, Damian Mackey (chair).

2. APOLOGIES

Mayor Tony Bisdee, Tim Johnson - (arrived at end of meeting), Cheryl Smith, Leo Schofield

3. REVIEW OF WORKSHOP NOTES

The group reviewed the notes from the workshop held on 4 December and endorsed them as an accurate reflection of the outcomes.

4. ORGANISATIONAL STRUCTURE PLANNING

It was agreed that the most appropriate structure for the coaching initiative to move forward is for the managing entity to be under the umbrella of the Green Ponds Progress Association, (GPPA), in accordance with the following principles:

- The GPPA will provide for the establishment of a coaching initiative sub-committee within its structure. (Subject to ratification by the GPPA).
- All those who wish to be involved in the coaching initiative at an organisational level will therefore need to become members of the GPPA.
- The GPPA, through the abovementioned sub-committee, is to 'manage' the Coaching Initiative.
- The coaching initiative will be based at Kempton, but will be for the benefit and involvement of the whole municipality.
- Council will provide a certain level of support, both practical and financial, to the GPPA to assist with the coaching initiative.
- The Kempton Tourism Hub Group is to join with the GPPA.
- Council is to recognise the GPPA as the local tourism hub group, i.e.: the group that supplies the local representative to the Heritage Highway Regional Tourism Association (HHRTA) Board, in accordance with the HHRTA constitution.
- All parties will continue to promote Kempton as the historic coaching village.
- The GPPA will continue to be the primary organiser of the Kempton Festival and manager of the 'Blue Place', with continuing Council assistance.
- The Kempton Festival will continue to strengthen its central theme as 'coaching'.
- The three Eaves coaches and all associated equipment that has been loaned to Council for a minimum 20 years, are to be sub-let to the GPPA (for a peppercorn amount).

- Ownership of the two coach horses, currently with a private individual, is to be transferred to the GPPA (for a nominal amount).

Actions:

It was agreed that the above principles should be detailed and formalised within a Partnership Agreement, or Memorandum of Understanding, between the Council and the GPPA. The agreement, to be drafted by a Council officer (Damian Mackey), should specify the role of the GPPA in regard to the coaching initiative, the Blue Place, the Kempton Festival, the coaches, horses and associated equipment, tourism generally and the Heritage Highway Regional Tourism Association in particular. The agreement should also specify the practical and financial support to be provided by the Council to the GPPA to assist with these activities.

It was further agreed that an interim informal committee be established to progress the initiative until the above arrangements are put in place. This committee is to include: Ian Johnston (recognised as 'Coach Master'), John Hay, Maria Beard, Tim Johnson, Dorothy Evans, Cheryl Smith, Cr John Jones, Cr Marie Connors and a Council officer.

Martin Farley to contact Professor Henry Reynolds in regard to his potential involvement in the initiative.

5. BUSINESS PLANNING

The group acknowledged the importance of the business planning addressing insurance and public liability issues.

Actions:

The informal committee is to work with consultant Martin Farley and Tourism Tasmania representative Bridget Walch to further develop the business plan.

This will include refining the written agreement with the Eaves in regard to tenure of the coaches and associated equipment.

6. THE KEMPTON FESTIVAL

Members present who are also assisting with the organisation of the festival advised that the coaching theme will be stronger than ever at this years event. As well as the three Eaves coaches and the two horses, it is anticipated there will be a significant number of other horse drawn vehicles coming in from private collectors. In addition, the Tasmanian Draft Horse Association will be providing a number of horses which can be used for the coach and the wagonette. Furthermore, the new "shadows-of-the-past" silhouettes will be installed at the two highway entrances to Kempton by the time of the Festival.

In order to make the most of the Festival for the Coaching Initiative, the following specific ideas were put forward:

- A formal launch of the Coaching Initiative.
- A formal launch of the new Kempton 'Shadows of the Past' silhouettes.
- A Coaching stall where members of the public can find out about the initiative and fill in a form to flag their interest in becoming involved.
- General publicity.

Actions:

In preparation for the Festival:

- Council to transport the Landau to Maria Beard's at Bagdad so the two horses can get back into training with it.
- Council to transport the wagonette to the Kempton depot prior to the Festival to suit draft horse association trials.
- Ian Johnston and Council officer Andrew Benson to undertake a risk analysis prior to the Festival.

8. THE HORSES

Following the coaching workshop in early December, Council agreed at its meeting on 10 December to assist with the up-keep of the horses by matching 'dollar-for-dollar' contributions made by the public, up to a maximum of \$500, for four months.

9. NEXT MEETING

No specific date was set for the next meeting, however, the GPPA will be holding their next organising meeting for the Kempton Festival on Monday 5 January at 'The Blue Place' at 7:00 pm.

It was also proposed that a barbeque be held at Maria's place prior to the Festival. This could be approximately three weeks prior to the Kempton Festival on 22 February, which would provide an opportunity for all involved to ensure we are organised for the festival as well as a chance to mix socially.

END

MEMORANDUM OF UNDERSTANDING

Memorandum of Understanding between the Southern Midlands Council and the Green Ponds Progress Association Incorporated dated 2009.

Objectives

The Southern Midlands Council and the Green Ponds Progress Association Incorporated recognise the respective strengths of each organisation and agree to enter into a mutually supportive strategic alliance. The Parties agree to work co-operatively to provide a high level of services to Kempton and surrounding communities in accordance with this Memorandum of Understanding.

In particular, the Southern Midlands Council acknowledges that the Green Ponds Progress Association Incorporated is the provider of some community services in Kempton and our joint objectives are to:

- a) enhance the Progress Association's capacity to facilitate the ongoing provision of community services; and
- b) to engage in other activities of benefit to both or either party as mutually agreed by the parties from time to time.

Existing Services Provided by the Green Ponds Progress Association Inc.

The Green Ponds Progress Association Incorporated currently provides the followings services:

- Management of the community facility known as 'The Blue Place'
- Organisation and running of the Kempton Festival

The Parties to This MOU Agree to the Following

The Southern Midlands Council will;

- support the growth and development opportunities of the Green Ponds Progress Association Inc. to deliver valued Community services to the district
- publicly endorse the valued services delivered by the Green Ponds Progress Association Inc.;
- respond promptly and appropriately to requests for advice and assistance;
- deliver quality services

Specifically in Relation to the Southern Midlands Coaching Initiative

- Sub-let to the GPPA (for a peppercorn amount) the three Eaves coaches and all associated equipment that has been loaned to Council for a minimum 20 years,
- Provide a certain level of support, both practical and financial, to the GPPA to assist with the coaching initiative

Specifically in Relation to the Kempton Festival

- recognise the GPPA in the running of the Kempton Festival on an annual basis
- support the continuing strengthening of its central theme as 'coaching'

Specifically in Relation to the Blue Place

Continue to recognise the GPPA as the Management Committee of the 'the Blue Place'

Specifically in Relation to the Advancement of Tourism

- ask the Kempton Tourism Hub Group members to join with the GPPA
- recognise the GPPA as the local tourism hub group, i.e.: the group that supplies the local representative to the Heritage Highway Regional Tourism Association (HHRTA) Board, in accordance with the Heritage Highway Regional Tourism Association Inc constitution

The Green Ponds Progress Association will

Specifically in Relation to the Southern Midlands Coaching Initiative

- Provide for the establishment of a 'coaching initiative' Special Committee within its structure;
- Manage the Coaching Initiative through the Special Committee;

- Prepare and implement a business plan for the development and operation of the coaching initiative
- Support the coaching initiative being based at Kempton, but agree that it will be for the benefit and involvement of the whole municipality;
- Sub-let from the Southern Midlands Council (for a peppercorn amount) the three Eaves coaches and all associated equipment that has been loaned to Council for a minimum 20 years and keep it in good workable condition,
- Receive the transfer of ownership of the two coach horses, currently with a private individual, to the GPPA (for a nominal amount).

Specifically in Relation to the Kempton Festival

- continue the running of the Kempton Festival on an annual basis
- continue to strengthen the Festival's central theme as 'coaching'

Specifically in Relation to the Blue Place

- implement the actions and requirements detailed in Schedule A of this Agreement

Specifically in Relation to the Advancement of Tourism

- accept the role as the local tourism hub group for Kempton, i.e.: the group that supplies the local representative to the Heritage Highway Regional Tourism Association (HHRTA) Board, in accordance with the Heritage Highway Regional Tourism Association Inc constitution

Southern Midlands Council and the Green Ponds Progress Association Inc. will

- continue to promote Kempton as the historic coaching village.
- both publicly and privately support the relationship;
- provide relevant information to each other and ensure timely actions and decisions;
- jointly pursue all relevant external funding opportunities;
- use their best endeavours to ensure that their employees, agents and contractors act in accordance with the intent and philosophy of this strategic alliance; and
- provide constructive and timely feedback on the operation of this MOU.

Variations to the Agreement

Any variations to the Agreement must be confirmed in writing, signed and dated by both parties and attached to this Agreement.

Termination and Review

The obligations of the parties under this Memorandum will continue for a period of three (3) years, at which time it will be reviewed with the intention of extending the Agreement.

Alternatively, the Agreement may be terminated by notice in writing to the other with one months notice by either party.

Signed and date this day of 2009

Tim Kirkwood
General Manager
Southern Midlands Council

Tim Johnson
President
Green Ponds Progress Association Inc

Schedule A

MANAGEMENT COMMITTEE RESPONSIBILITIES FOR THE BLUE PLACE

The Management Committee will:

1. Maintain the facility in good repair to the satisfaction of the Council and where possible apply any excess funds that are accumulated by the Management Committee as a result of rentals or grants on maintenance of the facility or purchase of equipment to be used within the hall and grounds.
2. Ensure that the committee conducts its business in accordance with its incorporation requirements.
3. Report any damage to the facility to Council.
4. Obtain written approval from Council before undertaking any improvements to the facility.
5. Allow Council representatives to enter and inspect the condition of the facility at all reasonable times.
6. Only allow usage of the facility for authorised activities. Any other activities/special events must be referred to Council for approval.
7. Provide Council with the names of booking officers and undertake all responsibilities for booking, hiring and collection of rental fees for the facility.
8. All end of year financial records (as at 30 June) are to be made available to Council for audit purposes by 31 July each year in a format required by Council.
9. Ensure each hirer of the facility has completed and signed a 'Facility Hire Agreement' and provided a copy of their Certificate of Currency for public liability insurance before the hire period commences.
10. Prohibit the consumption of alcohol within the facility unless the hirer has obtained a liquor permit (if alcohol is to be sold) or the permission of Council or an approved officer has been obtained (if alcohol is to be consumed).
11. Pay all electricity and metered water charges incurred by the facility.
12. Keep the interior and exterior of the facility and all fixtures and fittings of whatsoever kind or nature and all paint works and interior decorating and all windows, pipes, drains (excluding main drains) and other water sanitary apparatus and all electrical appliances in and upon the premises in good and tenable state of repair and condition (fair wear and tear and damage by fire and storm excepted).
13. Pay for any materials associated with minor maintenance of the facility.
14. Ensure all contractors and service providers utilised by the Management Committee have a current public liability insurance policy for a minimum amount of \$10 million dollars.
15. Be responsible to pay 50% of any excesses in the event of an insurance claim in respect of the contents owned by the Council at the facility. The individual user groups of the facility are responsible for insuring the contents that they own.
16. Provide Council with all original documentation for GST reporting purposes.
17. Undertake a risk assessment of the facility at least every six months in accordance with the procedures and forms adopted by Council.
18. Ensure all volunteers (who are not committee members) sign the Volunteer Register before commencing volunteer duties.

BREACH OF THESE ITEMS IN SCHEDULE A

The Council and Management Committee agree that in the event of a significant and continuing breach that it shall be lawful for Council to assume responsibility for the facility and the funds held by the Management Committee that pertain to the property.

A Concept Project Proposal that Seeks to Establish a Hall of Fame Style Development

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The late Max Eaves
enjoying his passion with
reigns in hand

*Make no little plans. They have
no magic to stir men's blood
and probably themselves will
not be realized.*

*Make big plans; aim high in
hope and work.*

Daniel Burnham 1846-1912

200 Years On there's still plenty of ways to get held up on the Heritage Highway in the Southern Midlands of Tasmania

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Hierarchy Model for Sustainability in Southern Midlands

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- Outputs** e.g.:
- community led initiatives
 - shared decisions

- Outputs** e.g.:
- community events
 - heritage / cultural programs
 - community development programs

- Outputs** e.g.:
- Oatlands Integrated Development Strategy
 - community plans
 - local area action plans



About the Coaching & the Initiative

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Coach Design and Practice

- The first coaches were built in England and the services were conducted on English lines. A bugle call gave warning of approach and the names of the vehicles “William the Fourth”, “Queen Charlotte”, “The Victory” — as well as the inns that were the starting points — “The White Horse Tavern”, “The Royal Oak”, “London Tavern”; these names show how the first settlers clung to memories of their native land. By the 1830s coaches were being built in Sydney. In construction, they followed English design, with metal-bound wheels and steel springs. Leather springs were an American innovation, introduced at a later date. The vehicles usually carried seven, eight, or nine passengers and were as a rule drawn by four horses.

Development to the Inland

- In Tasmania coach services began to develop in the 1830s. By 1846 coaches were running from Hobart to Launceston and from Hobart to Brown’s River, New Norfolk and Green Ponds (Kempton). There were also services from Launceston to Longford (the “Original Comet”), Westbury (the “Morning Star”), Perth and Evandale.

Kempton as a Coaching Village

- Two dominant Kempton buildings have direct historical linkages to coaching, Dysart House, currently owned by Leo Schofield AM and the Wilmot Arms, currently owned by Dorothy & Mike Evans, both located in Main Street Kempton.

About the Coaching & the Initiative

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Chronology of the Development of the Kempton Coaching Theme and its Stakeholders

- 1863 Green Ponds Council was established;
- 1950s 1980s Kempton horse gymkhana operated as a focal activity in the village;
- June 1986 The Green Ponds Progress Association was formed. A major activity of the Association is the organising and running of the Kempton Festival in February of each year;
- April 1993 Green Ponds Municipality was merged with the Municipality of Oatlands, the Northern ward of Brighton and Central and Northern wards of Richmond to form Southern Midlands Council;
- Sept 1998 The Heritage Highway Regional Tourism Association Inc was formed and they adopted the Coach as a logo and branding for the Heritage Highway (Midland Highway from Brighton to Perth);
- June 2000 Southern Midlands Council entered into a Memorandum, of Understanding with local Artists and Sculptors Folko Kooper and Maureen Craig (of Rural Design) regarding the Shadows of the Past heritage tourism project. In summary the initial project was described as; the placement of sculptures along the Heritage Highway with the sculptures taking the form of 'silhouettes' that are interpretations of historic events that happened along the Midlands Highway. The first phase of that project involved the establishment of 6 sculptures, one of which was the Samuel Page – Stagecoach located at Spring Hill (Samuel Page lived and operated an extensive Coaching business from the Southern Midlands);

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Chronology of the Development of the Kempton Coaching Theme and its Stakeholders

- Nov 2003 The Kempton Tourism Hub Group were formed as part of the network of sub groups of the Heritage Highway Regional Tourism Association Inc, providing representation for Kempton on the Heritage Highway Committee;
- June 2006 Kempton Tourism Hub Group resolves to pursue “coaching” as a theme to promote Kempton
- Sept 2006 Council applied for and was granted project funds of \$36,000 for “The *Coachification* of Kempton” under the State Government’s Main Street Makeover Program. This project was focused on a streetscape design with coaching elements and a coaching silhouette at each of the entrances to Kempton from the Heritage Highway;
- Sept 2006 The Kempton Tourism Hub Group applied for and was granted project funds of \$5,000 for the purchase of a Coach to be displayed / operated in the Kempton village. The funds were provided by Tourism Tasmania under the Local Tourism Development Grant Program 2006/07;
- May 2008 The health of Max Eaves (an energetic coaching enthusiast) deteriorates, he and the Eaves family provide three carriages to Southern Midlands Council for an initial 20 year period;

About the Coaching & the Initiative

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Chronology of the Development of the Kempton Coaching Theme and its Stakeholders

- June 2008 Two horses were gifted to the Community, through Councillor John Jones OAM;
- Oct 2008 Council's 'Shadows of the Past' web site is launched;
- Dec 2008 Council receives funding for the establishment of a 'silhouette' Coach and Horses for the northern Kempton entrance to the Midland Highway from Downer EDI Works;
- Feb 2009 Coaching 'Silhouettes' erected at the Kempton, Southern and Northern entrances to the Midland Highway;
- Feb 2009 The annual Kempton Festival is run with "Coaching" as the major theme of the event
- Mar 2009 Sorell Council contracts the Coaches / Horses & the Coaching Volunteers to undertake a re-enactment as part of the 200 years celebrations at Sorell
- April 2009 The Southern Midlands Coaching Initiative is adopted by the Green Ponds Progress Association Inc to provide a legal structure for the Coaching Initiative, formerly operating as a Sub Committee of the GPPA.

- Currently all of the stakeholders are committed in developing a way forward with this project to establish a presence in Kempton for the "Coaching Concept" and a way in which to manage its ongoing development.

The Completion of the *Coachification* Project Main Street Make Over Program

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- The Hon Michael Polley MP Speaker, House of Assembly and Clr Tony Bisdee, Mayor, Southern Midlands at the Kempton Festival unveiling the 'virtual' image of the Coaching project representing the silhouettes at the northern and southern entrance to the Village of Kempton



Mitzi and the Team on Official Duties

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- Carriage Master, Ian Johnston, Assistant Carriage Master Maria Beard and Trainee Assistant Carriage Master Kerry Pearson with the Landau and Mitzi waiting for the dignitaries to board the Landau as part of the formal parade at the Kempton Festival

Kempton Festival Parade

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- Our Cobb & Co Coach being drawn by Clydesdales from the Draft Horse Association as part of the parade at the Kempton Festival



Our Team with Our Coaches in Training Mode

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How it May Have Been in By Gone Years

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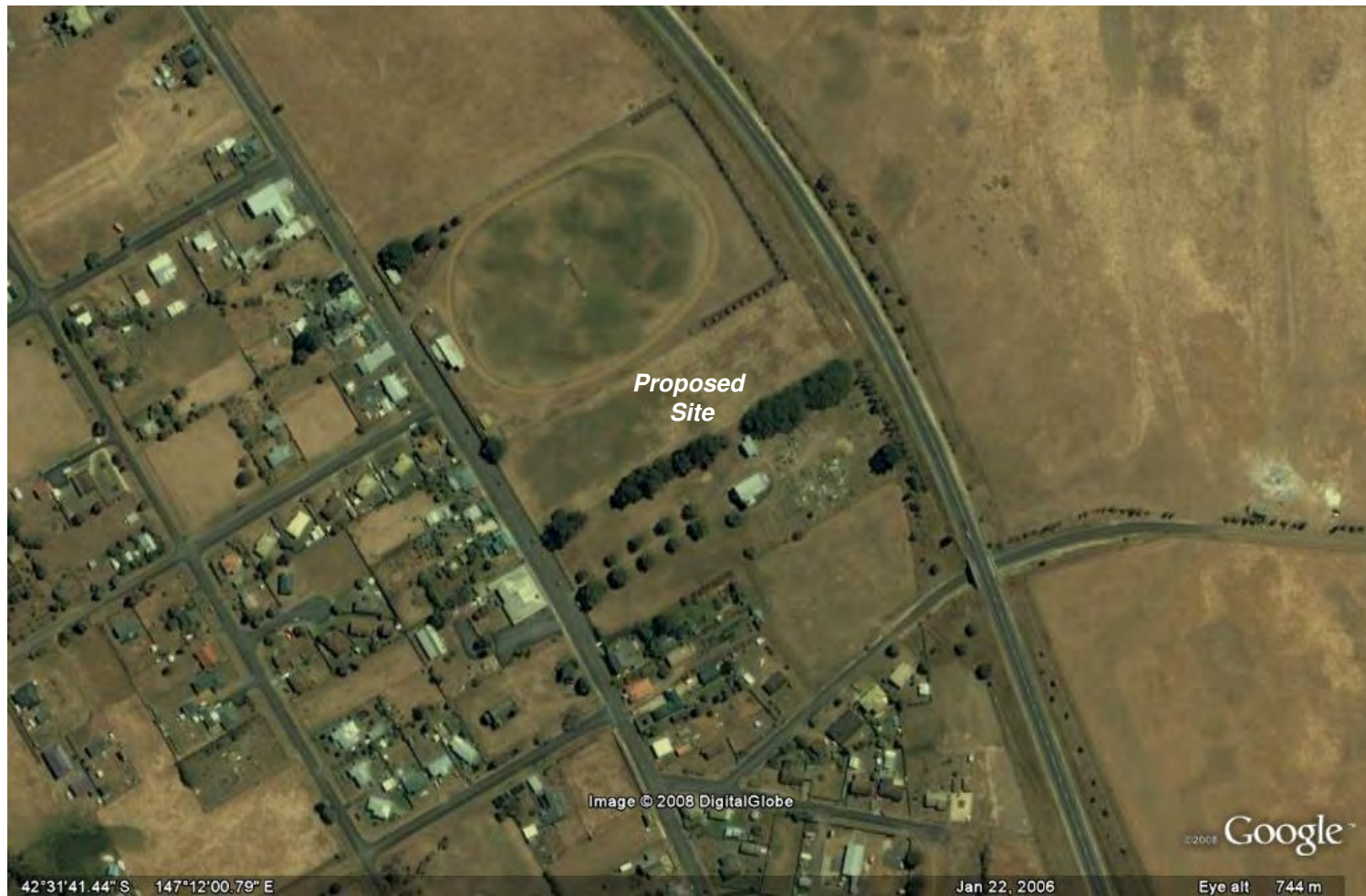
*Wilmot Arms
Kempton*

*Dysart House
Kempton*



Kempton Village Site

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Proposed Site for the Home of the Horse Drawn Heritage Centre

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- Site Includes:**
- Wheelwright
 - Farrier
 - Smithy
 - Carriage builder
 - Saddler
 - Leather Worker
 - Other related

 - Coffee Shop
 - Gift Shop
 - Visitor Info Ctr

 - Caretaker Res above the Tourism Centre



ANDREW WRIGHT

AUCTIONEERS & VALUERS

Attachment
AGENDA ITEM 16.2.3

Valuation of Coach, Carriage, & Wagon under instructions from the Southern Midlands Council at the Premises, "The Coach House" Kempton, Tasmania 7030 on a basis as shown.

MARKET VALUE (GST Exclusive): \$50,000.00

This Valuation Report was personally undertaken and prepared by our Representative Andrew Wright, AVAA Certified Practising Valuer No 192, as prime signatory. Andrew Wright Auctioneers & Valuers certifies that the estimates of value appearing above is correct at 6 August 2020.



Andrew Wright
AVAA Certified Practising Valuer No 192.


ABN: 27 350 118 736

5 Sussex Street, Glenorchy, Tasmania 7010 PO Box 267, Glenorchy, Tasmania 7010

Tel: 03 6273 9000 Mob: 0419 483 710

Email: andrew@wrightvaluers.com.au Web: www.wrightvaluers.com.au

VALUATION REPORT

KEY	MV: Market Value – GST Exclusive	
NO.	ITEM DESCRIPTION	MV \$
1.	<p>REPLICA "COBB & CO" STAGE COACH.</p> <p>Timber and iron construction.</p> <p>Mainly contemporary materials with some recycled materials and contemporary construction.</p> <p>Painted in period colour and decoration.</p> <p>Manufactured by Tasman Ind Echuca Australia.</p> <p>Length 3.6 metres.</p> 	\$25,000.00
2.	<p>REPLICA LANDAU CARRIAGE.</p> <p>Timber and iron construction.</p> <p>All contemporary materials and construction.</p> <p>Painted in period colour and decoration.</p>	\$15,000.00

	<p>Length 3.5 metres.</p> 	
<p>3.</p>	<p>REPLICA WAGON.</p> <p>Timber and iron construction. All contemporary materials and construction. Painted in period colour and decoration. Length 4.8 metres.</p> 	<p>\$10,000.00</p>
	<p>TOTAL</p>	<p>\$50,000.00</p>

VALUATION DEFINITION - MARKET VALUE GST EXCLUSIVE

In accordance with our standard practice, this Valuation is solely for the use of the party to whom it is addressed. Reliance on it by any third party cannot be regarded as reasonable, and no responsibility to any third party, is, or will be, accepted for the whole or any of its contents.

This Valuation has been prepared on the basis that full disclosure of all information and factors which may affect the Valuation has been made to Andrew Wright Auctioneers & Valuers, and Andrew Wright Auctioneers & Valuers cannot accept any liability or responsibility whatsoever for the Valuation, unless such full disclosure has been made.

The GST has a bearing on Valuations and this Valuation has been prepared on a GST Exclusive basis.

The values placed on items in this Valuation are based on our previous experience and investigations and research made at the date of the Valuation. Should the market or economic conditions vary in the near future, or what may be regarded as a reasonable period of time, it may be necessary to have the values revised.

As requested this Valuation has been prepared on the basis of MARKET VALUE.

MARKET VALUE may be defined as: "The estimated amount for which an asset should exchange on the date of Valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing where the parties had each acted knowledgeably, prudently, and without compulsion."

This takes into consideration such inflationary or depreciable conditions as physical location, difficulty of removal, adaptability or specialisation, marketability, physical condition, overall appearance and total psychological appeal. It further takes into consideration the ability to draw interested buyers.

Each item in this Valuation has been individually assessed with a regard to a Private Treaty Sale process.

The values expressed in this report are current for 3 months from this date however, should during that period there be a meaningful change in the National or World Economy, values may need to be revised.

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SOUTHERN MIDLANDS COUNCIL



COMPLETE SET OF FINANCIAL STATEMENTS

2019|20 FINANCIAL YEAR

Prepared in pursuance of the provisions of the Local Government Act 1993 (as amended), the Statements of Accounting Concepts and applicable Accounting Standards, including the accrual basis of accounting.

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General Manager's Declaration

The financial report presents fairly the financial position of the Southern Midlands Council as at 30 June 2020 and the results of its operations and cash flows for the year then ended, in accordance with the Local Government Act 1993 (as amended), Australian Accounting Standards and other authoritative pronouncements issued by the Australian Accounting Standards Board.



T F Kirkwood
General Manager

Dated: 13 August 2020

Consolidated Statement of Comprehensive Income

for the year ended 30 June 2020

(Amounts shown in \$000)	Note	Budget 2020	Actual 2020	Actual 2019
Income from continuing operations				
Recurrent Income				
Rates and charges	2.2a	5,725	5,700	5,415
User fees	2.2b	694	878	983
Grants - Recurrent	2.2c	3,471	3,678	3,598
Interest	2.2d	180	151	221
Contract income	2.2e	765	943	948
Other income	2.2f	29	121	20
Investment revenue from water corporation	2.2g	152	76	152
		11,016	11,547	11,337
Net Capital Income				
Grants - capital	2.2h	4,526	765	378
Net gain/(loss) on disposal of property, plant, equipment and infrastructure	2.2i	(108)	(127)	(136)
		4,418	638	242
Total income from continuing operations		15,434	12,185	11,579
Expenses from continuing operations				
Employee benefits	2.3a	(4,256)	(4,095)	(4,065)
Materials and contracts	2.3b	(3,236)	(3,285)	(3,213)
Depreciation and amortisation	2.3c	(3,061)	(3,138)	(3,079)
Contributions	2.3d	(234)	(234)	(221)
Finance costs	2.3e	(27)	(27)	(30)
Other expenses	2.3f	(376)	(422)	(795)
Total expenses from continuing operations		(11,190)	(11,201)	(11,403)
Net result from continuing operations for the year		4,244	984	176
Other comprehensive income				
Items that will not be reclassified to net result				
Fair value adjustments on equity investment asset	3.4	-	(3,183)	1,370
Net asset revaluation increment/(decrement)	3.5	-	(229)	634
Total other comprehensive income		-	(3,412)	2,004
Total Comprehensive Result		4,244	(2,428)	2,180

The above statement should be read in conjunction with the accompanying notes.

Consolidated Statement of Financial Position

as at 30 June 2020

(Amounts shown in \$000)	Note	Actual 2020	Actual 2019
Assets			
Current assets			
Cash and cash equivalents	3.1	14,013	12,729
Trade and other receivables	3.2	1,081	960
Other assets	3.3	384	305
Total current assets		15,478	13,994
Non-current assets			
Investment in water corporation	3.4	10,390	13,573
Property, plant, equipment, infrastructure and intangibles	3.5	90,908	90,973
Total non-current assets		101,298	104,546
Total assets		116,776	118,540
Liabilities			
Current liabilities			
Trade and other payables	3.7	433	558
Trust funds and deposits	3.8	167	177
Contract liabilities	3.9	1,901	-
Employee provisions	4.1	1,552	1,418
Interest-bearing loans and borrowings	5.1	73	148
Total current liabilities		4,126	2,301
Non-current liabilities			
Employee provisions	4.1	55	64
Interest-bearing loans and borrowings	5.1	384	457
Total non-current liabilities		439	521
Total liabilities		4,565	2,822
Net Assets		112,211	115,718
Equity			
Accumulated surplus		51,099	51,194
Reserves	6.1	61,112	64,524
Total Equity		112,211	115,718

The above statement should be read in conjunction with the accompanying notes.

Consolidated Statement of Changes in Equity

for the year ended 30 June 2020

(Amounts shown in \$000)	Note	Total	Accumulated	Asset	Fair Value	Other
			Surplus	Revaluation	Reserve	Reserves
				Reserve		
Balance as at 30 June 2018		113,538	51,018	60,404	(1,535)	3,651
Net result from continuing operations for the year		176	176	-	-	-
Fair value adjustment on equity investment asset	3.4	1,370	-	-	1,370	-
Net revaluation reserve increment/(decrement)	3.5	634	-	634	-	-
Transfers between reserves	6.1	-	-	-	-	-
Balance as at 30 June 2019		115,718	51,194	61,038	(165)	3,651
Effect of changes in accounting policy for:						
Adoption of AASB 1058	6.4	(875)	(875)	-	-	-
Adoption of AASB 15	6.4	(204)	(204)	-	-	-
Adoption of AASB 16	6.4	-	-	-	-	-
Restated balance as at 1 July 2019		114,639	50,115	61,038	(165)	3,651
Net result from continuing operations for the year		984	984	-	-	-
Fair value adjustment on equity investment asset	3.4	(3,183)	-	-	(3,183)	-
Net revaluation reserve increment/(decrement)	3.5	(229)	-	(229)	-	-
Transfers between reserves	6.1	-	-	-	-	-
Balance as at 30 June 2020		112,211	51,099	60,809	(3,348)	3,651

The above statement should be read in conjunction with the accompanying notes.

Consolidated Statement of Cash Flows

for the year ended 30 June 2020

(Amounts shown in \$000)	Note	Actual 2020	Actual 2019
Cash flows from operating activities			
Rates and charges		5,600	5,377
User fees		978	1,036
Grants - Recurrent		3,688	3,598
Interest		151	221
Investment revenue from water corporation		76	152
Other receipts		1,077	1,031
Net GST refund/payment		470	487
Payments to suppliers		(4,793)	(4,355)
Payments to employees		(3,970)	(3,932)
Finance costs paid		(27)	(30)
Net cash from (used in) operating activities	2.4	3,250	3,585
Cash flows from investing activities			
Payments for property, plant, equipment, infrastructure and intangibles		(3,761)	(3,936)
Proceeds from sale of property, plant, equipment, infrastructure and intangibles		332	84
Capital grants		1,621	1,178
Net cash from (used in) investing activities		(1,808)	(2,674)
Cash flows from financing activities			
Trust funds and deposits		(10)	16
Proceeds from interest bearing loans and borrowings		-	-
Repayment of interest bearing loans and borrowings		(148)	(76)
Net cash from (used in) financing activities	2.5	(158)	(60)
Net increase (decrease) in cash and cash equivalents		1,284	851
Cash and cash equivalents at the beginning of the financial year		12,729	11,878
Cash and cash equivalents at the end of the financial year	3.1	14,013	12,729

The above statement should be read in conjunction with the accompanying notes.

Notes to the Financial Report

for the year ended 30 June 2020

1 About the financial statements

This section outlines the basis on which the Council's financial statements have been prepared including key judgements and estimates and any events which occurred subsequent to balance date that required reporting.

1.1 Reporting entity

- (a) Southern Midlands Council is a body corporate with perpetual succession and a common seal. Council's main office is located at 71 High Street, Oatlands.
- (b) The purpose of the Council is to:
 - provide for health, safety and welfare of the community;
 - to improve the overall quality of life of people in the local community;
 - promote appropriate business and employment opportunities

1.2 Basis of accounting

These financial statements are a general purpose financial report that consists of a Consolidated Statement of Comprehensive Income, Consolidated Financial Position, Consolidated Statement of Changes in Equity, Consolidated Statement of Cash Flows, and notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board, and the Local Government Act 1993 (LGA1993) (as amended). Council has determined that it does not have profit generation as a prime objective. Consequently, where appropriate, Council has elected to apply options and exemptions within accounting standards that are applicable to not-for-profit entities. As a result this financial report does not comply with International Financial Reporting Standards.

This financial report has been prepared on the accrual and going concern basis.

All amounts are presented in Australian dollars and unless stated, have been rounded to the nearest thousand dollar.

This financial report has been prepared under the historical cost convention, except where specifically stated.

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

Special Committees of Council have been included in this financial report. Transactions between these committees and Council have been eliminated in full.

The financial report has been prepared as a consolidated report to include all the external transactions for the subsidiary entities disclosed at note 3.11. Council has elected not to present separate financial statements (Parent) in accordance with AASB 127 Separate Financial Statements as the amounts involved are not considered material.

Notes to the Financial Report

for the year ended 30 June 2020

1.3 Use of judgements and estimates

In the application of Australian Accounting Standards, Council is required to make judgements, estimates and assumptions about carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Council has made no assumptions concerning the future that may cause a material adjustment to the carrying amounts of assets and liabilities within the next reporting period. Judgements made by Council that have significant effects on the financial report are disclosed in the relevant notes as follows:

Employee entitlements

Assumptions are utilised in the determination of Council's employee entitlement provisions. These assumptions are discussed in note 4.1.

Defined benefit superannuation fund obligations

Actuarial assumptions are utilised in the determination of Council's defined benefit superannuation fund obligations. These assumptions are discussed in note 4.3.

Fair value of property, plant & equipment

Assumptions and judgements are utilised in determining the fair value of Council's property, plant and equipment including useful lives and depreciation rates. These assumptions are discussed in note 3.5.

Investment in water corporation

Assumptions utilised in the determination of Council's valuation of its investment in TasWater are discussed in note 3.4.

1.4 Events occurring after balance date

No significant events occurred after balance date that require reporting.

Notes to the Financial Report

for the year ended 30 June 2020

2 Financial performance

This section outlines the financial performance of Council including its functions/activities. Details of operating income, expenses, cash flow information, management indicators compared with benchmarks and significant business activities are disclosed in the notes.

2.1 Functions/Activities of the Council

2.1a Revenue, expenses and assets attributable to each function as categorised in Note 2.1c below:

(Amounts shown in \$000)	Income from continuing operations		Expenses from continuing operations		Result from continuing operations		Assets	
	2020	2019	2020	2019	2020	2019	2020	2019
Roads and bridges	684	390	4,716	4,733	(4,032)	(4,343)	65,788	66,508
Stormwater	-	-	107	115	(107)	(115)	3,786	3,724
Waste management	841	805	1,101	1,038	(260)	(233)	404	421
Economic development	1,045	1,132	1,770	1,893	(725)	(761)	7,321	6,921
Environmental management	81	37	390	410	(309)	(373)	392	393
Development services	239	268	917	949	(678)	(681)	763	729
Community services	55	20	884	492	(829)	(472)	2,250	2,236
Recreational facilities	237	67	828	870	(591)	(803)	7,330	7,284
Governance and administration	144	176	254	525	(110)	(349)	3,270	3,214
Other - non attributable	8,859	8,684	234	378	8,625	8,306	25,472	27,110
	12,185	11,579	11,201	11,403	984	176	116,776	118,540

Grants included in Income from continuing operations:

	2020	2019
Roads and bridges	666	378
Stormwater	-	-
Waste management	-	-
Economic development	65	140
Environmental management	66	-
Development services	-	-
Community services	27	5
Recreational facilities	35	37
Governance and administration	-	-
Other - non attributable	3,584	3,416
	4,443	3,976

2.1b Reconciliation of Assets with the Statement of Financial Position at 30 June:

	2020	2019
Current assets	15,478	13,994
Non- current assets	101,298	104,546
	116,776	118,540

Notes to the Financial Report

for the year ended 30 June 2020

2.1 Functions/Activities of the Council (continued)

2.1c Nature and objective of functions/activities

Roads, streets and bridges

Construction, maintenance and cleaning of roads, footpaths, bridges, kerb and gutter and street lighting.

Stormwater

Maintenance and provision of stormwater reticulation systems.

Waste management

Collection, handling, processing and disposal of waste materials, operation of refuse disposal sites, waste transfer stations and recycling facilities.

Environmental management

Protection and enhancement of the environment, maintenance of amenity through control of statutory nuisances, environmental health and control of animal nuisances.

Economic development

Facilitation and development of local employment and economic initiatives, including streetscape improvements. Development and promotion of tourism and economic services within the municipal area.

Development services

Planning and development control, building control and related regulatory and statutory matters.

Community services

Provision of facilities and services focussed on improving the lifestyle of those that live in the Southern Midlands; assistance provided to volunteers and community based organisations; operation of youth employment and development programs and emergency services.

Recreation facilities

Provision and maintenance of recreation and sport facilities, including public halls and swimming pool. Included in this activity are parks and reserves, town beautification and associated facilities.

Governance and administration

Support for the Council and operational branches, including secretarial, computer, financial, personnel and general administrative services.

Other - not attributable

All revenues, expense and assets that cannot be attributed directly to one of the other listed functions. Includes carrying amount of non-current assets sold, State Government levies and contributions and Councillors emoluments.

Notes to the Financial Report

for the year ended 30 June 2020

2.2 Income from continuing operations

(Amounts shown in \$000)	2020	2019
Recurrent income		
2.2a Rates and charges		
General	4,572	4,329
Fire levy	234	221
Waste & garbage management	820	776
Interest and penalties	74	89
<i>Total rates and charges</i>	5,700	5,415
2.2b User fees		
Community safety	11	10
Growth tourism	4	92
Growth business	284	310
Landscapes cultural	6	6
Landscapes heritage	-	-
Landscapes regulatory	186	184
Landscapes natural	4	4
Lifestyle recreation	60	62
Lifestyle animals	54	84
Organisation sustainability	141	171
Organisation finances	13	25
Volunteers program	93	-
Other fees and charges	22	35
<i>Total user fees</i>	878	983
2.2c Grants - Recurrent		
Australian Government Financial Assistance Grants	1,742	1,703
Australian Government Financial Assistance Grants (in advance)	1,840	1,752
Landscapes heritage	-	124
Landscapes natural	60	37
Other	36	(18)
<i>Total recurrent grants</i>	3,678	3,598
2.2d Interest		
Interest on financial assets	6	13
Interest on cash and cash equivalents	145	208
<i>Total interest</i>	151	221
2.2e Contract income		
Contracted works	943	948
<i>Total contract income</i>	943	948
2.2f Other income		
Government subsidies	12	12
Special Committee contributions	87	-
Sundry	22	8
<i>Total other income</i>	121	20

Notes to the Financial Report

for the year ended 30 June 2020

2.2 Income from continuing operations (continued)

(Amounts shown in \$000)

	2020	2019
2.2g Investment revenue from water corporation		
Dividends, tax equivalent and guarantee fees received	76	152
<i>Total investment revenue from water corporation</i>	76	152
Total recurrent income	11,547	11,337
2.2h Net capital income		
Grants - capital		
Australian Government - Roads	666	344
Landscapes heritage	31	-
Landscapes natural	41	-
Lifestyle public health	27	34
<i>Total grants - capital</i>	765	378
2.2i Net gain/(loss) on disposal of property, plant, equipment and infrastructure		
Proceeds of sale of non-current assets	332	84
Written down value of non-current assets disposed	(459)	(220)
<i>Total gain/(loss)</i>	(127)	(136)
Total net capital income	638	242
Total income from continuing operations	12,185	11,579

Notes to the Financial Report

for the year ended 30 June 2020

2.2 Income from continuing operations (continued)

(Amounts shown in \$000)	2020	2019
2.2j Grants received by funding source and conditions attached		
<i>Funding source</i>		
Australian Government	4,279	3,799
Other	164	177
<i>Total</i>	4,443	3,976

The Australian Government provides untied Financial Assistance Grants to Council for general purpose use and the provision of local roads. In accordance with AASB 1004 Contributions, Council recognised these grants as revenue when it received the funds and obtained control. In both years the Australian Government made early payment of the first two quarterly instalments for the following year. The early receipt of instalments resulted in Australian Government Financial Assistance Grants being above that originally budgeted in 2019-20 by \$1,840,000 (2018-19 by \$1,752,000). This has impacted the Statement of Comprehensive Income resulting in the result from continuing operations being higher by the same amount.

2.2k Recognition and measurement

Rates and charges

Accounting policy under AASB 15 and AASB 1058 - applicable from 1 July 2019

Council recognises revenue from rates and annual charges for the amount it is expected to be entitled to at the beginning of the rating period to which they relate, or when the charge has been applied. Rates and charges in advance are recognised as a financial liability until the beginning of the rating period to which they relate.

Refer to note 6.4 for details on the adoption of new or amended accounting standards.

Accounting policy under AASB 118 and AASB 1004 - applicable for 2019 comparative

Rate income is recognised as revenue when Council obtains control over the assets comprising the receipt.

Control over assets acquired from rates is obtained at the commencement of the rating year as it is an enforceable debt linked to the rateable property or, where earlier, upon receipt of the rates. A provision for impairment of rates has not been established as unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold.

User fees

Accounting policy under AASB 15 and AASB 1058 - applicable from 1 July 2019

Council recognises revenue from user fees and charges when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

Refer to note 6.4 for details on the adoption of new or amended accounting standards.

Accounting policy under AASB 118 and AASB 1004 - applicable for 2019 comparative

Fee income is recognised as revenue when the service has been provided, or the payment is received, whichever first occurs. A provision for impairment is recognised when collection in full is no longer probable.

Notes to the Financial Report

for the year ended 30 June 2020

2.2 Income from continuing operations (continued)

Grants - recurrent and capital

Accounting policy under AASB 15 and AASB 1058 - applicable from 1 July 2019

Council recognises untied grant revenue and those without performance obligations when received. In cases where funding includes specific performance obligations or is to acquire or construct a recognisable non-financial asset, a liability is recognised for funds received in advance and recognises income as obligations are fulfilled.

The performance obligations are varied based on the agreement, but include the approval to proceed and staged completion milestones during the construction phase of roads and other community infrastructure, such as the Oatlands Aquatic Centre.

Each performance obligation is considered to ensure that the revenue recognition reflects the transfer of control and within grant agreements there may be some performance obligations where control transfers at a point in time and others which have continuous transfer of control over the life of the contract. Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project as there is no profit margin. For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

Refer to note 6.4 for details on the adoption of new or amended accounting standards.

Accounting policy under AASB 118 and AASB 1004 - applicable for 2019 comparative

Grant income is recognised as revenue when Council obtains control over the assets comprising the receipt. Control over granted assets is normally obtained upon their receipt (or acquittal) or upon earlier notification that a grant has been secured, and are valued at their fair value at the date of transfer. Where grants recognised as revenues during the financial year were obtained on condition that they be expended in a particular manner or used over a particular period and those conditions were undischarged at balance date, the unused grant is also disclosed. The note also discloses the amount of unused grant or contribution from prior years that was expended on Council's operations during the current year. A liability is recognised in respect of revenue that is reciprocal in nature to the extent that the requisite service has not been provided at balance date and conditions include a requirement to refund unused contributions. Revenue is then recognised as the various performance obligations under an agreement are fulfilled. Council does not currently have any reciprocal grants. Unreceived contributions over which Council has control are recognised as receivables.

Notes to the Financial Report

for the year ended 30 June 2020

2.2 Income from continuing operations (continued)

Interest

Interest is recognised progressively as it is earned.

Contract income

As soon as the outcome of construction contracts can be estimated reliably, contract revenue and expenses are recognised in proportion to the stage of completion of the contract. The stage of completion is assessed by reference to surveys of work performed. Any expected loss on a contract is recognised immediately.

Other income

Rental income

Rents are recognised as revenue when the payment is due or the payment is received, whichever first occurs. Rental payments received in advance are recognised as a prepayment until they are due.

Volunteer services

Council recognises the inflow of resources in the form of volunteer services where the fair value of those services can be reliably measured and Council would have purchased those services if they had not been donated.

Operating leases as lessor

Council is a lessor and enters into agreements with a number of lessees. These include only non-commercial agreements. Where leases are non-commercial agreements, these are generally with not for profit, such as sporting, organisations. In these cases subsidised or peppercorn rents are charged because Council recognises part of its role is community service and community support. In these situations, Council records lease revenue on an accruals basis and records the associated properties as part of land and buildings within property, plant and equipment. Buildings are recognised at depreciated replacement cost.

Investment revenue from water corporation

Dividend revenue is recognised when Council's right to receive payment is established and it can be reliably measured.

Contributions

Accounting policy under AASB 15 and AASB 1058 - applicable from 1 July 2019

Council recognises contributions without performance obligations when received. In cases where the contributions is for a specific purpose to acquire or construct a recognisable non-financial asset, a liability is recognised for funds received in advance and income recognised as obligations are fulfilled.

Refer to note 6.4 for details on the adoption of new or amended accounting standards.

Accounting policy under AASB 118 and AASB 1004 - applicable for 2019 comparative

Contributions are recognised as revenue when Council obtains control over the assets comprising the receipt. Revenue is recognised when Council obtains control of the contribution or the right to receive the contribution, it is probable that the economic benefits comprising the contribution will flow to Council and the amount of the contribution can be measured reliably. Control over granted assets is normally obtained upon their receipt (or acquittal) or upon earlier notification that a grant has been secured, and are valued at their fair value at the date of transfer. Where contributions recognised as revenues during the financial year were obtained on condition that they be expended in a particular manner or used over a particular period and those conditions were undischarged at balance date, the unused contribution is also disclosed. The note also discloses the amount of unused contribution from prior years that was expended on Council's operations during the current year. Unreceived contributions over which Council has control are recognised as receivables. Non-monetary contributions (including developer contributions) with a value in excess of the recognition thresholds, are recognised as revenue and as non-current assets. Non-monetary contributions below the thresholds are recorded as revenue.

Net gain/(loss) on disposal of property, plant, equipment and infrastructure

The profit or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer.

Notes to the Financial Report

for the year ended 30 June 2020

2.3 Expenses from continuing operations

(Amounts shown in \$000)	2020	2019
2.3a Employee benefits		
Wages and salaries	3,109	3,100
Other employee costs	1,238	1,162
	4,347	4,262
Less amounts capitalised	(252)	(197)
<i>Total employee benefits</i>	4,095	4,065
2.3b Materials and contracts		
Advertising	31	18
Bank charges and commissions	19	15
Callington Mill	6	30
Computer system operation	174	141
Consultancies	155	175
Contractor labour and services	403	332
Council plant & machinery	253	377
Donations and grants	45	64
Gravel purchases	96	15
Household garbage and recycling collection contract	220	226
Insurance premiums	94	87
Legal expenses	56	61
Office expenses	100	100
Plant and machinery hire (external)	168	202
Power costs (including street lighting)	175	174
Repairs and maintenance	178	158
Subscriptions and publications	57	71
Telecommunications	22	33
Waste transfer, transport and disposal contracts	349	308
Water purchases	46	52
Valuation fees (supplementary valuations)	23	10
Volunteer services	93	-
Other materials and contracts	522	564
<i>Total materials and contracts</i>	3,285	3,213
2.3c Depreciation and amortisation		
Property		
Buildings	414	366
Plant and equipment		
Plant and machinery	260	241
Furniture and fixtures	25	27
Minor plant	10	13
Infrastructure		
Roads	1,916	1,915
Bridges	359	361
Stormwater	54	52
Waste management	26	27
<i>Total depreciation</i>	3,064	3,002
Amortisation of intangibles	74	77
<i>Total depreciation and amortisation</i>	3,138	3,079

Notes to the Financial Report

for the year ended 30 June 2020

2.3 Expenses from continuing operations (continued)

(Amounts shown in \$000)	2020	2019
2.3d Contributions		
Fire service levy	234	221
<i>Total contributions</i>	234	221
2.3e Finance costs		
Interest - Borrowings	27	30
<i>Total finance costs</i>	27	30
2.3f Other expenses		
Councillors allowances	131	130
Election costs	3	35
External auditors' remuneration	29	29
Impairment of assets - land remediation costs	-	324
Other	259	277
<i>Total other expenses</i>	422	795
Total expenses from continuing operations	11,201	11,403

2.3g Recognition and measurement

Expenses are recognised in the Consolidated Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably. Further details of the nature and method of recognition and measurement of each expense item are set out below.

Employee benefits

Employee benefits include, where applicable, entitlements to wages and salaries, annual leave, sick leave, long service leave, superannuation and any other post-employment benefits. See also note 4.1.

Materials and contracts

Routine maintenance, repair costs, and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Depreciation and amortisation

Buildings, land improvements, plant and equipment, infrastructure and other assets having limited useful lives are systematically depreciated over their useful lives to Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and remaining values and a separate depreciation rate is determined for each component.

Notes to the Financial Report

for the year ended 30 June 2020

2.3 Expenses from continuing operations (continued)

Land and road earthwork assets are not depreciated on the basis that they are assessed as not having a limited useful life. The non-depreciation of road earthwork assets shall be reviewed at least at the end of each reporting period, to ensure that the accounting policy applied to particular earthwork assets reflects the most recent assessment of the useful lives of the assets, having regard to factors such as asset usage, physical deterioration and technical and commercial obsolescence.

Major depreciation and amortisation periods used are listed below and are consistent with the prior year unless otherwise stated:

	Period
Buildings	10 - 50 years
Plant and equipment	
Plant and machinery	2 to 15 years
Furniture and fixtures	5 to 100 years
Minor plant	0 to 2 years
Infrastructure assets	10 to 150 years
Intangibles	5 years

Finance costs

Finance costs represent interest on interest-bearing loans and borrowings. Interest is expensed as it accrues and no interest has been capitalised during the current or comparative reporting period.

Contributions

Contributions represents the remittance of amounts to the Tasmanian Fire Service for fire service levies collected through rates.

Other expenses

Other expenses represent items which individually are not material for separate disclosure on the Consolidated Statement of Comprehensive Income.

2.4 Reconciliation of cash flows from operating activities to surplus (deficit)

(Amounts shown in \$000)	2020	2019
Net result from continuing operations for the year	984	176
Depreciation and amortisation	3,138	3,079
Net gain/(loss) on disposal of property, plant, equipment and infrastructure	127	136
Impairment of assets - land remediation costs	-	324
Grants - capital	(1,621)	(1,178)
Change in assets and liabilities:		
Decrease/(increase) in trade and other receivables	(121)	730
Decrease/(increase) in other assets	(79)	97
Increase/(decrease) in contract liabilities	822	-
Increase/(decrease) in trade and other payables	(125)	88
Increase/(decrease) in employee provisions	125	133
<i>Net cash provided by/(used in) operating activities</i>	3,250	3,585
Reconciliation of cash and cash equivalents		
Cash and cash equivalents	14,013	12,729
Total reconciliation of cash and cash equivalents	14,013	12,729

Notes to the Financial Report

for the year ended 30 June 2020

2.5 Reconciliation of liabilities arising from financing activities

(Amounts shown in \$000)	2020	2019
Trust funds and deposits		
Balance at the beginning of the financial year	177	161
Net movements	(10)	16
Balance at the end of the financial year	167	177
Interest-bearing loans and borrowings		
Balance at the beginning of the financial year	605	681
Cash repayments	(148)	(76)
Balance at the end of the financial year	457	605

2.6 Management indicators

(Amounts shown in \$000)	Benchmark	2020	2019	2018	2017
2.6a Underlying surplus or deficit					
Recurrent income* less		11,332	11,145	10,361	10,112
recurrent expenditure		11,175	11,403	10,870	10,090
Underlying surplus/deficit	> \$0	157	(258)	(509)	22

* Recurrent income excludes income received specifically for new or upgraded assets, physical resources received free of charge or other income of a capital nature as set out below:

Income from continuing operations	12,185	11,579
Less non-operating income		
Financial Assistance Grant in advance - prior year	1,752	1,696
Financial Assistance Grant in advance - current year	(1,840)	(1,752)
Grants - Capital	(765)	(378)
Recurrent income	11,332	11,145
Expenses from continuing operations	11,201	11,403
Less non-operating expenditure		
Expenses related to COVID 19	(26)	-
Recurrent expenditure	11,175	11,403

The intent of the underlying result is to show the outcome of a council's normal or usual day to day operations.

The underlying surplus assesses overall financial operating effectiveness and Council has returned a surplus in the current year. The 2019 result includes an impairment expense for remediation costs for a parcel of land and without these costs the underlying deficit would have been a small surplus. The negative result in 2018 largely reflects the disposal of certain infrastructure and building assets during that year. The long term financial management plan aims to ensure a breakeven situation is maintained each financial year.

2.6b Underlying surplus or deficit ratio

Underlying surplus or deficit		157	(258)	(509)	22
Recurrent income*		11,332	11,145	10,361	10,112
Underlying surplus or deficit ratio %	> 0%	1.4%	-2.3%	-4.9%	0.2%

This ratio serves as an overall measure of financial operating effectiveness.

Notes to the Financial Report

for the year ended 30 June 2020

2.6 Management indicators (continued)

(Amounts shown in \$000)	Benchmark	2020	2019	2018	2017
2.6c Net financial liabilities					
Liquid assets less		15,094	13,689	13,568	12,795
total liabilities		4,565	2,822	2,661	2,942
Net financial liabilities	> \$0	10,529	10,867	10,907	9,853

This measure shows whether Council's total liabilities can be met by its liquid assets. An excess of total liabilities over liquid assets means that, if all liabilities fell due at once, additional revenue would be needed to fund the shortfall. As noted liquid assets are substantially higher than total liabilities.

2.6d Net financial liabilities ratio

Net financial liabilities		10,529	10,867	10,907	9,853
Recurrent income*		11,332	11,145	10,361	10,112
Net financial liabilities ratio %	0% - (50%)	92.9%	97.5%	105.3%	97.4%

This ratio indicates the net financial obligations of Council compared to its recurrent income. This ratio is well in excess of benchmark and indicates a strong liquidity position.

2.6e Asset consumption ratio

An asset consumption ratio has been calculated in relation to each asset class required to be included in the long-term strategic asset management plan of Council.

Transport Infrastructure

Depreciated replacement cost		60,806	61,793	62,026	60,980
Current replacement cost		120,488	119,198	116,701	114,666
Asset consumption ratio %	> 60%	50.5%	51.8%	53.1%	53.2%

Buildings

Depreciated replacement cost		13,929	13,255	12,086	12,259
Current replacement cost		24,532	23,494	21,952	22,405
Asset consumption ratio %	> 60%	56.8%	56.4%	55.1%	54.7%

Stormwater

Depreciated replacement cost		3,778	3,717	3,762	3,814
Current replacement cost		5,295	5,180	5,173	5,173
Asset consumption ratio %	> 60%	71.4%	71.8%	72.7%	73.7%

An asset consumption ratio has been calculated in relation to each asset class required to be included in council's long term strategic asset management plan.

The ratios assess the level of service potential in council's existing assets. The higher the percentage, the greater future service potential is available to provide service to ratepayers. The percentage results indicate that council must increase its investment in the renewal and replacement of existing assets. This is recognised in council's long term financial management strategy and plan.

Notes to the Financial Report

for the year ended 30 June 2020

2.6 Management indicators (continued)

(Amounts shown in \$000)

Benchmark 2020 2019 2018 2017

2.6f Asset renewal funding ratio

An asset renewal funding ratio has been calculated in relation to each asset class required to be included in the long-term strategic asset management plan of Council.

Transport Infrastructure

Projected capital funding outlays**		19,474	18,638	19,419	23,784
Projected capital expenditure funding***		20,475	21,750	19,790	17,000
Asset renewal funding ratio %	90-100%	95.1%	85.7%	98.1%	139.9%

Buildings

Projected capital funding outlays**		3,600	3,301	3,598	3,148
Projected capital expenditure funding***		3,708	2,750	2,750	3,148
Asset renewal funding ratio %	90-100%	97.1%	120.0%	130.8%	100.0%

Stormwater

Projected capital funding outlays**		486	501	546	398
Projected capital expenditure funding***		486	520	520	398
Asset renewal funding ratio %	90-100%	100.0%	96.3%	105.0%	100.0%

** Current value of projected capital funding outlays for an asset identified in Council's long-term financial plan.

*** Value of projected capital expenditure funding for an asset identified in Council's long-term strategic asset management plan.

The asset renewal funding ratio is issued to assess council's capacity to fund future asset replacement requirements. The ratio for Transport Infrastructure in particular, indicates that additional funds are required in order to achieve the nominated benchmark of 90%. This issue is also addressed in council's long term financial management strategy and associated financial plan.

2.6g Asset sustainability ratio

Capex on replacement/renewal of existing assets		2,374	2,349	2,995	1,933
Annual depreciation and amortisation expense		3,138	3,079	3,075	2,952
Asset sustainability ratio %	100.0%	75.7%	76.3%	97.4%	65.5%

The asset sustainability ratio assesses the extent to which council is maintaining operating capacity through renewal of its existing asset base. Whilst results may be below the nominated benchmark, it needs to be recognised that the actual need to expend funds on the renewal or replacement of assets can fluctuate substantially from year to year, whilst annual depreciation is fairly constant.

Notes to the Financial Report

for the year ended 30 June 2020

2.6 Management indicators (continued)

(Amounts shown in \$'000)

	Capital renewal expenditure	Capital new /upgrade expenditure	Total Capital Expenditure
2020			
By asset class (including work in progress)			
Land	-	50	50
Buildings	239	840	1,079
Plant and machinery	772	-	772
Furniture and fixtures	40	-	40
Minor plant	7	-	7
Roads	975	387	1,362
Bridges	300	-	300
Stormwater	5	110	115
Waste management	9	-	9
Intangibles	27	-	27
Total	2,374	1,387	3,761
2019			
By asset class (including work in progress)			
Land	211	-	211
Buildings	294	1,254	1,548
Plant and machinery	375	-	375
Furniture and fixtures	68	7	75
Minor plant	8	3	11
Roads	1,172	318	1,490
Bridges	27	-	27
Stormwater	3	5	8
Waste management	180	-	180
Intangibles	11	-	11
Total	2,349	1,587	3,936

2.7 Significant business activities

Council is required to report the operating, capital and competitive neutrality costs in respect of each significant business activity undertaken by the Council. Council has determined, based upon materiality that it does not have any significant business activities.

Notes to the Financial Report

for the year ended 30 June 2020

3 Asset base

This section outlines the assets held by Council used to generate its financial performance and services for the community and operating liabilities incurred as a result, excluding employee provisions and interest bearing long term debts which are discussed in section 4 *People* and 5 *Debt and Risk Management* respectively.

3.1 Cash and cash equivalents

(Amounts shown in \$000)	2020	2019
Cash at bank and on hand	3,086	1,808
Term deposits (3 months or less)	10,927	10,921
<i>Total cash and cash equivalents</i>	14,013	12,729
Council's cash and cash equivalents are subject to a number of internal and external restrictions that limit amounts available for discretionary or future use. These following amounts represent the balance of restricted funds:		
- Trust funds and deposits (note 3.8)	167	177
- Special committees of Council	63	58
- Heritage Building Solutions Pty Ltd (note 3.11)	279	277
- Heritage Education and Skills Centre Ltd (note 3.11)	47	83
- Conditions on grants received and recognised but unspent (2019 only)	-	875
- Grants received in advance (note 3.9) (2020 only)	1,660	-
- Australian Government - Financial Assistance Grant (in advance) (note 2.2c)	1,840	1,752
Restricted funds	4,056	3,222
Total unrestricted cash and cash equivalents	9,957	9,507

Restricted funds represent:

- i) Trust funds and deposits, including refundable building, contract and other refundable amounts held in trust by Council for completion of specific purposes.
- ii) Funds held by special committees and subsidiary companies.
- iii) Grants received in advance.

Recognition and measurement

For the purposes of the statement of cash flows, cash and cash equivalents include cash on hand, deposits at call, and other liquid investments. See note 5 for significant terms and conditions.

3.2 Trade and other receivables

(Amounts shown in \$000)	2020	2019
Rates debtors	769	633
Other debtors	312	327
<i>Total trade and other receivables</i>	1,081	960

Notes to the Financial Report

for the year ended 30 June 2020

3.2 Trade and other receivables (continued)

Recognition and measurement

Trade receivables that do not contain a significant financing component are measured at amortised cost, which represents their transaction value. Impairment is recognised on an expected credit loss (ECL) basis. When determining whether the credit risk has increased significantly since initial recognition, and when estimating the ECL, Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience, an informed credit assessment and forward-looking information. Council has established a provision matrix to facilitate the impairment assessment.

For rate debtors, Council takes the view that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold. For non-rate debtors, Council uses the presumptions that assets more than 30 days past due have a significant increase in credit risk and those more than 90 days will likely be in default. Council writes off receivables when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery.

3.3 Other assets

(Amounts shown in \$000)	2020	2019
Stores and materials	303	213
Subsidiary work in progress	81	92
<i>Total other assets</i>	384	305

Recognition and measurement

Stores and materials are held for use by Council and are measured at cost. Subsidiary work in progress represents the gross unbilled amount expected to be collected from customers for contract work performed to date. It is measured at cost. Cost includes all expenditure directly related to specific projects and an allocation of fixed and variable overhead incurred in the contract activities based on normal operating capacity.

3.4 Investment in water corporation

(Amounts shown in \$000)	2020	2019
Opening Balance	13,573	12,203
Change in fair value of investment	(3,183)	1,370
<i>Total investment in water corporation</i>	10,390	13,573

Recognition and measurement

As Council's investment in TasWater is held for long-term strategic purposes, Council has elected under AASB 9: Financial Instruments to irrevocably classify this equity investment as designated as fair value through other comprehensive income. Subsequent changes in fair value on designated investments in equity instruments are recognised in other comprehensive income (for fair value reserve, refer note 6.1) and not reclassified through the profit or loss when derecognised. Dividends associated with the equity investments are recognised in profit and loss when the right of payment has been established and it can be reliably measured. Fair value was determined by using Council's ownership interest against TasWater's net asset value at balance date. At 30 June 2020, Council held a 0.72% ownership interest in TasWater (2019: 0.73%) which is based on Schedule 2 of the Corporation's Constitution which reflects the Council's voting rights.

Notes to the Financial Report

for the year ended 30 June 2020

3.5 Property, plant, equipment, infrastructure and intangibles

(Amounts shown in \$000)	Gross book value		Accumulated depreciation		Total	
	2020	2019	2020	2019	2020	2019
Property						
At fair value						
Land	4,612	4,607	-	-	4,612	4,607
Land under roads	3,051	3,051	-	-	3,051	3,051
Buildings	24,532	23,494	(10,603)	(10,239)	13,929	13,255
Total property	32,195	31,152	(10,603)	(10,239)	21,592	20,913
Plant and equipment						
At cost						
Plant and machinery	4,257	4,102	(1,764)	(1,898)	2,493	2,204
Furniture and fixtures	648	708	(405)	(474)	243	234
Minor plant	324	317	(263)	(253)	61	64
Total plant and equipment	5,229	5,127	(2,432)	(2,625)	2,797	2,502
Infrastructure						
At fair value						
Roads	92,232	91,016	(49,915)	(48,000)	42,317	43,016
Bridges	28,256	28,182	(9,767)	(9,405)	18,489	18,777
Stormwater	5,295	5,180	(1,517)	(1,463)	3,778	3,717
Waste management	308	430	(108)	(212)	200	218
Total infrastructure	126,091	124,808	(61,307)	(59,080)	64,784	65,728
Work in progress	1,653	1,701	-	-	1,653	1,701
Intangibles	543	554	(461)	(425)	82	129
Total property, plant, equipment, infrastructure and intangibles	165,711	163,342	(74,803)	(72,369)	90,908	90,973

Notes to the Financial Report

for the year ended 30 June 2020

3.5 Property, plant, equipment, infrastructure and intangibles (continued)

(Amounts shown in \$000)	Balance at beginning of financial year	Acquisition of assets	Revaluation increase (decrease)	Depreciation and amortisation	Written down value of disposals	Assets initially recognised at fair value	Impairment of assets	Balance at end of financial year
2020								
Property								
Land	4,607	50	-	-	(45)	-	-	4,612
Land under roads	3,051	-	-	-	-	-	-	3,051
Buildings	13,255	1,272	-	(414)	(184)	-	-	13,929
Total property	20,913	1,322	-	(414)	(229)	-	-	21,592
Plant and equipment								
Plant and machinery	2,204	772	-	(260)	(223)	-	-	2,493
Furniture and fixtures	234	40	-	(25)	(6)	-	-	243
Minor plant	64	7	-	(10)	-	-	-	61
Total plant and equipment	2,502	819	-	(295)	(229)	-	-	2,797
Infrastructure								
Roads	43,016	1,217	-	(1,916)	-	-	-	42,317
Bridges	18,777	300	(229)	(359)	-	-	-	18,489
Stormwater	3,717	115	-	(54)	-	-	-	3,778
Waste management	218	9	-	(26)	(1)	-	-	200
Total infrastructure	65,728	1,641	(229)	(2,355)	(1)	-	-	64,784
Work in progress	1,701	(48)	-	-	-	-	-	1,653
Intangibles	129	27	-	(74)	-	-	-	82
Total property, plant, equipment, infrastructure and intangibles	90,973	3,761	(229)	(3,138)	(459)	-	-	90,908

Notes to the Financial Report

for the year ended 30 June 2020

3.5 Property, plant, equipment, infrastructure and intangibles (continued)

(Amounts shown in \$000)	Balance at beginning of financial year	Acquisition of assets	Revaluation increase (decrease)	Depreciation and amortisation	Written down value of disposals	Assets initially recognised at fair value	Impairment of assets	Balance at end of financial year
2019								
Property								
Land	4,607	324	-	-	-	-	(324)	4,607
Land under roads	3,051	-	-	-	-	-	-	3,051
Buildings	12,086	1,535	-	(366)	-	-	-	13,255
Total property	19,744	1,859	-	(366)	-	-	(324)	20,913
Plant and equipment								
Plant and machinery	2,211	375	-	(241)	(141)	-	-	2,204
Furniture and fixtures	186	75	-	(27)	-	-	-	234
Minor plant	66	11	-	(13)	-	-	-	64
Total plant and equipment	2,463	461	-	(281)	(141)	-	-	2,502
Infrastructure								
Roads	43,549	1,461	-	(1,915)	(79)	-	-	43,016
Bridges	18,477	27	634	(361)	-	-	-	18,777
Stormwater	3,762	7	-	(52)	-	-	-	3,717
Waste management	65	180	-	(27)	-	-	-	218
Total infrastructure	65,853	1,675	634	(2,355)	(79)	-	-	65,728
Work in progress	1,771	(70)	-	-	-	-	-	1,701
Intangibles	195	11	-	(77)	-	-	-	129
Total property, plant, equipment, infrastructure and intangibles	90,026	3,936	634	(3,079)	(220)	-	(324)	90,973

Recognition and measurement

Acquisitions of assets are initially recorded at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. Property, infrastructure, plant and equipment received in the form of contributions, are recognised as assets and revenues at fair value by Council valuation where that value exceeds the recognition thresholds for the respective asset class. Fair value is the price that would be received to sell the asset in an orderly transaction between market participants at the measurement date. Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

Notes to the Financial Report

for the year ended 30 June 2020

3.5 Property, plant, equipment, infrastructure and intangibles (continued)

The following classes of assets have been recognised. In accordance with Council's policy, the threshold limits detailed below have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year. Council has adopted the following valuation bases for each asset class.

	Threshold	Valuation Bases
	\$	
Property		
Land	1	Fair value
Land under roads	1	Fair value
Buildings	1	Fair value
Plant and equipment		
Plant and machinery	1,000	Cost
Furniture and fixtures	500	Cost
Minor plant	1,000	Cost
Infrastructure		
Roads	1	Fair value
Bridges	5,000	Fair value
Stormwater	3,000	Fair value
Waste management	3,000	Cost
Intangibles	500	Cost

Subsequent to the initial recognition of assets, non-current physical assets, other than those noted above, are measured at their fair value in accordance with AASB 116 Property, Plant & Equipment and AASB 13 Fair Value Measurement. At balance date, Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset class materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date the class of asset was revalued.

In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis to ensure valuations represent fair value. The valuation is performed either by experienced Council officers or independent experts.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use on an asset result in changes to the permissible or practical highest and best use of the asset.

Where the assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation surplus for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

Impairment losses are recognised in the Statement of Comprehensive Income under other expenses.

Notes to the Financial Report

for the year ended 30 June 2020

3.6 Right of use assets

Council had no non-concessionary leases during the year and has not recognised any associated right of use assets or lease liabilities at a balance date.

Concessionary leases

Council has 3 concessionary leases with the Crown in Right of Tasmania for land and buildings within the municipality. Council uses these leased assets for community facilities, public recreation and the provision of infrastructure. Council is dependent on these leases to further its objectives. The consideration paid for each of these leases is "peppercorn", with lease fees of \$1 per annum if demanded, over lease terms of between 10 and 40 years. The lease liability for these leases is immaterial and, in accordance with Council's accounting policy to measure right of use assets arising from concessionary leases at the initial measurement of the lease liability, the right of use assets are also immaterial and have not been recognised.

Accounting policy under AASB 16 - applicable from 1 July 2019

Recognition and measurement

Council as lessee

In contracts where Council is a lessee, Council recognises a right of use asset and a lease liability at the commencement date of the lease, unless the short term or low value exemption is applied.

A right of use asset is initially measured at cost comprising the initial measurement of the lease liability adjusted for any lease payments made before the commencement date (reduced by lease incentives received), plus initial direct costs incurred in obtaining the lease and an estimate of costs to be incurred in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Where right of use assets are recognised they are measured as described in the accounting policy for property, infrastructure, plant and equipment in note 3.6. Also, Council will apply AASB 136 to determine whether a right-of-use asset is impaired and accounts for any identified impairment loss as described in the aforesaid note.

Right-of-use assets are depreciated over the shorter period of lease term and useful life of the underlying asset. If a lease transfers ownership of the underlying asset or the cost of the right-of-use asset reflects that the Group expects to exercise a purchase option, the related right-of-use asset is depreciated over the useful life of the underlying asset. The depreciation starts at the commencement date of the lease.

Concessionary leases

For leases that have significantly below market terms and conditions principally to enable the Council to further its objectives, commonly known as "peppercorn (concessionary) leases", Council has adopted the temporary relief under AASB 2018-8 and measures the right of use assets at cost on initial recognition. Cost being the initial measurement of the lease liability.

Refer to note 6.4 for further details on adoption of AASB 16.

Notes to the Financial Report

for the year ended 30 June 2020

3.7 Trade and other payables

(Amounts shown in \$000)	2020	2019
Payables and accruals	357	490
Payroll oncosts on employee entitlements	76	68
Total trade and other payables	433	558

Recognition and measurement

Liabilities are recognised for amounts to be paid in the future for goods and services provided to Council as at balance date whether or not invoices have been received. See note 5 for significant terms and conditions.

3.8 Trust funds and deposits

(Amounts shown in \$000)	2020	2019
Tender deposits and funds held on trust	167	177
Total trust funds and deposits	167	177

Recognition and measurement

Amounts received as tender deposits and retention amounts controlled by Council are recognised as trust funds until they are returned or forfeited.

3.9 Contract liabilities

(Amounts shown in \$000)	2020
Rates and charges in advance	241
Grants received in advance	1,660
Total contract liabilities	1,901

Recognition and measurement

Accounting policy under AASB 15 - applicable from 1 July 2019

Council recognised the following contract liabilities:

- i) Rates and charges in advance represents amounts received by Council prior to the commencement of the rating or charging period. Revenue is recognised by council at the beginning of the rating or charge period to which the advance payment relates.
- ii) Grants received in advance includes funds received under an enforceable contract which require Council to construct an identified asset which will be under Council's control on completion. The revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue.

Refer to note 6.4 for details on the adoption of new or amended accounting standards.

Notes to the Financial Report

for the year ended 30 June 2020

3.10 Fair value measurements

Council measures and recognises the following assets at fair value on a recurring basis:

- Investment in water corporation as disclosed at note 3.4
- Property and infrastructure as disclosed at note 3.5

Council does not measure any liabilities at fair value on a recurring basis.

Council also has assets measured at fair value on a non-recurring basis as a result of being reclassified as assets held for sale. These comprise land as disclosed in note . A description of the valuation techniques and the inputs used to determine the fair value of this land is included below under the heading 'Assets held for sale'.

(a) Fair Value Hierarchy

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a level in the fair value hierarchy as follows:

- Level 1** Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can
- Level 2** Inputs other than quoted prices included within Level 1 that are observable for the asset or liability,
- Level 3** Unobservable inputs for the asset or liability.

The table below shows the assigned level for each asset and liability held at fair value by the Council. The table presents the Council's assets and liabilities measured and recognised at fair value at balance date.

The fair values of the assets are determined using valuation techniques which maximise the use of observable data, where it is available, and minimise the use of entity specific estimates. If one or more of the significant inputs is not based on observable market data, the asset is included in level 3. This is the case for Council infrastructure assets, which are of a specialist nature for which there is no active market for similar or identical assets. These assets are valued using a combination of observable and unobservable inputs.

Notes to the Financial Report

for the year ended 30 June 2020

3.10 Fair value measurements (continued)

(Amounts shown in \$000)	Level 1		Level 2		Level 3		Total	
	2020	2019	2020	2019	2020	2019	2020	2019
Fair value measurements								
Recurring								
Property								
Land	-	-	4,612	4,607	-	-	4,612	4,607
Land under roads	-	-	3,051	3,051	-	-	3,051	3,051
Buildings	-	-	-	-	13,929	13,255	13,929	13,255
Infrastructure								
Roads	-	-	-	-	42,317	43,016	42,317	43,016
Bridges	-	-	-	-	18,489	18,777	18,489	18,777
Stormwater	-	-	-	-	3,778	3,717	3,778	3,717
Waste management	-	-	-	-	200	218	200	218
Total recurring	-	-	7,663	7,658	78,713	78,983	86,376	86,641

Transfers between levels of the hierarchy

Council's policy is to recognise transfers in and out of the fair value hierarchy levels as at the end of the reporting period. There were no transfers between levels 1 and 2 during the year, nor between levels 2 and 3.

(b) Highest and best use

AASB 13 requires the fair value of non-financial assets to be calculated based on their "highest and best use". Council considers that all assets in this note are being used for their highest and best use.

(c) Valuation techniques and significant inputs used to derive fair values

Land

Land fair values were determined by a qualified independent valuer. Level 2 valuation inputs were used to value land in freehold title as well as land used for special purposes, which is restricted in use under current planning provisions. Sales prices of comparable land sites in close proximity are adjusted for differences in key attributes such as property size. The most significant input into this valuation approach is price per square metre.

Notes to the Financial Report

for the year ended 30 June 2020

3.10 Fair value measurements (continued)

Land under roads

Land under roads valuation is based on an average per square metre property rates supplied by the Tasmanian Valuer General.

Buildings

Council considers that all its buildings are of a specialist nature (eg heritage buildings) and there is no active market for the assets. Fair value has been determined on the basis of replacement with a new asset having similar service potential. The gross current values have been determined by Council officers with reference to market data for recent projects and costing guides.

In determining the level of accumulated depreciation the asset has been disaggregated into significant components which exhibit useful lives. Allowance has been made for the typical asset life cycle and renewal treatments of each component, residual value at the time the asset is considered to be no longer available for use.

While the unit rates based on square metres can be supported by market evidence (level 2), the estimates of residual value and useful life that are used to calculate accumulated depreciation comprise unobservable inputs (level 3).

Infrastructure assets

All Council infrastructure assets were fair valued using written down current replacement cost (CRC). This valuation comprises the asset's gross replacement cost less accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset. Council first determined the gross cost of replacing the full service potential of the asset and then adjusted this amount to take account of the expired service potential of the asset.

CRC was measured by reference to the lowest cost at which the gross future economic benefits of the asset could currently be obtained in the normal course of business. The resulting valuation reflects the cost of replacing the existing economic benefits based on an efficient set of modern equivalent assets to achieve the required level of service output.

The unit rates (labour and materials) and quantities applied to determine the CRC of an asset or asset component were based on a "Greenfield" assumption meaning that the CRC was determined as the full cost of replacement with a new asset including components that may not need to be replaced, such as earthworks.

The level of accumulated depreciation for infrastructure assets was determined based on the age of the asset and the useful life adopted by Council for the asset type. Estimated useful lives and residual values are disclosed in Note 2.3.

The calculation of CRC involves a number of inputs that require judgement and are therefore classed as unobservable. While these judgements are made by qualified and experienced staff, different judgements could result in a different valuation.

The methods for calculating CRC are described under individual asset categories below.

Roads

Council categorises its road infrastructure into sealed and unsealed roads and then further sub-categorises these based on an assessment of vehicle movements and social and economic importance. Roads are managed in segments. All road segments are then componentised into formation, pavement, sub-pavement and seal (where applicable). Council assumes that environmental factors such as soil type, climate and topography are consistent across each segment. Council also assumes a segment is designed and constructed to the same standard and uses a consistent amount of labour and materials.

Notes to the Financial Report

for the year ended 30 June 2020

3.10 Fair value measurements (continued)

CRC is based on the road area multiplied by a unit price; the unit price being an estimate of labour and material inputs, services costs, and overhead allocations. For internal construction estimates, material and services prices are based on contract rates, supplier price lists and Council's labour wage rates. When construction is outsourced, CRC is based on the average of similar completed projects over the last few years.

Bridges

Council engaged an external expert to undertake valuation of bridges. Each bridge is assessed individually and componentised into sub-assets representing the deck and sub-structure. The valuation is based on the material type used for construction and the deck and sub-structure area.

Stormwater

Council engaged the Brighton Council Municipal Engineer to undertake the valuation of stormwater. Similar to roads, stormwater assets are managed in segments; pits and pipes being the major components. Consistent with roads, Council assumes that environmental factors such as soil type, climate and topography are consistent across each segment and that a segment is designed and constructed to the same standard and uses a consistent amount of labour and materials. CRC is based on the unit price for the component type. For pipes, the unit price is multiplied by the asset's length. The unit price for pipes is based on the construction material as well as the depth the pipe is laid.

Other Infrastructure

Other infrastructure is not deemed to be significant in terms of the Consolidated Statement of Financial Position.

(d) Changes in recurring level 3 fair value measurements

The changes in level 3 property and infrastructure assets with recurring fair value measurements are detailed in note 3.5 (Property, plant, equipment and infrastructure). Investment in water corporation, which is classified as level 3 has been separately disclosed in note 3.4.

There have been no transfers between level 1, 2 or 3 measurements during the year.

(e) Valuation processes

At the end of each year Council assess whether the carrying amount of its assets varies significantly from the fair value. This is done by consideration of changes in utilisation, obsolescence, assessment of unit rates, patterns of consumption, residual life, useful life, condition and remaining useful life.

Based on this assessment assets may need to be revalued and/or depreciation rates changed.

(f) Assets and liabilities not measured at fair value but for which fair value is disclosed

Council has assets and liabilities which are not measured at fair value, but for which fair values are disclosed in other notes.

Council borrowings are measured at amortised cost with interest recognised in profit or loss when incurred. The fair value of borrowings disclosed in note 5.3 is provided by Tascorp (level 2).

The carrying amounts of trade receivables and trade payables are assumed to approximate their fair values due to their short-term nature (level 2).

Notes to the Financial Report

for the year ended 30 June 2020

3.11 Investments in subsidiaries

Heritage Building Solutions Pty Ltd and Heritage Education & Skills Centre Pty Ltd (HESC) are small proprietary companies controlled by Council and are not reporting entities.

The following transactions were recorded for the current and prior financial years. The balances disclosed have been consolidated into Council's balances. All inter-entity transactions and balances between Council and these subsidiary companies have been eliminated.

(Amounts shown in \$000)	2020	2019
Heritage Building Solutions Pty Ltd		
Statement of Comprehensive Income		
Revenue	1,155	1,187
Expenses	(1,108)	(1,187)
Total Comprehensive Income for the year	47	-
Statement of Financial Position		
Assets	522	521
Liabilities	(368)	(414)
Total Equity	154	107
Heritage Education & Skills Centre Pty Ltd		
Statement of Comprehensive Income		
Revenue	36	(40)
Expenses	(44)	(12)
Total Comprehensive Income for the year	(8)	(52)
Statement of Financial Position		
Assets	47	90
Liabilities	(76)	(111)
Total Equity	(29)	(21)

Notes to the Financial Report

for the year ended 30 June 2020

4 People

This section outlines the amounts provided for employee benefits during and post employment and related party transactions.

4.1 Employee provisions

(Amounts shown in \$000)

	2020	2019
<i>Current</i>		
Annual leave	513	462
Long service leave	761	673
Personal	278	283
<i>Total current</i>	1,552	1,418
<i>Non-current</i>		
Long service leave	55	64
<i>Total non-current</i>	55	64
<i>Total employee provisions</i>	1,607	1,482
<i>Description of current and non-current components of employee provisions</i>		
<i>Current</i>		
All annual leave and the long service leave entitlements representing 10 or more years of continuous service:		
- Short-term employee benefits, that fall due within 12 months after the end of the period measured at nominal value.	791	745
- Other long-term employee benefits that do not fall due within 12 months after the end of the period measured at present value.	761	673
	1,552	1,418
<i>Non-current</i>		
Long service leave representing less than 10 years of continuous service measured at present value.	55	64
	55	64
<i>Number of employees (full time equivalents)</i>	44	43

Notes to the Financial Report

for the year ended 30 June 2020

4.1 Employee Provisions (continued)

Movements in employee provisions during the financial year

(Amounts shown in \$000)	Annual leave		Long service leave		Personal			Total
	2020	2019	2020	2019	2020	2019	2020	2019
Balance at beginning of the year	462	407	737	665	283	277	1,482	1,349
Additional provisions	341	357	247	219	106	95	694	671
Amounts used	(290)	(302)	(168)	(147)	(111)	(89)	(569)	(538)
Balance at end of the year	513	462	816	737	278	283	1,607	1,482

Recognition and measurement

Short term obligations

Liabilities for wages and salaries, including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

Other long term employee benefit obligations

The liability for long service leave and annual leave which is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

The obligations are presented as current liabilities in the statement of financial position if the entity does not have an unconditional right to defer settlement for at least twelve months after the reporting date, regardless of when the actual settlement is expected to occur.

Personal leave

Council's Enterprise Bargaining Agreement provides for employees who resign from their position with Council to be paid a percentage of their sick leave balance based on completed years of service, plus a gratuity amount.

Notes to the Financial Report

for the year ended 30 June 2020

4.2 Related party transactions

Responsible Persons

Names of persons holding the position of a Responsible Person at the Council at any time during the year are:

Councillors	Mayor A O Green	1 July 2019	to	30 June 2020
	Deputy Mayor E C Batt	1 July 2019	to	30 June 2020
	Councillor A R Bantick	1 July 2019	to	30 June 2020
	Councillor A E Bisdee OAM	1 July 2019	to	30 June 2020
	Councillor K Dudgeon	1 July 2019	to	30 June 2020
	Councillor D F Fish	1 July 2019	to	30 June 2020
	Councillor R McDougall	1 July 2019	to	30 June 2020
General Manager	Mr T F Kirkwood	1 July 2019	to	30 June 2020

Councillor remuneration

(Amounts shown in \$)

	Allowances	Compensation AASB 124	Kilometre reimbursements	Communications	Other	Total Allowances and Expenses section 72
2020						
A O Green	37,885	37,885	3,695	1,640	26	43,246
E C Batt	21,590	21,590	1,169	1,100	26	23,885
A R Bantick	10,825	10,825	923	780	26	12,554
A E Bisdee OAM	11,885	11,885	1,530	780	26	14,221
K Dudgeon	10,825	10,825	1,411	-	26	12,262
D F Fish	10,825	10,825	-	780	26	11,631
R McDougall	10,825	10,825	1,700	360	26	12,911
Total	114,660	114,660	10,428	5,440	182	130,710

(Amounts shown in \$)

	Allowances	Compensation AASB 124	Kilometre reimbursements	Communications	Other	Total Allowances and Expenses section 72
2019						
A E Bisdee OAM	19,921	19,921	3,716	993	25	24,655
A O Green	31,629	31,629	3,463	1,427	25	36,544
E C Batt	16,752	16,752	1,763	1,068	25	19,608
A R Bantick	10,571	10,571	1,368	780	25	12,744
R A Campbell	3,528	3,528	282	260	25	4,095
K Dudgeon	7,103	7,103	1,210	-	17	8,330
D F Fish	10,571	10,571	-	780	8	11,359
D E Marshall	3,528	3,528	251	260	17	4,056
R McDougall	7,103	7,103	1,827	-	8	8,938
Total	110,706	110,706	13,880	5,568	175	130,329

Allowances - statutory allowances as paid in accordance with the Local Government Act 1993.

Kilometre reimbursements - reimbursement for kilometres travelled while on Council business at a rate per kilometre.

Communications - allowances paid to Councillors to reimburse telephone and internet usage costs.

Other - cost of electronic funds transfer.

Notes to the Financial Report

for the year ended 30 June 2020

4.2 Related party transactions (continued)

Key Management Personnel remuneration

(Amounts shown in \$)

		Short term benefits			Post employment benefits			
		Salary	Vehicles	Other benefits	Superannuation	Termination benefits	Other non-monetary benefits	Total
2020								
Remuneration band	Employees							
\$80 001 - \$100 000	1	85,179	-	300	10,647	-	2,111	98,237
\$100 001 - \$120 000	2	191,013	6,750	600	23,877	-	(5,950)	216,290
\$160 001 - \$180 000	1	130,553	1,548	300	16,319	-	12,521	161,241
\$200 001 - \$220 000	1	161,045	7,032	300	20,131	-	18,279	206,787
		567,790	15,330	1,500	70,974	-	26,961	682,555

(Amounts shown in \$)

		Short term benefits			Post employment benefits			
		Salary	Vehicles	Other benefits	Superannuation	Termination benefits	Other non-monetary benefits	Total
2019								
Remuneration band	Employees							
\$80 001 - \$100 000	2	172,348	3,176	600	21,543	-	(9,539)	188,128
\$100 001 - \$120 000	1	98,213	753	300	12,277	-	(3,172)	108,371
\$140 001 - \$160 000	1	127,639	5,087	300	15,955	-	8,140	157,121
\$180 001 - \$200 000	1	158,914	9,121	300	19,864	-	(1,326)	186,873
		557,114	18,137	1,500	69,639	-	(5,897)	640,493

Salary - includes all forms of consideration paid and payable for services rendered, compensated absences during the period and salary sacrifice amounts.

Vehicles - Includes total cost of providing and maintaining vehicles provided for private use, including registration, insurance, fuel and other consumables, maintenance cost and parking (including notional value of parking provided at premises that are owned or leased and fringe benefits tax).

Other benefits - includes all other forms of employment allowances (excludes reimbursements such as travel, accommodation or meals), payments in lieu of leave, and any other compensation paid and payable.

Superannuation - means the contribution to the superannuation fund of the individual.

Termination benefits - include all forms of benefit paid or accrued as a consequence of termination.

Other non-monetary benefits - include annual and long service leave movements.

Notes to the Financial Report

for the year ended 30 June 2020

4.2 Related party transactions (continued)

Directors of subsidiary companies remuneration

Two directors of Heritage Building Solutions Pty Ltd and Heritage Education & Skills Centre Pty Ltd were paid directors and management fees in total of \$38,694 (2019: \$50,064)

Remuneration Principles

Councillors

Councillor allowances are paid in accordance with those set by Regulation 42 (2) of the Local Government General Regulations 2015. Council has further determined by policy that in order to carry out their functions as a Councillor, reimbursements will be paid to Councillors for travelling while on Council related business on a kilometre travelled basis, that stationery and consumables will be provided and that a communications allowance will be paid to offset the cost of telephone and internet charges.

Senior management

The employment terms and conditions of senior executives are contained in individual employment contracts and prescribe total remuneration, superannuation, annual and long service leave, vehicle and salary sacrifice provisions. In addition to their salaries, Council also provides non-cash benefits and contributes to post-employment superannuation plans on their behalf.

The performance of each senior manager, including the General Manager, is reviewed annually which includes a review of their remuneration package, which takes account of their performance against key indicators and of salary packages for similar roles in the region. Whilst not automatic, contracts can be extended.

Directors of subsidiary companies

Directors of Heritage Building Solutions Pty Ltd and Heritage Education & Skills Centre Pty Ltd are remunerated in accordance with the terms and conditions of their appointment and may be varied in accordance with the constitution of each company and the Corporations Act 2001.

Transactions with related parties

During the period Council did not enter into transactions with entities that are controlled by members of key management personnel.

In accordance with s84(2)(b) of the Local Government Act 1993, no interests have been notified to the General Manager in respect of any body or organisation with which the Council has major financial dealings.

Transactions with related parties that have not been disclosed

Most of the entities and people that are related parties of Council live and operate within the municipality. Therefore, on a regular basis ordinary citizen transactions occur between Council and its related parties. Some examples include:

- Payment of rates on a primary residence
- Dog registration

Council has not included these types of transaction in its disclosure, where they are made on the same terms and conditions available to the general public.

Notes to the Financial Report

for the year ended 30 June 2020

4.3 Post employment benefits

Recognition and measurement

Defined contribution funds

Council contributes to defined contribution plans on behalf of a number of employees; however the Council has no ongoing responsibility to make good any deficiencies, if any, that may occur in those schemes. Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Defined benefit fund

A liability or asset in respect of defined benefit superannuation plans would ordinarily be recognised in the statement of financial position, and measured as the present value of the defined benefit obligation at the reporting date plus unrecognised actuarial gains (less unrecognised actuarial losses) less the fair value of the superannuation fund's assets at that date and any unrecognised past service cost. The present value of the defined benefit obligation is based on expected future payments which arise from membership of the fund to the reporting date, calculated annually by independent actuaries using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. However, when this information is not reliably available, Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans i.e as an expense when it becomes payable.

Council makes superannuation contributions for a number of its employees to the Quadrant Defined Benefits Fund (the Fund), a sub-fund of the Tasplan Superannuation Fund (Tasplan). The Quadrant Defined Benefits Fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. As provided under paragraph 34 of AASB 119 Employee Benefits, Council does not use defined benefit accounting for these contributions.

For the year ended 30 June 2020 the Council contributed 3% of employees' gross income to the Fund. Assets accumulate in the fund to meet member benefits as they accrue, and if assets within the fund are insufficient to satisfy benefits payable, the Council is required to meet its share of the deficiency.

Rice Warner Pty Ltd undertook the last actuarial review of the Fund at 30 June 2017. The review disclosed that at that time the net market value of assets available for funding member benefits was \$58,940,000, the value of vested benefits was \$51,170,000, the surplus over vested benefits was \$7,770,000, the value of total accrued benefits was \$50,606,000, and the number of members was 134. These amounts relate to all members of the fund at the date of valuation and no asset or liability is recorded in the Tasplan Super's financial statements for Council employees.

The financial assumptions used to calculate the Accrued Benefits for the Fund were:

- Net Investment Return 7.0% p.a.
- Salary Inflation 4.0% p.a.
- Price Inflation n/a

Notes to the Financial Report

for the year ended 30 June 2020

4.3 Post employment benefits (continued)

The actuarial review concluded that:

- The value of assets of the Fund was adequate to meet the liabilities of the Fund in respect of vested benefits as at 30 June 2017.
- The value of assets of the Fund was adequate to meet the value of the liabilities of the Fund in respect of accrued benefits as at 30 June 2017.
- Based on the assumptions used, and assuming the Employer contributes at the levels described below, the value of the assets is expected to continue to be adequate to meet the value of the liabilities of the Fund in respect of vested benefits at all times during the period up to 30 June 2017

Given the strong financial position of the Fund, the Actuary recommended that the Council consider a contribution holiday and contribute 0% of salaries from 1 July 2018 to 30 June 2021. The Actuary will continue to undertake a brief review of the financial position the Fund at the end of each financial year to confirm that the contribution rates remain appropriate. The next full triennial actuarial review of the Fund will have an effective date of 30 June 2020 and is expected to be completed late in 2020.

As required in terms of paragraph 148 of AASB 119 Employee Benefits, Council discloses the following details:

- The 2017 actuarial review used the “aggregate” funding method. This is a standard actuarial funding method. The results from this method were tested by projecting future fund assets and liabilities for a range of future assumed investment returns. The funding method used is consistent with the method used at the previous actuarial review in 2014.

Under the aggregate funding method of financing the benefits, the stability of the Councils’ contributions over time depends on how closely the Fund’s actual experience matches the expected experience. If the actual experience differs from that expected, the Councils’ contribution rate may need to be adjusted accordingly to ensure the Fund remains on course towards financing members’ benefits.

- In terms of Rule 27.4 of the Tasplan Trust Deed (Trust Deed), there is a risk that employers within the Fund may incur an additional liability when an Employer ceases to participate in the Fund at a time when the assets of the Fund are less than members’ vested benefits. Each member of the Fund who is an employee of the Employer who is ceasing to Participate is required to be provided with a benefit at least equal to their vested benefit in terms of Rule 27.4 (b) (A). However there is no provision in the Trust Deed requiring an employer to make contributions other than its regular contributions up to the date of cessation of contributions. This issue can be resolved by the Trustee seeking an Actuarial Certificate in terms of Rule 26.5 identifying a deficit and the Trustee determining in terms of Rule 26.3(c) that the particular employer should make the payment required to make good any shortfall before the cessation of participation is approved.
- The application of Fund assets on Tasplan being wound-up is set out in Rule 41.4. This Rule provides that expenses and taxation liabilities should have first call on the available assets. Additional assets will initially be applied for the benefit of the then remaining members and/or their Dependants in such manner as the Trustee considers equitable and appropriate in accordance with the Applicable Requirements (broadly, superannuation and taxation legislative requirements and The Trust Deed does not contemplate the Fund withdrawing from Tasplan. However it is likely that Rule 27.4 would be applied in this case (as detailed above).

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for the year ended 30 June 2020

4.3 Post employment benefits (continued)

- The Fund is a defined benefit Fund.
- The Quadrant Defined Benefits Fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. Thus the Fund is not able to prepare standard AASB119 defined benefit reporting.
- As reported above, Assets exceeded accrued benefits as at the date of the last actuarial review, 30 June 2017. Moderate investment returns, since that date, make it quite probable that this is still the position. The financial position of the Fund will be fully investigated at the actuarial review as at 30 June 2020.
- An analysis of the assets and vested benefits of sub-funds participating in the Scheme, prepared by Rice Warner Pty Ltd as at 30 June 2019, showed that the Fund had assets of \$56.64 million and members' Vested Benefits were \$47.32 million. These amounts represented 0.6% and 0.5% respectively of the corresponding total amounts for Tasplan.
- As at 30 June 2019 the fund had 107 members and the total employer contributions and member contributions for the year ending 30 June 2019 were \$1,000,322 and \$221,484 respectively.
- During the reporting period the amount of contributions paid to defined benefits schemes was \$4,681 (2018-19, \$6,800), and the amount paid to accumulation schemes was \$323,399 (2018-19, \$346,688).
- During the next reporting period the expected amount of contributions to be paid to defined benefits schemes is \$nil, and the amount to be paid to accumulation schemes is \$339,800.

Notes to the Financial Report

for the year ended 30 June 2020

5 Debt and risk management

This section sets out the interest bearing debts of Council and outlines Council's exposure to financial risks and how these risks are managed.

5.1 Interest-bearing loans and borrowings

(Amounts shown in \$000)	2020	2019
Current		
Borrowings - secured	73	148
Non-current		
Borrowings - secured	384	457
Total borrowings	457	605

Borrowings are secured over the rate income of Council. There have been no defaults or breaches of the loan agreement during the year.

The maturity profile for Council's borrowings is:

Not later than one year	73	148
Later than one year and not later than five years	275	330
Later than five years	109	127
Total	457	605

Recognition and measurement

The borrowing capacity of Council is limited by the Local Government Act 1993. Interest bearing liabilities are initially recognised at fair value, net of transaction costs incurred. Subsequent to initial recognition these liabilities are measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Consolidated Statement of Profit or Loss and Other Comprehensive Income over the period of the liability using the effective interest method.

5.2 Financing arrangements

(Amounts shown in \$000)	2020	2019
Bank overdraft limit	200	200
Direct debit facility	100	100
Business credit cards	50	50
Used facilities	-	-
Unused facilities	350	350

Notes to the Financial Report

for the year ended 30 June 2020

5.3 Financial Instruments

Accounting policy, terms and conditions

Recognised financial instruments	Accounting policy	Terms and Conditions
<i>Financial assets</i>		
Cash and cash equivalents	See Note 3.1	On call deposits and cash returned a floating interest rate of 1.2% (1.8% in 2019). The interest rate at balance date was 1.0% (1.9% in 2019).
Trade and other receivables	See Note 3.2	<p>General debtors are unsecured and arrears attract an interest rate of 0% (0% in 2018). Credit terms are based on 30 days.</p> <p>Rate debtors are paid either by four instalments or alternatively within 30 days (which provides a discount of 1.3%). The discount is shown as an expense of the Council. A penalty of 5% applies to any rate or charge that is not paid on or before the date it falls due and in addition to the penalty, interest under section 128 of the Local Government Act 1993 will be charged at the rate of 9.5% per annum.</p> <p>Should amounts remain unpaid outside the adopted payment options, Council will instigate collection proceedings in accordance with the provisions of the Local Government Act 1993 (as amended).</p>
Available for sale financial assets Investment in Water Corporation	See Note 3.4	
<i>Financial Liabilities</i>		
Trade and other payables	See Note 3.6	Creditors are unsecured, not subject to interest charges and are normally settled within 30 days of invoice receipt.
Interest-bearing loans and borrowings	See Note 5.1	<p>The loans of Council are secured by trust deed. In accordance with section 80 of the Local Government Act 1993, the borrowing capacity of Council is limited to:</p> <ul style="list-style-type: none"> - Except with the approval of the Minister, a council may not borrow additional money for any purpose if the annual payments required to service the total borrowings would exceed 30% of its revenue of the preceding financial year. - Grants made to a council for a specific purpose are to be excluded in calculating 30% of the revenue of the council. <p>The current annual payment of loans (principal and interest) by Council, based on the debenture loan schedules, equate to less than 2.5% of total revenue for the preceding year (2019: less than 2.5%).</p>

Notes to the Financial Report

for the year ended 30 June 2020

5.3 Financial Instruments (continued)

Interest rate risk

The exposure to interest rate risk and the effective interest rates of financial assets and financial liabilities, both recognised and unrecognised, at balance date are as follows:

(Amounts shown in \$000)	Floating interest rate	1 year or less	Fixed interest maturing in: Over 1 year to 5 years	More than 5 years	Non-interest bearing	Total
2020						
<i>Financial assets</i>						
Cash and cash equivalents	3,086	10,927	-	-	-	14,013
Trade and other receivables	-	-	-	-	1,081	1,081
Investment in water corporation	-	-	-	-	10,390	10,390
Total financial assets	3,086	10,927	-	-	11,471	25,484
<i>Financial liabilities</i>						
Trade and other payables	-	-	-	-	433	433
Trust funds and deposits	-	-	-	-	167	167
Interest-bearing loans and borrowings	-	73	275	109	-	457
Total financial liabilities	-	73	275	109	600	1,057
Net financial assets (liabilities)	3,086	10,854	(275)	(109)	10,871	24,427
2019						
<i>Financial assets</i>						
Cash and cash equivalents	1,808	10,921	-	-	-	12,729
Trade and other receivables	-	-	-	-	960	960
Investment in water corporation	-	-	-	-	13,573	13,573
Total financial assets	1,808	10,921	-	-	14,533	27,262
<i>Financial liabilities</i>						
Trade and other payables	-	-	-	-	558	558
Trust funds and deposits	-	-	-	-	177	177
Interest-bearing loans and borrowings	-	148	330	127	-	605
Total financial liabilities	-	148	330	127	735	1,340
Net financial assets (liabilities)	1,808	10,773	(330)	(127)	13,798	25,922

Notes to the Financial Report

for the year ended 30 June 2020

5.3 Financial Instruments (continued)

Fair value

The aggregate net fair values of financial assets and financial liabilities, both recognised and unrecognised, at balance date are as follows:

(Amounts shown in \$000)	Total carrying amount		Net fair value	
	2020	2019	2020	2019
<i>Financial assets:</i>				
Cash and cash equivalents	14,013	12,729	14,013	12,729
Trade and other receivables	1,081	960	1,081	960
Investment in water corporation	10,390	13,573	10,390	13,573
Total financial assets	25,484	27,262	25,484	27,262
<i>Financial liabilities:</i>				
Trade and other payables	433	558	433	558
Trust funds and deposits	167	177	167	177
Interest-bearing loans and borrowings	457	605	457	605
Total financial liabilities	1,057	1,340	1,057	1,340

Credit risk

The maximum exposure to credit risk at balance date in relation to each class of recognised financial asset is represented by the carrying amount of those assets as indicated in the Consolidated Statement of Financial Position.

Risks and mitigation

The risks associated with our main financial instruments and our policies for minimising these risks are detailed below.

Market risk

Market risk is the risk that the fair value or future cash flows of our financial instruments will fluctuate because of changes in market prices. Council's exposures to market risk are primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk. Components of market risk to which we are exposed are discussed below.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Interest rate risk arises from interest bearing financial assets and liabilities that we use. Non derivative interest bearing assets are predominantly short term liquid assets. Our interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes us to fair value interest rate risk.

Our loan borrowings are sourced from major Australian banks by a tender process. Finance leases are sourced from major Australian financial institutions. Overdrafts are arranged with major Australian banks. We manage interest rate risk on our net debt portfolio by:

- ensuring access to diverse sources of funding;
- reducing risks of refinancing by managing in accordance with target maturity profiles; and
- setting prudential limits on interest repayments as a percentage of rate revenue.

We manage the interest rate exposure on our debt portfolio by appropriate budgeting strategies and obtaining approval for borrowings from the Department of Treasury and Finance each year.

Notes to the Financial Report

for the year ended 30 June 2020

5.3 Financial Instruments (continued)

Investment of surplus funds is made with approved financial institutions under the Local Government Act 1993. We manage interest rate risk by adopting an investment policy that ensures:

- conformity with State and Federal regulations and standards,
- capital protection,
- appropriate liquidity,
- diversification by credit rating, financial institution and investment product,
- monitoring of return on investment,
- benchmarking of returns and comparison with budget.

Maturity will be staggered to provide for interest rate variations and to minimise interest rate risk.

Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council have exposure to credit risk on some financial assets included in our Consolidated Statement of Financial Position. To help manage this risk:

- we have a policy for establishing credit limits for the entities we deal with;
- we may require collateral where appropriate; and
- we only invest surplus funds with financial institutions which have a recognised credit rating specified in our Investment policy.

Credit risk arises from Council's financial assets, which comprise cash and cash equivalents, and trade and other receivables. Council's exposure to credit risk arises from potential default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments. Exposure at balance date is addressed in each applicable policy note. Council generally trades with recognised, creditworthy third parties, and as such collateral is generally not requested, nor is it Council's policy to securitise its trade and other receivables.

It is Council's policy that some customers who wish to trade on credit terms are subject to credit verification procedures including an assessment of their credit rating, financial position, past experience and industry reputation. In addition, receivable balance are monitored on an ongoing basis with the result that Council's exposure to bad debts is not significant.

Ageing of Trade and Other Receivables

At balance date other debtors representing financial assets were past due but not impaired. These amounts relate to a number of independent customers for whom there is no recent history of default. The ageing of the Council's Trade and Other Receivables was:

(Amounts shown in \$000)	2020	2019
Current (not yet due)	180	225
Past due by up to 30 days	15	7
Past due between 31 and 60 days	-	-
Past due between 61 and 90 days	-	2
Past due by more than 90 days	117	93
<i>Total Trade & Other Receivables</i>	312	327
Rates receivable	769	633
Total receivables	1,081	960

Notes to the Financial Report

for the year ended 30 June 2020

5.3 Financial Instruments (continued)

Liquidity risk

Liquidity risk includes the risk that, as a result of our operational liquidity requirements:

- we will not have sufficient funds to settle a transaction on the date;
- we will be forced to sell financial assets at a value which is less than what they are worth; or
- we may be unable to settle or recover a financial assets at all.

To help reduce these risks we:

- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's exposure to liquidity risk is deemed insignificant based on prior periods' data and current assessment of risk.

The table below lists the contractual maturities for Financial Liabilities.

These amounts represent the discounted cash flow payments (ie principal only).

2020 (Amounts shown in \$000)	Less than 1 year	1 to 5 years	More than 5 years	Contracted cash flow	Carrying amount
Trade and other payables	433	-	-	433	433
Trust funds and deposits	167	-	-	167	167
Interest-bearing loans and borrowings	73	275	109	457	457
Total financial liabilities	673	275	109	1,057	1,057
2019 (Amounts shown in \$000)	Less than 1 year	1 to 5 years	More than 5 years	Contracted cash flow	Carrying amount
Trade and other payables	558	-	-	558	558
Trust funds and deposits	177	-	-	177	177
Interest-bearing loans and borrowings	148	330	127	605	605
Total financial liabilities	883	330	127	1,340	1,340

Notes to the Financial Report

for the year ended 30 June 2020

5.3 Financial Instruments (continued)

Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, the Council believes the following movements are 'reasonably possible' over the next 12 months (Base rates are sourced from Reserve Bank of Australia):

- A parallel shift of + 1% and -0.5% in market interest rates (AUD) from year-end rates.

The table below discloses the impact on net operating result and equity for each category of financial instruments held by Council at year-end, if the above movements were to occur.

2020		Interest rate risk			
		-0.5%		1%	
		-50 basis points		100 basis points	
(Amounts shown in \$000)		Profit	Equity	Profit	Equity
<i>Financial assets:</i>					
Cash and cash equivalents	14,013	(70)	(70)	140	140
Trade and other receivables	1,081	(5)	(5)	11	11
<i>Financial liabilities:</i>					
Interest-bearing loans and borrowings	457	2	2	(5)	(5)
2019		Interest rate risk			
		-0.5%		1%	
		-50 basis points		100 basis points	
(Amounts shown in \$000)		Profit	Equity	Profit	Equity
<i>Financial assets:</i>					
Cash and cash equivalents	12,729	(64)	(64)	127	127
Trade and other receivables	960	(5)	(5)	10	10
<i>Financial liabilities:</i>					
Interest-bearing loans and borrowings	605	3	3	(6)	(6)

Notes to the Financial Report

for the year ended 30 June 2020

6 Other information

This section outlines additional financial information not included in other sections but required in accordance with accounting standards. Details of Council's reserves, commitments and contingencies are included in the notes together with other current accounting policies, changes to accounting standards adopted in the financial year and new or amended accounting standards not yet adopted.

6.1 Reserves

(Amounts shown in \$000)	Balance as at 30 June 2018	Revaluation increment (decrement)	Other movements	Balance as at 30 June 2019	Revaluation increment (decrement)	Other movements	Balance as at 30 June 2020
Asset revaluation reserve	60,404	634	-	61,038	(229)	-	60,809
Fair value reserve							
<i>Equity investment asset</i>							
Investment in water corporation	(1,535)	-	1,370	(165)	-	(3,183)	(3,348)
Total fair value reserve	(1,535)	-	1,370	(165)	-	(3,183)	(3,348)
Other reserves							
Bridge maintenance reserve	1,666	-	-	1,666	-	-	1,666
Plant replacement reserve	686	-	-	686	-	-	686
Capital works reserve	1,239	-	-	1,239	-	-	1,239
Quarry reinstatement reserve	31	-	-	31	-	-	31
Public open space reserve	29	-	-	29	-	-	29
Total other reserves	3,651	-	-	3,651	-	-	3,651
Total reserves	62,520	634	1,370	64,524	(229)	(3,183)	61,112

Recognition and measurement

The asset revaluation reserve was established to capture the movements in asset valuations upon the periodic revaluation of Council's assets.

Council has to designate its investment in Taswater as an equity investment at fair value through other comprehensive income. Subsequent changes in fair value are reflected in the reserve and will not be reclassified through the profit or loss when derecognised. This equity investment asset within the fair value reserve was previously classified as an available for sale asset.

The available-for-sale financial asset reserve was established to capture the fair value movements in Council's Water Corporation investment.

Other reserves have been created at the discretion of Council to capture allocations for specific purposes.

Notes to the Financial Report

for the year ended 30 June 2020

6.2 Commitments

(Amounts shown in \$000)

2020 2019

Capital expenditure contractual commitments

Contractual commitments for capital expenditure at end of financial year but not recognised in the financial report are as follows inclusive of GST payable:

242 153

Other contractual commitments

Other contractual commitments at end of financial year but not recognised in the financial report are as follows inclusive of GST payable:

208 148

6.3 Contingent liabilities and contingent assets

Contingent liabilities

There are currently no claims against the Council, its Councillors or any officers which are likely to result in any material liability against Council.

Recognition and measurement

Contingent assets and contingent liabilities are not recognised in the Consolidated Statement of Financial Position, but are disclosed by way of note and, if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable respectively.

6.4 Other significant accounting policies and new accounting standards

(a) Taxation

Council is exempt from all forms of taxation except Fringe Benefits Tax, Payroll Tax and the Goods and Services Tax.

Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

Cash flows are presented in the Consolidated Statement of Cash Flows on a gross basis, except for the GST component of investing and financing activities, which are disclosed as operating cash flows.

(b) Allocation between current and non-current

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next twelve months, being Council's operational cycle, or if Council does not have an unconditional right to defer settlement of a liability for at least 12 months after the reporting date.

(c) Budget

The estimated revenue and expense amounts in the Consolidated Statement of Comprehensive Income represent revised budget amounts and are not audited.

Notes to the Financial Report

for the year ended 30 June 2020

6.4 Other significant accounting policies and new accounting standards (continued)

(d) Adoption of new and amended accounting standards

In the current year, Council has adopted all of the new and revised Standards and Interpretations issued by the Australian Accounting Standards Board that are relevant to its operations and effective for the current annual reporting period. These include:

■ AASB 15 Revenue from Contracts with Customers and AASB 1058 Income of Not-for-Profit Entities

Council adopted AASB 15 and AASB 1058 using the modified retrospective method of transition, with the date of initial application of 1 July 2019. In accordance with the provisions of this transition approach, Council recognised the cumulative effect of applying these new standards as an adjustment to opening Accumulated surpluses at the date of initial application, i.e., 1 July 2019. Consequently, the comparative information presented has not been restated and continues to be reported under the previous standards on revenue and income.

As Council has applied the modified retrospective approach, it has applied the practical expedient described in AASB 15.C5(c) for all contract modifications that occurred before application date. In doing so Council did not retrospectively restate the contract for those modifications in accordance with AASB 15.20-21. Instead, Council reflected the aggregate effect of all of the modifications that occur before the beginning of the earliest period presented when:

- Identifying the satisfied and unsatisfied performance obligations
- Determining the transaction price
- Allocating the transaction price to the satisfied and unsatisfied performance obligation.

AASB 15 introduces a five-step process for revenue recognition, with the core principle of the new standard being for entities to recognise revenue to depict the transfer of goods or services to customers in amounts that reflect the consideration (that is, payment) to which the entity expects to be entitled in exchange for those goods or services.

The impact of the new standard has changed in the timing of revenue recognition, treatment of contracts costs and contracts which contain a financing element. Under the new income recognition model applicable to not-for-profit entities, Council determines whether an enforceable agreement exists and whether the promises to transfer goods or services to the customer are 'sufficiently specific'. If an enforceable agreement exists and the promises are 'sufficiently specific' (to a transaction or part of a transaction), Council applies the general AASB 15 principles to determine the appropriate revenue recognition. If these criteria are not met, Council considers whether AASB 1058 applies.

AASB 1058 supersedes all the income recognition requirements relating to council, previously in AASB 1004 Contributions. The timing of income recognition under AASB 1058 depends on whether a transaction gives rise to a liability or other performance obligation, or a contribution by owners, related to an asset (such as cash or another asset) received.

AASB 1058 applies when Council receives volunteer services or enters into other transactions in which the consideration to acquire an asset is significantly less than the fair value of the asset, and where the asset is principally to enable Council to further its objectives. In cases where Council enters into other transactions, Council recognises and measures the asset at fair value in accordance with the applicable Australian Accounting Standard (e.g. AASB 116 Property, Plant and Equipment).

If the transaction is a transfer of a financial asset to enable Council to acquire or construct a recognisable non-financial asset to be controlled by council (i.e. an in-substance acquisition of a non-financial asset), Council recognises a liability for the excess of the fair value of the transfer over any related amounts recognised. Council will recognise income as it satisfies its obligations under the transfer, similarly to income recognition in relation to performance obligations under AASB 15 as discussed above.

Council has elected to measure a class (or classes) of right-of-use assets arising under 'peppercorn (Concessionary) leases' at initial recognition at cost, in accordance with AASB 16.23-25, which incorporates the amount of initial measurement of the lease liability.

Notes to the Financial Report

for the year ended 30 June 2020

6.4 Other significant accounting policies and new accounting standards (continued)

AASB 1058 also encompasses non-contractual statutory income such as rates, taxes and fines. Council previously recognised income when received. Under AASB 1058, income is recognised when the taxable event has occurred. An impact for Council is that prepaid rates received prior to the beginning of a rating period, has now been recognised as a financial liability until the commencement of that rating period. The impact to Council has been that revenue previously recognised when received from Rates and charges in advance as disclosed in note 2, is now recorded as a liability, with revenue deferred until the commencement of the applicable rating period.

The tables below highlight the impact of adopting AASB 15 and AASB 1058 on the Consolidated Statement of Comprehensive income and Consolidated Statement of Financial Position. There was no material impact on Council's Consolidated Statement of Cash Flows.

(Amounts shown in \$000)	Note	Reference	Amounts under AASB 118 & 1004	Adjustment	Amounts under AASB 15 & 1058
The table below provides details of the significant changes and quantitative impacts of these changes on initial date of application 1 July 2019:					
Consolidated Statement of Financial Position (Extract)					
Current liabilities					
Contract liabilities	3.9	1,2	-	1,079	1,079
Equity					
Accumulated surplus			51,194	(1,079)	50,115
The table below provides details of the significant changes and quantitative impacts of these changes on the year ended 30 June 2020:					
Consolidated Statement of Comprehensive Income (Extract)					
Recurrent income					
Rates and charges	2.2a	1	5,737	(37)	5,700
Grants - capital	2.2h	2	1,450	(685)	765
User charges (Volunteers program)	2.2b	3	-	93	93
Recurrent expense					
Materials & contracts (Volunteer services)	2.3b	3	-	93	93
Consolidated Statement of Financial Position (Extract)					
Current liabilities					
Contract liabilities	3.9	1,2	-	1,901	1,901
Equity					
Accumulated surplus			51,921	(822)	51,099

Reference:

- 1 Prepaid rates received prior to the beginning of a rating period, are now held as a financial liability until the commencement of statutory rating period at which point Council recognises rate income.
- 2 For grant funding where specific performance obligations are yet to be completed to acquire, construct or upgrade a recognisable non-financial asset, Council recognises a liability until obligations are fulfilled.
- 3 AASB 1058 requires the recognition of Volunteer services where they would have been purchased if not donated and the fair value of those services can be reliably measured.

Notes to the Financial Report

for the year ended 30 June 2020

6.4 Other significant accounting policies and new accounting standards (continued)

■ AASB 16 Leases

AASB 16 introduces a single lessee accounting model and requires a lessee to recognise assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value. A lessee is required to recognise a right-of-use asset representing its right to use the underlying leased asset and a lease liability representing its obligations to make lease payments.

Council has applied this standard from 1 July 2019 using a retrospective approach (partial) with cumulative catch-up. This does not require Council to restate comparative figures, but does require the presentation of both qualitative and quantitative disclosures for affected items, along with a corresponding adjustment to the opening balance of accumulated surpluses for transitional effects of re-measurement.

AASB 16 requires that most operating leases are brought onto the statement of financial position. There are limited exceptions relating to short-term leases and low-value assets. Council did not have any material leases at 1 July 2019 or enter into any new leases during the financial year. As a result no lease assets or lease liabilities have been recognised upon implementation of AASB 16.

(e) Pending Accounting Standards

Certain new accounting standards and interpretations have been published that are not mandatory for 30 June 2020 reporting periods. Council's assessment of the impact of the relevant new standards and interpretations is set out below.

■ AASB 2017-5 Amendments to Australian Accounting Standards – Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Correction, applicable to annual reporting periods beginning on or after 1 January 2022.

The amendments address an acknowledge inconsistency between the requirements in AASB10, and those in AASB128 (2011) in dealing with the sale or contribution of assets between an investor and its associate or joint venture.

The main consequence of the amendments is that a full gain or loss is recognised when a transaction involves a business (whether it is housed in a subsidiary or not). A partial gain or loss is recognised when a transaction involves assets that do not constitute a business, even if these assets are housed in a subsidiary. Council does not anticipate this standard having any material impact.

HERITAGE BUILDING SOLUTIONS PTY LTD

**FINANCIAL PACKAGE
YEAR ENDED 30 JUNE 2020**

**FINANCIAL PACKAGE
FOR THE YEAR ENDED
30 JUNE 2020**

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DIRECTORS' DECLARATION

1. In the opinion of the directors of Heritage Building Solutions Pty Ltd ("the Company"):

(a) the Company is a small proprietary company and is not a reporting entity;

(b) the financial statements and notes, set out on pages 3 to 13, are drawn up in accordance with the basis of financial accounting described in Note 1(a) and (b), so as to present fairly the financial position of the Company as at 30 June 2020 and its performance, as represented by the results of its operations for the financial year ended on that date; and

(c) there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable. The directors note the Company is supported by the Southern Midlands Council on the basis outlined in Note 1(a).

2. In respect of the year ended 30 June 2020 the Company has:

(a) kept such accounting records as correctly record and explain its transactions and financial position;

(b) kept its accounting records so that a true and fair financial report of the Company can be prepared from time to time; and

(c) kept its accounting records so that the financial report of the Company can be conveniently and properly audited or reviewed in accordance with the Corporations Act 2001.

Signed on behalf of the Company:

Director:


Mr Timothy Kirkwood

Director:


Mr Keyran Pitt

Director:


Mr Martin Farley

Signed at.....this.....day of.....20.....

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2020**

	Note	2020 \$	2019 \$
Revenue		1,154,704	1,187,444
Cost of sales and direct expenses		(903,943)	(1,013,280)
Depreciation and amortisation expenses		(2,839)	(1,625)
Directors' fees		(10,000)	(10,000)
Finance costs		(3,750)	(4,500)
Other expenses		(186,971)	(157,819)
Profit/(Loss) before income tax	2	<u>47,201</u>	<u>220</u>
Income tax expense	1(b)	<u>-</u>	<u>-</u>
Profit/(Loss) after income tax		<u>47,201</u>	<u>220</u>
Other comprehensive income		-	-
Total comprehensive result for the year		<u><u>47,201</u></u>	<u><u>220</u></u>

STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2020

	Note	2020 \$	2019 \$
CURRENT ASSETS			
Cash and cash equivalents	3	278,908	277,103
Trade and other receivables	4	129,527	111,644
Inventories	5	82,344	98,530
Other current assets	6	138	-
TOTAL CURRENT ASSETS		<u>490,917</u>	<u>487,277</u>
NON-CURRENT ASSETS			
Property, plant and equipment	7	31,388	33,400
TOTAL NON-CURRENT ASSETS		<u>31,388</u>	<u>33,400</u>
TOTAL ASSETS		<u>522,305</u>	<u>520,677</u>
CURRENT LIABILITIES			
Trade and other payables	8	136,639	199,196
Provisions	9	74,738	44,257
TOTAL CURRENT LIABILITIES		<u>211,377</u>	<u>243,453</u>
NON-CURRENT LIABILITIES			
Provisions	9	6,462	19,959
Borrowings	10	150,000	150,000
TOTAL NON-CURRENT LIABILITIES		<u>156,462</u>	<u>169,959</u>
TOTAL LIABILITIES		<u>367,839</u>	<u>413,412</u>
NET ASSETS (LIABILITIES)		<u>154,466</u>	<u>107,265</u>
EQUITY			
Issued capital	11	6	6
Retained earnings	12	154,460	107,259
TOTAL EQUITY		<u>154,466</u>	<u>107,265</u>

The accompanying notes form part of the financial statements. Compiled without audit or review.

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2020

	Note	Retained Earnings \$	Total \$
Balance at 30 June 2018		107,039	107,039
Profit (Loss) attributable to equity shareholders		220	220
Balance at 30 June 2019		<u>107,259</u>	<u>107,259</u>
Profit (Loss) attributable to equity shareholders		<u>47,201</u>	<u>47,201</u>
Balance at 30 June 2020		<u><u>154,460</u></u>	<u><u>154,460</u></u>
 Issued Capital	 11		 <u><u>6</u></u>

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2020**

	Note	2020 \$	2019 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers		1,136,377	1,156,258
Payments to suppliers and employees		(1,134,189)	(1,107,388)
Interest received		444	1,154
Income tax paid		-	-
Interest paid		-	-
Net cash from operating activities	13	<u>2,632</u>	<u>50,024</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds from sale of property, plant and equipment		-	-
Payments for property, plant and equipment		(827)	(673)
Net cash from investing activities		<u>(827)</u>	<u>(673)</u>
CASH FLOWS FROM FINANCING ACTIVITIES			
Loans with related parties		-	-
Net cash from financing activities		<u>-</u>	<u>-</u>
Net increase (decrease) in cash held		1,805	49,351
Cash at beginning of year		277,103	227,752
Cash at end of year		<u>278,908</u>	<u>277,103</u>

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020****1 Statement of Accounting Policies****(a) Basis of Preparation**

In the opinion of the Directors, Heritage Building Solutions Pty Ltd ("the Company") is a small proprietary company and is not a reporting entity. The financial report of the Company has been drawn up as a special purpose financial report for distribution to the members.

The special purpose financial report has been prepared in accordance with the recognition and measurement principles of all applicable Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board and the *Corporations Act 2001*. It contains the disclosures that are mandatory under the Accounting Standards and those considered necessary by the Directors to meet the needs of the members. The Company is a for-profit entity for the purposes of preparing the financial statements.

The financial report is presented in Australian dollars. The Company has not elected to early adopt any new or amended accounting standards which have application for the first time in a future financial year.

Unless otherwise indicated below, the financial report is prepared on the historical cost basis. Comparative figures have been adjusted to reflect any changes in classification in the current financial year.

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects both current and future periods. Where relevant, judgements made by management that have significant effect on the financial statements are considered in the accounting policy notes below.

The financial report is prepared under the going concern assumption on the basis that the Company is supported by the Southern Midlands Council.

(b) Significant Accounting Policies**Plant & Equipment**

Items of plant and equipment are recorded at cost and depreciated using either the diminishing value or straight line method over the useful life of the asset.

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020**

Inventories

Inventories are measured at the lower of cost and net realisable value.

Work in progress represents the gross unbilled amount expected to be collected from customers for contract work performed to date recognised on a percentage of completion basis. It is measured at cost plus profit recognised to date less any progress billings and recognised losses. Costs include all expenditure related directly to specific projects and an allocation of fixed and variable overheads incurred in the Company's contract activities based on normal operating capacity.

Employee Benefits

Employee entitlements are provided for at year end based on the annual leave (including loading) and pre-conditional long service leave entitlements of employees, at year end. Pre-conditional long service leave is accounted for from commencement of employment and becomes payable after 10 years of service.

Income Tax

The Company is a wholly owned subsidiary of a local government council and is therefore exempt from Federal income tax under Division 1AB, Part III of the Income Tax Assessment Act 1936. The directors of the Company and the Southern Midlands Council determined that no taxation equivalent amount is payable under the Local Government Act 1993.

Goods & Services Tax

Revenues, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense.

Receivables and payables are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the ATO is included as a current asset or liability in the statement of financial position.

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020**

	2020	2019
	\$	\$
2 Profit or Loss		
For further detail in respect of the profit or loss for the year, refer to the Detailed Profit and Loss Statement on page 12.		
3 Cash and Cash Equivalents		
Current		
Cash on Hand	28	-
Cheque Account	103,750	141,099
Investment Account	122,986	82,850
Term Deposit Account	51,130	50,821
Card Transaction Account	1,014	2,333
	<u>278,908</u>	<u>277,103</u>
4 Trade and Other Receivables		
Current		
Trade Debtors	129,527	104,938
Other Debtors	-	6,706
	<u>129,527</u>	<u>111,644</u>
5 Inventories		
Current		
Stock on Hand - at Cost	1,390	6,653
Work in Progress - at Cost	80,954	91,877
	<u>82,344</u>	<u>98,530</u>
6 Other Current Assets		
Current		
Supplier Deposit	138	-
	<u>138</u>	<u>-</u>

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020**

	2020	2019
	\$	\$
7 Property, Plant and Equipment		
Buildings		
Structural Improvements - at Cost	40,358	40,358
Less Accumulated Depreciation	<u>(9,313)</u>	<u>(7,297)</u>
	<u>31,045</u>	<u>33,061</u>
Plant, Equipment & Furniture		
Plant, Equipment & Furniture - at Cost	7,807	6,981
Less Accumulated Depreciation	<u>(7,464)</u>	<u>(6,642)</u>
	<u>343</u>	<u>339</u>
Total Property, Plant and Equipment	<u><u>31,388</u></u>	<u><u>33,400</u></u>
8 Trade and Other Payables		
Current		
Trade Creditors	112,851	99,949
Accrued Motor Vehicle	-	40,320
PAYG Withholding Payable	7,166	13,614
GST Payable	<u>16,622</u>	<u>45,313</u>
	<u><u>136,639</u></u>	<u><u>199,196</u></u>
9 Provisions		
Current		
Provision for Annual Leave	53,930	44,257
Provision for Long Service Leave	<u>20,808</u>	<u>-</u>
	<u><u>74,738</u></u>	<u><u>44,257</u></u>
Non-current		
Provision for Long Service Leave	<u>6,462</u>	<u>19,959</u>
	<u><u>6,462</u></u>	<u><u>19,959</u></u>
10 Borrowings		
Non-current		
Loan - Southern Midlands Council	<u>150,000</u>	<u>150,000</u>
Total non-current borrowings	<u><u>150,000</u></u>	<u><u>150,000</u></u>

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020**

	2020 \$	2019 \$
11 Issued Capital		
Shareholders capital	<u>6</u>	<u>6</u>
12 (Accumulated Losses) Retained Earnings		
Retained earnings at the beginning of the financial year	107,259	107,039
Net profit attributable to members of the company	<u>47,201</u>	<u>220</u>
(Accumulated losses) Retained earnings at the end of the financial year	<u>154,460</u>	<u>107,259</u>
13 Cash Flow Information		
Reconciliation of Cash Flow from Operations with Profit/(Loss) after Income Tax		
Profit/(Loss) after income tax	47,201	220
Non-cash flows in profit (loss)		
Depreciation	2,839	1,625
Changes in assets and liabilities		
(Decrease)/Increase in trade & sundry creditors	(62,557)	66,135
(Decrease)/Increase in employee benefits	16,984	(13,342)
(Increase)/Decrease in trade & other debtors	(17,883)	(30,032)
(Increase)/Decrease in inventory	16,186	25,418
(Increase)/Decrease in other assets	<u>(138)</u>	<u>-</u>
	<u>2,632</u>	<u>50,024</u>

HERITAGE BUILDING SOLUTIONS PTY LTD**Attachment
AGENDA ITEM 16.3.2****DETAILED PROFIT AND LOSS STATEMENT
FOR THE YEAR ENDED 30 JUNE 2020**

	2020	2019
	\$	\$
SALES		
Contract Income	115,888	245,059
Commercial Construction	590,364	706,505
Residential Construction	437,042	234,726
Other/Miscellaneous Income	10,966	-
	<u>1,154,260</u>	<u>1,186,290</u>
LESS: COST OF GOODS SOLD		
Opening Work in Progress	91,878	117,295
Materials	154,697	156,097
Equipment Rent	15,857	10,517
Subcontractors	189,263	323,773
Wages	532,616	494,869
Other	586	2,607
Closing Work in Progress	(80,954)	(91,878)
	<u>903,943</u>	<u>1,013,280</u>
GROSS PROFIT FROM TRADING	<u>250,317</u>	<u>173,010</u>
OTHER INCOME		
Interest received	444	1,154
PROFIT BEFORE EXPENSES	<u>250,761</u>	<u>174,164</u>

HERITAGE BUILDING SOLUTIONS PTY LTD**Attachment
AGENDA ITEM 16.3.2****DETAILED PROFIT AND LOSS STATEMENT
FOR THE YEAR ENDED 30 JUNE 2020**

	2020	2019
	\$	\$
EXPENSES		
Accountancy & Book-keeping Fees & System	4,823	5,076
Advertising & Promotion	4,538	3,296
Bad Debts	6,706	-
Bank Charges	245	243
Computer	526	1,255
Depreciation	2,839	1,625
Directors Fees	10,000	10,000
Email, Website & Booking Management Systems	2,989	2,552
Insurance	5,585	2,731
Interest Paid	3,750	4,500
Job Management System	4,405	3,420
Management Fees	28,694	40,064
Motor Vehicle	50,916	40,394
Office Supplies	464	1,871
Recruitment	3,494	707
Repairs & Maintenance	1,036	997
Subscriptions	709	695
Sundry	829	310
Superannuation	41,035	35,710
Telecommunications & Internet	5,951	6,870
Training	9,764	1,376
Travelling & Food	7,785	9,553
Uniforms	6,477	699
	<u>203,560</u>	<u>173,944</u>
PROFIT/(LOSS) BEFORE INCOME TAX	<u>47,201</u>	<u>220</u>

HERITAGE EDUCATION AND SKILLS CENTRE LTD

**FINANCIAL PACKAGE
YEAR ENDED 30 JUNE 2020**

**FINANCIAL PACKAGE
FOR THE YEAR ENDED
30 JUNE 2020**

CONTENTS

Special Purpose Financial Report comprising:

Directors' Declaration	1
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Statement of Profit or Loss or Other Comprehensive Income	3
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Statement of Cash Flows	5
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DIRECTORS' DECLARATION

1. In the opinion of the directors of Heritage Education and Skills Centre Ltd ("the Company"):

- (a) the Company is a small proprietary company and is not a reporting entity;
- (b) the financial statements and notes, set out on pages 3 to 10, are drawn up in accordance with the basis of financial accounting described in Note 1(a) and (b), so as to present fairly the financial position of the Company as at 30 June 2020 and its performance, as represented by the results of its operations for the financial year ended on that date; and
- (c) there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable. The directors note the Company is supported by the Southern Midlands Council on the basis outlined in Note 1(a).

2. In respect of the year ended 30 June 2020 the Company has:

- (a) kept such accounting records as correctly record and explain its transactions and financial position;
- (b) kept its accounting records so that a true and fair financial report of the Company can be prepared from time to time; and
- (c) kept its accounting records so that the financial report of the Company can be conveniently and properly audited or reviewed in accordance with the Corporations Act 2001.

Signed on behalf of the Company:

Director:


Mr Timothy Kirkwood

Director:


Mr Keyran Pitt

Director:


Mr Martin Farley

Signed at.....this.....day of.....20.....

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2020**

	2020	2019
	\$	\$
Revenue	36,095	(39,670)
Finance costs	(1,250)	(1,500)
Labour expenses	-	(2,379)
Other expenses	(42,744)	(8,487)
Profit/(Loss) for the year	<u>(7,899)</u>	<u>(52,036)</u>
Other comprehensive income	-	-
Comprehensive result for the year	<u>(7,899)</u>	<u>(52,036)</u>

STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2020

	Note	2020 \$	2019 \$
CURRENT ASSETS			
Cash and cash equivalents	2	46,615	82,707
Trade and other receivables	3	-	-
TOTAL CURRENT ASSETS		<u>46,615</u>	<u>82,707</u>
NON-CURRENT ASSETS			
Intangible	4	-	6,807
TOTAL NON-CURRENT ASSETS		<u>-</u>	<u>6,807</u>
TOTAL ASSETS		<u>46,615</u>	<u>89,514</u>
CURRENT LIABILITIES			
Trade and other payables	5	25,921	60,921
TOTAL CURRENT LIABILITIES		<u>25,921</u>	<u>60,921</u>
NON-CURRENT LIABILITIES			
Borrowings	6	50,000	50,000
TOTAL NON-CURRENT LIABILITIES		<u>50,000</u>	<u>50,000</u>
TOTAL LIABILITIES		<u>75,921</u>	<u>110,921</u>
NET ASSETS (LIABILITIES)		<u>(29,306)</u>	<u>(21,407)</u>
EQUITY			
Retained earnings (losses)	7	(29,306)	(21,407)
TOTAL EQUITY		<u>(29,306)</u>	<u>(21,407)</u>

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2020**

	Note	2020 \$	2019 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers		2,098	1,320
Receipts from grants, contributions & subsidies		42,095	5,840
Repayment of grants		(45,579)	-
Payments to suppliers		(34,725)	(7,906)
Interest received		19	69
Interest paid		-	-
Net cash from operating activities	8	<u>(36,092)</u>	<u>(677)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments for intangibles		-	-
Net cash from investing activities		<u>-</u>	<u>-</u>
CASH FLOWS FROM FINANCING ACTIVITIES			
Loans from related parties		-	-
Net cash from financing activities		<u>-</u>	<u>-</u>
Net increase (decrease) in cash held		(36,092)	(677)
Cash at beginning of year		<u>82,707</u>	<u>83,384</u>
Cash at end of year		<u><u>46,615</u></u>	<u><u>82,707</u></u>

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020****1 Statement of Accounting Policies****(a) Basis of Preparation**

In the opinion of the Directors, the Company is a small proprietary company and is not a reporting entity. The financial report of the Company has been drawn up as a special purpose financial report for distribution to the members.

The special purpose financial report has been prepared in accordance with the recognition and measurement principles of all applicable Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board and the Corporations Act 2001. It contains the disclosures that are mandatory under the Accounting Standards and those considered necessary by the Directors to meet the needs of the members. The Company is a not-for-profit entity for the purposes of preparing the financial statements.

The financial report is presented in Australian dollars. The Company has not elected to early adopt any new or amended accounting standards which have application for the first time in a future financial year.

Unless otherwise indicated below, the financial report is prepared on the historical cost basis.

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects both current and future periods. Where relevant, judgements made by management that have significant effect on the financial statements are considered in the accounting policy notes below.

The financial report is prepared under the going concern assumption on the basis that the Company is supported by the Southern Midlands Council and any deficiency in net assets will be met by a forgiveness of debt owed to Council (refer Note 6).

(b) Significant Accounting Policies**Income Tax**

The Company is exempt from income tax due to its status as an educational, non-profit organisation. Accordingly, no income tax expense or liability is recognised in the accounts of the Company.

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020****Grants**

Government grants are not recognised until there is reasonable assurance that the Company will comply with the conditions attaching to them and that the grants will be received.

Government grants are recognised in profit or loss on a systematic basis over the periods in which the Company recognises as expenses the related costs for which the grants are intended to compensate. Specifically, government grants whose primary condition is that the Company should purchase, construct or otherwise acquire non-current assets are recognised as deferred revenue in the statement of financial position and transferred to profit or loss on a systematic and rational basis over the useful lives of the related assets.

Government grants that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Company with no future related costs are recognised in profit or loss in the period in which they become receivable.

Goods & Services Tax

Revenues, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense.

Receivables and payables are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the ATO is included as a current asset or liability in the balance sheet.

Intangible

The initial Course Design costs have been recognised as an intangible asset. The Company has determined that the benefit derived from these costs is finite and have amortised this asset over a useful life of 5 years.

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020**

	2020	2019
	\$	\$
2 Cash and Cash Equivalents		
Current		
Cheque Account	30,280	66,391
Investment Account	16,335	16,316
	<u>46,615</u>	<u>82,707</u>
3 Trade and Other Receivables		
Current		
Trade Debtors	-	-
GST Refundable	-	-
	<u>-</u>	<u>-</u>
4 Intangible Assets		
Non-current		
Course Design - Capitalised	34,031	34,031
Accumulated Amortisation	(34,031)	(27,224)
	<u>-</u>	<u>6,807</u>
5 Trade and Other Payables		
Current		
Grant Repayable - Tasmanian Community Fund	-	45,579
Grant Unexpended - TBCITB	8,117	-
Trade Creditors	16,250	15,000
GST Payable	1,554	342
	<u>25,921</u>	<u>60,921</u>
6 Borrowings		
Non-current		
Loan - Southern Midlands Council	<u>50,000</u>	<u>50,000</u>
7 Retained earnings (losses)		
Retained earnings (losses) at beginning of the financial year	(21,407)	30,629
Comprehensive result	<u>(7,899)</u>	<u>(52,036)</u>
Retained earnings (losses) at end of the financial year	<u>(29,306)</u>	<u>(21,407)</u>

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020**

	2020	2019
	\$	\$
8 Cash Flow Information		
Reconciliation of Cash Flows from Operations with Loss		
Profit/(Loss) for the financial year	(7,899)	(52,036)
Amortisation expense	6,807	6,806
Changes in assets and liabilities		
(Increase)/Decrease in trade & sundry debtors	-	1,320
(Decrease)/Increase in trade & sundry creditors	(35,000)	43,233
	(36,092)	(677)

**DETAILED PROFIT AND LOSS STATEMENT
FOR THE YEAR ENDED 30 JUNE 2020**

	2020 \$	2019 \$
INCOME		
Grant - Salvation Army	-	5,840
Grant Repayable - Tasmanian Community Fund	-	(45,579)
Grant - TBCITB	19,383	-
TBCITB Subsidies	14,595	-
Interest	19	69
Tuition Fees	2,098	-
TOTAL INCOME	<u>36,095</u>	<u>(39,670)</u>
EXPENSES		
Grant - TBCITB	19,383	-
Grant - School Holiday Program	5,105	-
Accountancy & Legal	1,433	1,428
Amortisation	6,807	6,806
Bank Charges	120	109
Consultants Fees	8,942	-
General Expenses	110	144
Interest	1,250	1,500
Labour	-	2,379
Materials & Participants	844	-
TOTAL EXPENSES	<u>43,994</u>	<u>12,366</u>
PROFIT/(LOSS) FOR THE YEAR	<u>(7,899)</u>	<u>(52,036)</u>