

SOUTHERN
MIDLANDS
COUNCIL



ATTACHMENTS

ORDINARY COUNCIL MEETING

Oatlands Council Chambers, 71 High Street, Kempton
Wednesday 14th December 2022
2.00 p.m.

Item 5.1	Draft Council Meeting Minutes (Open) – 23 rd November 2022
Item 5.2.1	Attachment 1 – Woodsdale Hall Minutes – 5 th September 2022 Attachment 2 – Woodsdale Hall Minutes – 10 th October 2022 Attachment 3 - Woodsdale Hall Minutes – 7 th November 2022
Item 16.2.1	Woodsdale Recreation Ground Discussion Paper

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday, 23rd November 2022
10.00 a.m.

Kempton Municipal Offices
85 Main Street, Kempton

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OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD
ON WEDNESDAY 23rd NOVEMBER 2022 AT THE KEMPTON MUNICIPAL
OFFICES COMMENCING AT 10.00 A.M.

1. PRAYERS

Reverend Dennis Cousens recited prayers.

2. ACKNOWLEDGEMENT OF COUNTRY

Mayor Edwin Batt recited Acknowledgement of Country.

3. ATTENDANCE

Mayor E Batt, Deputy Mayor K Dudgeon, Clr A E Bisdee OAM, Clr D Blackwell, Clr D Fish
Clr R McDougall and Clr F Miller.

Mr A Benson (Deputy General Manager), Mr D Richardson (Manager, Infrastructure &
Works), Mrs A Burbury (Finance Officer), Mrs W Young (Manager Community & Corporate
Development), Mrs J Crosswell (Executive Officer).

4. APOLOGIES

Mr T Kirkwood (General Manager)

5. LOCAL GOVERNMENT ELECTION

5.1 Receive Certificate of Election

The General Manager to formally table the Certificate of Election for the October 2022
Election.

RECOMMENDATION

THAT the Certificate of Election be formally received.

DECISION

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

THAT the Certificate of Election be formally received.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

5.2 Declaration of Office

Section 321 of the *Local Government Act 1993* states:

“Declaration of office

- (1)** Any person elected as councillor must make a prescribed declaration in a prescribed manner.
- (2)** A person elected as a councillor who has not made a declaration must not–
- (a)** act in the office of councillor, mayor or deputy mayor; or
- (b)** take part in the proceedings of any meeting of the council or a committee.
- (3)** A council is to acknowledge the making of a declaration at its meeting and the general manager is to record that fact in the minutes of that meeting”.

It is confirmed that the Mayor, Deputy Mayor, and all elected Councillors have made the prescribed declarations.

RECOMMENDATION

THAT Council formally acknowledge the making of the declarations in accordance with section 321 of the *Local Government Act 1993*.

DECISION

Moved by Clr D Fish, seconded by Clr F Miller

THAT Council formally acknowledge the making of the declarations in accordance with section 321 of the *Local Government Act 1993*.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

6. MINUTES**6.1 Ordinary Council meeting**

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 26th October 2022, as circulated, are submitted for confirmation.

DECISION

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

THAT the Minutes (Open Council Minutes) of the previous meeting of Council held on the 26th October 2022, as circulated, be confirmed.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

6.2 Special Committees of Council Minutes**6.2.1 Special Committees of Council - Receipt of Minutes**

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

- Chauncy Vale Wildlife Sanctuary Management Committee Minutes – 24th October 2022

RECOMMENDATION

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

DECISION

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

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

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

6.2.2 Special Committees of Council - Endorsement of Recommendations

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

- Chauncy Vale Wildlife Sanctuary Management Committee Minutes – 24th October 2022

RECOMMENDATION

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

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr A E Bisdee OAM

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

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

6.3 Joint Authorities (Established Under Division 4 of the *Local Government Act 1993*)

6.3.1 Joint Authorities - Receipt of Minutes

Nil.

6.3.2 Joint Authorities - Receipt of Reports (Annual & Quarterly)

Nil.

7. NOTIFICATION OF COUNCIL WORKSHOPS

DECISION

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

THAT the information be received.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

8. COUNCILLORS – QUESTION TIME

8.1 Questions (On Notice)

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

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

Nil.

8.2 Questions Without Notice

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

It states:

“29. Questions without notice

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

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

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

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

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

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

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

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

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

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

Clr R McDougall – Enquired as to status of the plan for the area adjacent to the Aquatic Centre and Community Centre.

Deputy General Manager – Awaiting report from the Structural Engineer which is expected by the end of the month.

Clr K Dudgeon – Notified by a resident that Campania Cemetery requires a general clean-up.

Manager Works & Infrastructure – This has now been completed.

Clr K Dudgeon – Sought advice in regard to the type of ‘electric vehicle charging station’ being installed at the Oatlands Aquatic Centre? Secondly, is there an opportunity to provide Southern Midlands residents complimentary use of the charging station for a period of time?

The Deputy General Manager advised that the type of fast-charging station connections of the charging station would be taken on notice. In terms of having free access, Council has

a lease agreement with Electric Highways Tasmania. Based on the provisions of the lease, it is highly unlikely 'free' use will be available given the commercial arrangements.

Clr K Dudgeon – Has been approached by a resident requesting Council to reinstate the pedestrian crossing in High Street in the vicinity of the Oatlands Aquatic Centre.

Deputy General Manager – This can be reviewed as part of the Oatlands Structure Plan. The process will require advice from a traffic engineer and will involve consultation with the public.

Clr K Dudgeon – Requested an update on the Oatlands Aquatic Centre.

Manager Community & Corporate Development – Week beginning 14th to 20th November:

- *Casual passes - 121 children, 81 adults, 17 concession and 5 families;*
- *Memberships paid upfront – 9 adults and 2 families.*
- *10 session passes - 4 adults and 1 child*
- *6 month memberships - 2 adults, 1 child and 4 families;*
- *10 Session Gym Pass – 1*
- *Casual Gym Pass – 7*
- *Direct debits set up for gym/pool/classes - 16*

The Centre has taken approx. \$6,700 for the week, this does not take into account School Learn to Swim Programs. A full report will be provided at the next Council Meeting. There have been some minor issues that have arisen since the opening of the Centre but these are being rectified while Vos Construction are still onsite.

Clr D Fish – Parking in High Street. Are we able to install some 15 Minute Parking signs outside Celebrations Bottle Shop?

Deputy General Manager to investigate - will advise Council at the January 2023 meeting.

9. 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*.

Mayor Edwin Batt declared an interest in Agenda Item 14.5.1 – ‘Carriage House’ at Kempton – Future Community Use. Mayor Batt is the Vice President of Navigate Family Services Incorporated.

10. 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.

1. Council Appointments - Special Committees, Statutory Bodies and External Organisations
2. Audit Panel – Reappointment/Extension of the Independent Chair Position.
3. Tas Networks (Electricity Supply) - Kempton and Surrounding Areas

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 Deputy Mayor K Dudgeon, seconded by Clr A E Bisdee OAM

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*.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

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

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

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

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

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

Julia Jabour – Southern Midlands Regional News - Congratulated all Councillors and look forward to working with Council in the future.

Enquired as to whether council would consider the possibility of fencing an area for an off lead dog park in Oatlands? Several areas have been mentioned – for example an area at Callington Park (beyond the playground) or the Sale Yards?

Mayor E Batt responded that Council supports dog parks in the municipality. It was commented that there have been delays with completion of the Kempton ‘Off-Lead Dog Park’ due to the re-positioning of the area(s) as a result of the skate facility being built; excessive prices obtained through quotations received for the supply and erection of the fences; and issues associated with contractor availability. When the Kempton facility is completed, the usage will be monitored and this will provide relevant information that can be taken into account when considering other potential locations.

11.1 Permission to Address Council

Nil.

12. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2015**12.1 Oatlands Aquatic Centre – External Cladding (High Street Frontage of Building)**

Clr A E Bisdee OAM has submitted the following Notice of Motion:

“THAT Council investigate the possibility of veneer cladding the outside of the office extension of the new Oatlands Aquatic Centre with SANDSTONE bricks as an alternative to PAINTING the exterior as proposed by the architects”.

General Manager’s Comments:

The Project Architect (Peter Gaggin) has been requested to provide comment in relation to this Motion. At the time of finalising the Agenda, a response has not been received. Advice will be provided at the meeting.

Councillors were provided with a copy of the comments and advice received from the Project Architect (Peter Gaggin).

DECISION

Moved Clr A E Bisdee, seconded by Clr R McDougall

“THAT Council investigate the possibility of veneer cladding the outside of the office extension of the new Oatlands Aquatic Centre with SANDSTONE bricks as an alternative to PAINTING the exterior as proposed by the architects”.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

Note:

A sample of the type of product that is being envisaged by Clr A E Bisdee OAM was circulated. He also provided comments in relation to other elements of the building.

The Deputy General Manager informed the meeting that Mr Patrick Stanton (Project Manager) would be attending the next Council Workshop to provide a briefing and update in relation to the Aquatic Centre and the overall budget position. This will include an update regarding the amount of contingencies available.

This information will assist Council to consider this matter and make a determination.

13. 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.

13.1 Development Applications

Nil.

13.2 Subdivisions

Nil.

13.3 Municipal Seal (Planning Authority)

Nil.

13.4 Planning (Other)**13.4.1 Submission to the Tasmanian Planning Policies – Draft for Consultation in accordance with section 12C(2) of the *Land Use Planning and Approvals Act 1993*.****DECISION**

Moved by Clr A E Bisdee OAM, seconded by Deputy Mayor K Dudgeon

THAT the attached submission to the *Tasmanian Planning Policies – Draft for Consultation in accordance with section 12C(d) of the Land Use Planning & Approvals Act 1993*, be endorsed.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

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

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr A E Bisdee OAM

THAT the meeting be adjourned for morning tea at 11.20 a.m.

CARRIED**DECISION**

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

THAT the meeting reconvene at 11.32 a.m.

CARRIED

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

14.1 Roads

Strategic Plan Reference 1.1

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

Nil.

14.2 Bridges

Strategic Plan Reference 1.2

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

Nil.

14.3 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.

14.4 Lighting

Strategic Plan Reference 1.4

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

Nil.

Mayor Batt declared a Pecuniary Interest in Agenda Item 14.5.1 and vacated the chair at 11.35 am. Deputy Mayor K Dudgeon took the chair.

14.5 Buildings

Strategic Plan Reference 1.5

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

14.5.1 'Carriage House' at Kempton – Future Community Use

DECISION

Moved by Clr D Fish, seconded by Clr R McDougall

THAT Council:

- 1) Receive and note the Report;
- 2) Acknowledge the receipt of the letter from Navigate Family Services Inc.; and
- 3) Enter into a three year lease, including options for extension, with a peppercorn rental of the Carriage House building along with its immediate surrounds at 128 Main Street, Kempton to Navigate Family Services, subject to the Lease qualifications provided by the Building Surveyor, i.e.
 - a. Issue of a Temporary Occupancy Permit for a 10a class building for it to be used (say one day a week, or a maximum of eight hours over the course of a week) for the type of use (painting classes for 10-12 people), as is occurring now or for similar uses,
 - b. The Temporary Occupancy Permit to be reviewed annually by the Building Surveyor to ensure compliance,
 - c. If a non-compliance is recorded the Lease will be required to be terminated.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

Mayor E Batt returned to the room at 12.01 p.m.

14.6 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.

14.7 Drainage

Strategic Plan Reference 1.7

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

Nil.

14.8 Waste

Strategic Plan Reference 1.8

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

Nil.

14.9 Information, Communication Technology

Strategic Plan Reference 1.9

Improve access to modern communications infrastructure.

Nil.

14.10 Officer Reports – Infrastructure & Works

14.10.1 Manager – Infrastructure & Works Report

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Clr F Miller – Is there the opportunity for Council to operate a materials depot so we can keep supplies onsite, therefore preventing the delay in waiting for materials to arrive and do we keep an inventory of items (for example chain mesh fence)

Manager Infrastructure and Works - we are unable to keep these in stock as we do not have the storage.

Clr F Miller – Sealing of gravel roads. Do we have a schedule of work for this?

Manager Infrastructure and Works – This is known as upgrading an existing unsealed road. This is decided each year when the budget is being discussed and depends on traffic count, usage, heavy vehicle use, busses etc.

Mayor E Batt – Update on Bagdad Primary School Carpark?

Deputy General Manager – there are ongoing negotiations with adjoining property owner. As yet property owner and Department of Education cannot come to an agreement.

Mayor E Batt – Kerbing and the flow of water in the southern part of Kempton.

Manager Infrastructure and Works – this has been an ongoing issue but has been inspected and believes the issue is quite minor. There is the potential to negotiate some of the funds allocated for the footpath.

RECOMMENDATION

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

DECISION

Moved by Clr R McDougall, seconded by Deputy Mayor K Dudgeon

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

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

15.1 Residential

Strategic Plan Reference 2.1

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

Nil.

15.2 Tourism

Strategic Plan Reference 2.2

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

Nil.

15.3 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.

15.4 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.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

16.1 Heritage

Strategic Plan Reference – Page 22

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

16.1.1 Heritage Project Program Report

DECISION

Moved by Cllr A E Bisdee OAM, seconded by Cllr D Blackwell

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

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	
Cllr F Miller	✓	

16.2 Natural

Strategic Plan Reference – page 23/24

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

16.2.1 NRM Unit – General Report

DECISION

Moved by Clr R McDougall, seconded by Clr D Fish

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

Note: Resulting from the discussion, Mayor E Batt to raise the issue of ‘weed management’ with the Brighton Council at the next scheduled meeting of the sub-region.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

16.3 Cultural

Strategic Plan Reference 3.3

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

Nil.

16.4 Regulatory (Development)

Strategic Plan Reference 3.4

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

Nil.

16.5 Regulatory (Public Health)

Strategic Plan Reference 3.5

Monitor and maintain a safe and healthy public environment.

Nil.

16.6 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

16.6.1 Animal Management Report

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr D Fish

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

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

16.7 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.

16.7.1 Central Renewable Energy Zone

DECISION

Moved by Cllr A E Bisdee OAM, seconded by Deputy Mayor K Dudgeon

THAT the information be received and Council request a briefing from ReCFIT to discuss the relevant issues in greater detail.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	
Cllr F Miller	✓	

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

17.1 Community Health and Wellbeing

Strategic Plan Reference 4.1
Support and improve the independence, health and wellbeing of the Community.

Nil.

17.2 Recreation

Strategic Plan Reference 4.2
Provide a range of recreational activities and services that meet the reasonable needs of the community.

Nil.

17.3 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.

17.4 Volunteers

Strategic Plan Reference 4.4
Encourage community members to volunteer.

Nil.

17.5 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.

17.6 Education

Strategic Plan Reference 4.6
Increase the educational and employment opportunities available within the Southern Midlands

Nil.

17.7 Capacity & Sustainability

Strategic Plan Reference 4.7

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

Nil.

17.8 Safety

Strategic Plan Reference 4.8

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

Nil.

17.9 Consultation & Communication

Strategic Plan Reference 4.8

Improve the effectiveness of consultation & communication with the community.

Nil.

18. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

18.1 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

18.1.1 Audit Panel Report to Council – 2021/2022

DECISION

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

THAT Council receive a copy of the Audit Panel Report for the 2021/2022 financial year.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	
Cllr F Miller	✓	

18.2 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

18.2.1 Tabling of Documents

Nil.

18.2.2 Elected Member Statements

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

Deputy Mayor K Dudgeon / Cllr R McDougall – Have been working with Oatlands District High School families regarding the cancellation of the Pawtella/Lemont school bus.

There has been a temporary resolution in that the bus will be running for at least term one of 2023. The continuation will depend on usage by families in the area.

18.2.3 Ordinary Council Meetings (Meeting Times and Frequency) – Local Government (Meeting Procedures) Regulations 2016 & Draft Council Meeting Schedule**DECISION**

Moved by Cllr A E Bisdee OAM, seconded by Deputy Mayor K Dudgeon

THAT, until determined otherwise (pending a community consultation process),

- a) Ordinary Meetings of Council be held on the fourth Wednesday of every month;**
- b) all Ordinary Meetings commence at 10.00 a.m.;**
- c) the ‘Public Question Time’ be scheduled for 10.30 a.m. for meetings held at the Kempton or Oatlands Council Chambers, and 12.30 p.m. for Ordinary Meetings of Council held in other locations;**
- d) Council endorse the 2023 Council meeting schedule; and**
- e) Council consult with the community to investigate whether there is any public interest in holding any Council Meetings out of business hours (after 5 p.m.).**

CARRIED

DECISION (By Absolute Majority)		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	
Cllr F Miller	✓	

18.2.4 Local Government Association of Tasmania – General Meeting (To be held 8th December 2022)

DECISION

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

THAT Council:

1. Do not support the Motion as submitted by the Burnie Council Re: Meeting Times for Council Meetings and Council Workshops; and
2. Council support the Motions submitted by the Kingborough Council Re: Housing Affordability; and the West Tamar Council Re: Review of *Property Agents and Land Transaction Act 2016*.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

18.2.5 Local Government Association of Tasmania – Workplace Health and Safety Review of Elected Representatives

DECISION

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

THAT Council endorse the recommendations provided in the Edge Legal Report entitled ‘Work Health and Safety Review – Elected Representatives’ with the exception of the following:

- **1.21 (a) – Qualifications and CPD – Requirement for qualification similar to Company Director’s Course as a mandatory pre-condition for seeking election.**

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	
Cllr F Miller	✓	

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr A E Bisdee OAM

THAT the meeting be adjourned for lunch at 1.10 p.m.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

DECISION

RESOLVED that the meeting reconvene at 1.35 p.m.

18.3 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.

DECISION

Moved by Cllr A E Bisdee OAM, seconded by Deputy Mayor K Dudgeon

THAT the Financial Report be received and the information noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	
Cllr F Miller	✓	

**18.3.2 Monthly Oatlands Aquatic Centre Capital Expenditure Report
(Period ending 31 October 2022)****DECISION***Moved by Clr D Fish, seconded by Clr A E Bisdee OAM***THAT the Financial Report be received and the information noted.****CARRIED**

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

18.3.3 2022/23 Budget Estimates – Formal Revision and Alteration (In Accordance With Section 82 Of The *Local Government Act 1993*)**DECISION***Moved by Clr A E Bisdee OAM, seconded by Clr D Blackwell***THAT, in accordance with section 82 of the *Local Government Act 1993*, the 2021/2022 Capital Works Program Budget Estimates be altered as follows (to incorporate the above amendments).****2022/2023 Capital Works Program Budget Estimates****Additions:**

Road Reconstruct and Seal Program	\$270,000
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Reductions:

Road Resealing Program	\$270,000
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TOTAL CHANGE TO 2022/2023 CAPITAL BUDGET	NIL
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CARRIED

DECISION (By Absolute Majority)		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

18.3.4 Wildlife Reserve Pty Ltd – Application for Rates Exemption (Charitable Purposes)

DECISION

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

THAT:

- a) The information be received; and
- b) Council acknowledge and agree that the land is owned and occupied exclusively for charitable purposes; and
- c) Council, in accordance with section 87 of the *Local Government Act 1993*, grant an exemption from the General Rates levied on the two properties owned by Wildlife Reserve Pty Ltd, being PID 1885138 and 9087507).

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	
Cllr F Miller	✓	

19. MUNICIPAL SEAL

20. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

20.1 Council Appointments - Special Committees, Statutory Bodies and External Organisations.

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 21 NOVEMBER 2022

Enclosure:

Table of Special Committees, Statutory Bodies and other External Organisations.

ISSUE

Appointment of Councillors to Special Committees, Statutory Bodies and other External Organisations.

BACKGROUND

The *Local Government Act 1993*, provides for two different types of Committees, they being Council Committees, and Special Committees.

“Section 23 - Council committees

(1) A council may establish, on such terms as it thinks fit, council committees to assist it in carrying out its functions under this or any other Act.

(2) A council committee consists of councillors appointed by the council and any councillor who fills a vacancy for a meeting at the request of the council committee.

(3) A meeting of a council committee is to be conducted in accordance with prescribed procedures.”

“Section 24 - Special committees

(1) A council may establish, on such terms and for such purposes as it thinks fit, special committees.

(2) A special committee consists of such persons appointed by the council as the council thinks appropriate.

(3) The council is to determine the procedures relating to meetings of a special committee.”

DETAIL

Each of the above mentioned Committees, excluding the external committees, have documented roles and responsibilities.

It is necessary to review the appointments following a Council Election.

Councillors should note that in the absence of a proxy being appointed for a position held by the Mayor, the Deputy Mayor automatically becomes the Mayor's proxy.

RECOMMENDATION

THAT Council confirm appointments to the following Committees:

- a) Council Committee - Southern Midlands Facilities & Recreation Committee;
- b) Special Committees of Council;
- c) Council representatives to external Committees; and
- d) Advisory Committees.

DECISION

Moved by Clr A E Bisdee, seconded by Deputy Mayor K Dudgeon

THAT Council confirm appointments to the following (as listed on the following page(s):

- a) Council Committee - Southern Midlands Facilities & Recreation Committee;**
- b) Special Committees of Council;**
- c) Council representatives to external Committees; and**
- d) Advisory Committees.**

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

COUNCIL COMMITTEE(S)	CURRENT MEMBERS	PROXY	2022 APPOINTMENT	PROXY
Southern Midlands Facilities & Recreation Committee (incl. Disability Access)	Deputy Mayor E Batt Clr Don Fish Clr A Bantick	Clr K Dudgeon	Mayor E Batt Deputy Mayor K Dudgeon Clr D Fish	Clr R McDougall
STATUTORY REQUIREMENTS	CURRENT MEMBERS	PROXY	2022 APPOINTMENT	PROXY
Audit Panel	Deputy Mayor E Batt Clr A Bantick	Clr A E Bisdee OAM	Nominations: Clr A E Bisdee OAM Clr D Blackwell Clr F Miller	
Southern Midlands Emergency Management Planning Committee	Clr A Bantick	Clr D Fish	Clr R McDougall	Clr D Fish
COUNCIL SPECIAL COMMITTEE(S)	CURRENT MEMBERS	PROXY	2022 APPOINTMENT	PROXY
Australia Day Awards Committee	Mayor A Green	Deputy Mayor E Batt	Mayor E Batt	Deputy Mayor K Dudgeon
Enterprise Bargaining / Award Consultative Committee	Mayor A Green	Deputy Mayor E Batt	Mayor E Batt	Deputy Mayor K Dudgeon
Lake Dulverton & Callington Park Management Committee	Clr D Fish	Clr R McDougall	Clr D Fish	Clr R McDougall
Oatlands Community Shed Committee	Clr D Fish	Clr K Dudgeon	Clr D Fish	Deputy Mayor K Dudgeon
Chauncy Vale Management Committee	Clr A Bantick	Clr R McDougall	Clr R McDougall	Clr D Blackwell

COUNCIL SPECIAL COMMITTEE(S)	CURRENT MEMBERS	PROXY	2022 APPOINTMENT	PROXY
Campania Halls Management Committee	Mayor A Green	Deputy Mayor E Batt	Clr F Miller	Clr D Blackwell
Colebrook Memorial Hall Management Committee	Mayor A Green	Clr D Fish	Clr F Miller	Clr D Fish
Oatlands Community Hall Management Committee	Clr D Fish	Clr R McDougall	Clr D Fish	Clr R McDougall
Parattah Railway Restoration Management Committee	Clr R McDougall	Clr D Fish	Clr R McDougall	Clr D Fish
Woodsdale Hall Management Committee	Clr K Dudgeon	Mayor A Green	Deputy Mayor K Dudgeon	Clr F Miller
Campania Recreation Ground Management Committee	Mayor A Green	Deputy Mayor E Batt	Mayor E Batt	Clr A E Bisdee OAM
Mangalore Recreation Ground Management Committee	Clr A Bantick	Clr A E Bisdee OAM	Clr D Blackwell	Clr A E Bisdee OAM
Parattah Progress Association (formerly Parattah Recreation Ground Management Committee)	Clr D Fish	Mayor A Green	Clr D Fish	Deputy Mayor K Dudgeon
Tunnack Recreation Ground Management Committee	Clr R McDougall	Deputy Mayor E Batt	Clr R McDougall	Mayor E Batt
Mt Pleasant Recreation Ground Management Committee	Clr K Dudgeon	Clr D Fish	Deputy Mayor K Dudgeon	Clr D Fish

COUNCIL ADVISORY GROUPS	CURRENT MEMBERS	PROXY	2022 APPOINTMENT	PROXY
Arts Advisory Committee	Deputy Mayor E Batt	Clr R McDougall	Mayor E Batt	Clr R McDougall
Southern Midlands Memorial Trees Committee	Deputy Mayor E Batt	Clr A E Bisdee OAM	Mayor E Batt	Clr A E Bisdee OAM
Kempton Streetscape Committee	Deputy Mayor E Batt	Clr A E Bisdee OAM	Mayor E Batt	Clr A E Bisdee OAM
Heritage and Bullock Festival Committee	Deputy Mayor E Batt	Clr D Fish	Mayor E Batt	Clr D Fish
Heritage Hub Management Committee	Deputy Mayor E Batt	Clr R McDougall	Mayor E Batt	Clr R McDougall
Melton Mowbray Park Advisory Group	Deputy Mayor E Batt	Clr A E Bisdee OAM	Mayor E Batt	Clr A E Bisdee OAM

EXTERNAL BODIES	CURRENT MEMBERS	PROXY	2022 APPOINTMENT	PROXY
Local Government Association General Meetings	Mayor A Green	Deputy Mayor E Batt	Mayor E Batt	Deputy Mayor K Dudgeon
Southern Tasmanian Councils Authority (STCA)	Mayor A Green	Deputy Mayor E Batt	Mayor E Batt	Deputy Mayor K Dudgeon
Southern Tasmanian Regional Waste Authority – Local Government Forum			David Richardson	Tim Kirkwood
South Central Sub Region	Mayor A Green		Mayor E Batt	
TasWater Corporation Owners/Representatives Committee	Mayor A Green	Clr A E Bisdee OAM	Clr A E Bisdee OAM	Mayor E Batt
MMPHC Community Advisory Committee (CAC)	Clr A E Bisdee OAM	Clr K Dudgeon	Clr A E Bisdee OAM	Deputy Mayor K Dudgeon
Midlands Fire Area Management Committee	Tim Kirkwood	Jack Lyall	Tim Kirkwood	Paul Lang
Heritage Highway Tourism Region Association	Mayor A Green		Clr R McDougall	Deputy Mayor K Dudgeon

20.2 Audit Panel – Reappointment/Extension of the Independent Chair Position.**Audit Panel – Composition and Tenure**

Section 2 of the Audit Panel's Charter provides the following:

“The Council is responsible for appointment of Panel members. The Panel will consist of a membership of three (3), consisting of two Councillors and one (1) independent member. The Council will appoint two Councillors other than the mayor, as members of the Panel.

The members will be appointed for a period of four years coinciding with the local government elections and the post-election review of Panel representation by Council.

The independent member will be appointed for a period of 4 years following each Council Election The independent member will be eligible for extension or re-appointment, however unless specifically determined otherwise by Council, this will follow a recruitment advertising process aimed at assessing.”

In reference to the last paragraph, a resolution of Council is sought to extend the appointment of Mr David Sales as the independent Chair of the Panel for a further period.

This will ensure some continuity of membership noting that the two previous Council members are no longer eligible for re-appointment, and secondly, the unspecified period (not to exceed beyond the next election) will provide an opportunity to prepare a succession plan for the position of Chair.

DECISION

Moved by Cllr A E Bisdee OAM, seconded by Deputy Mayor K Dudgeon

THAT Mr David Sales be reappointed as the Independent Chair of the Southern Midlands Council Audit Panel for a further period (not to exceed beyond the next election) which will provide an opportunity to prepare a succession plan for the position of Chair.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	
Cllr F Miller	✓	

20.3 TasNetworks (Electricity Supply) - Kempton and Surrounding Areas**ISSUE**

There have been a number of interruptions to the electricity supply in Kempton and surrounding areas, most recently following high winds. This was due to the collapse of a tree falling on a power line.

There are other trees on private land that were originally planted as part of a War Memorial at the western end of Kempton that are at risk of falling, the issue has been exacerbated of late due to heavy rain and wind. There is also the issue as to whether some community groups may object to the removal of the trees.

DECISION

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

THAT TasNetworks be alerted to the risks of further trees falling in Kempton and a further report prepared for the January 2023 Council Meeting.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	
Cllr F Miller	✓	

RECOMMENDATION

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

DECISION

Moved by Clr R McDougall, seconded by Deputy Mayor K Dudgeon

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.

CARRIED

Matter	<i>Local Government (Meeting Procedures) Regulations 2015 Reference</i>
<i>Closed Council Minutes - Confirmation</i>	15(2)
<i>Applications for Leave of Absence</i>	15(2)(h)
<i>Update on the Progress of Transfer / Purchase of Tasmania Police Properties in Oatlands</i>	15(2)(e)(ii)

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

RECOMMENDATION

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

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr R McDougall

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

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

CLOSED COUNCIL MINUTES

21. BUSINESS IN “CLOSED SESSION”

21.1 Closed Council Minutes - Confirmation

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.

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

21.2 Applications for Leave of Absence

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.

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

21.3 Update on the Progress of Transfer / Purchase of Tasmania Police Properties in Oatlands

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.

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

RECOMMENDATION

THAT Council move out of “Closed Session”.

DECISION

Moved by Clr D Blackwell, seconded by Clr R McDougall

THAT Council move out of “Closed Session”.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

OPEN COUNCIL MINUTES

22. CLOSURE

The meeting closed at 2.22 p.m.

Woodsdale Community Memorial Hall

Est. 1905

General Committee Meeting
On
Monday 5th September 2022

Welcome/opening:

Kaye Rowlands (President) welcomes members to the meeting. Meeting declared open at 8.15 p.m.

Attendance: Mrs Kaye Rowlands (President), Mrs Ann Scott (Vice President), Ms Kate Bourne, Mrs Karen Dudgeon (Council Representative), Ms Alyson Scott, Mr Leon Scott, Mrs Marion Wiggins (Secretary), Mrs Sally Stubs (Treasurer) Mrs Ann Wiggins, Mrs Allison Scott

Confirmation of Minutes of last Meeting 25th July 2022

Moved by Ms Alyson Scott and **Seconded** by Mrs Karen Dudgeon

Motion Carried

Financial Report:

Total Funds as 1st July 2022 **\$ 9,335.29**

Y.T.D. Financials

Opening Balance **\$ 9,335.29**

Incoming YTD **\$ 0.00**

Outgoing YTD **\$141.12**

Closing Balance **\$ 9,194.17**

Moved by Ms Alyson Scott and **Seconded by** Mrs Marion Wiggins

Motion Carried.

General Business:

- Woodsdale Football Dinner was a great success with all enjoying the evening. Details of financials reported in the Treasurers Report.

- New lock request has been sent to council. Dave Richardson to follow up with Kaye.
- Defibrillator grant application was sent to Ambulance Tasmania on August 5. Acknowledgement of application was received, and notification of result will follow in September.
- Telephone Service – If application for defibrillator is successful, Hall committee will contact Telstra about extending mobile service to the hall area to ensure emergency calls are possible if needed.
- Xmas function – Due to the success of the evening in 2021 it was decided to hold another community Xmas event at the football ground on December 3rd. Alyson to check with football club to ensure date is suitable. Will confirm at next meeting.

As per last year – bar will be run by the Woodsdale Football Club and food and raffle will be organised by the Woodsdale Hall committee.

Bookings:

- October 22nd – Christine Dean/Beth Miles – Nutrimerics
- September 24th - Hairdresser

**NEXT GENERAL HALL COMMITTEE MEETING TO BE HELD ON
MONDAY OCTOBER 10TH AT 7.30 P.M.**

Meeting Closed at 8.40 p.m.

Woodsdale Community Memorial Hall

Est. 1905

MINUTES – General Committee Meeting

Monday 10th October 2022

Woodsdale Hall

Welcome/Opening:

- The President welcomes members and declares the meeting open at p.m.

Attendance:

Mrs Kaye Rowlands, Mrs Sally Stubs, Mrs Ann Scott, Mr Leon Scott, Mrs Allison Scott, Mrs Marion Wiggins, Mrs Karen Dudgeon

Apologies:

Moved: Allison Scott

Seconded: Mr Leon Scott

Motion Carried

Confirmation of Minutes of last meeting – 5th September 2022

- Moved: Mrs Sally Stubs
- Seconded: Mrs Karen Dudgeon

Motion Carried

Business Arising from Previous Minutes – 5th September 2022

- Marion contacted Ambulance Tasmania – no word on Grant for defibrillator until after October 17
- New lock request has been sent to council – Dave Richardson to follow up – no action yet. Council to contact Kaye.
- AGM minutes have been sent to Jemma Croswell at Southern Midlands Council.

Financial Report:

No treasurers report due to finalising new signatories for account.

General Business:

- Purchase non-slip mat for supper room entrance – Karen and Kaye to purchase
- **Xmas event – Woodsdale Football Grounds – Saturday December 3rd 5pm**

Adults - \$10 - 12-15 years \$5 - Under 12 Free

Licensed bar run by Woodsdale Football Club

Food – BBQ and salads

RSVP - 25th November to Marion/Sally – advertise on flyers

Meat – kebabs, sausages, hamburgers, chops (will get prices) – Trendy Cut Meats (Marion)

Salads – Homelands (Sorell) – (Ann Scott to approach) and look for bulk supplier

Santa – contact - Bill Free (Ann Scott to contact) - Martin Stubs

Raffle – Xmas cake (Karen Dudgeon), Xmas ham (Oatlands IGA – Karen to approach), Wine (Sally Stubs), Xmas gift hamper (Marion Wiggins), Turkey (Kaye Rowlands). Prizes not to be listed on raffle books so we can gather more before the event.

Xmas Raffle – \$2 a ticket or 3 for \$5

Lollies and fruit boxes for the kids - bought by Hall Committee

Activities:

Andrew Dean – Reclink (Marion to approach) – Maryann Orchard – City Mission (Marion to approach)

Face painter – Jodie (Allison to approach)

Fire Truck – Allison to check availability

Flyer/invitation to be forwarded to Karen Dudgeon to distribute to local advertisers in the Oatlands area. Invitations to Levendale Hall, Woodsdale Museum, Woodsdale Fire Brigade, Tunnack News, Community Page (Ebony McConnon), Southern Midlands News (Julie Jabour) Letter box drop.

Bookings:

- Hairdresser returns 5th November
- Julie Bellette – 12th November
- Christine Dean – October 22 – Nutrimetics – open hall at 12pm

Follow up Meeting:

NEXT MEETING – NOVEMBER 7 AT 7.30 PM

Meeting Closed 8.25 p.m.

Woodsdale Community Memorial Hall

Est. 1905

MINUTES – General Committee Meeting

Monday 7th November 2022

Woodsdale Hall

Welcome/Opening:

- The President welcomes members and declares the meeting open at 7.35 p.m.

Attendance:

Mrs Kaye Rowlands, Mrs Sally Stubs, Mrs Ann Scott, Mr Leon Scott, Mrs Marion Wiggins, Mrs Karen Dudgeon, Ms Alyson Scott, Ms Kate Bourne

Apologies:

Mrs Allison Scott

Moved: Ms Kate Bourne

Seconded: Mrs Ann Scott

Motion Carried

Confirmation of Minutes of last meeting – 10th October 2022

- Moved: Mrs Sally Stubs Seconded: Mr Leon Scott

Motion Carried

Business Arising from Previous Minutes – 5th September 2022

- Marion contacted Ambulance Tasmania – no word on defibrillator Grant for at least 2 months
- New lock request has been sent to council – Dave Richardson to follow up – no action yet. Council to contact Kaye.

Financial Report:

Treasurer unable to access financial details due to change of signatories just completed.

Balance at October 7th 2022

\$10864.00

Moved: Ms Ann Scott

Seconded: Mr Leon Scott

Motion Carried

- Christine Dean to pay for hire hall – Marion to message

General Business:

- Purchase non-slip mat for supper room entrance – purchased
- The committee officially congratulated Ms Karen Dudgeon on becoming Deputy Mayor

Xmas event – Woodsdale Football Grounds – Saturday December 3rd 5pm

- Adults - \$10 - 12-15 years \$5 - Under 12 Free
- Licensed bar run by Woodsdale Football Club (confirmed)
- Food – BBQ meat to be provided by Reclink – amount to be confirmed – balance of meat required to be discussed at next meeting
- RSVP - 25th November to Marion/Alyson – flyers to be delivered by Brady this week. Quantity of 150 – Baden, Whitefoord, Woodsdale, Tunnack.
- Meat – kebabs, sausages, hamburgers, chops – Trendy Cut Meats /Coles
- Salads – will look for a bulk supplier or donations through Coles – Alyson to present donation letter
- Santa – contact - Bill Free will do it if he is well. Ann has a (reserve) Santa. Martin is the elf on the shelf.
- Ms Ann Wiggins to make some new (extra large) trousers for Santa.
- Raffle – Ice Fruit cake (Karen Dudgeon), Xmas ham (Oatlands IGA – Karen to approach), Wine (Sally Stubs), Xmas gift hamper (Marion Wiggins), Turkey (Kaye Rowlands). Quilt (Ann), Natalie Wilson (hair trim at Woodsdale), Pamper pack (Allison Scott). Prizes not to be listed on raffle books so we can gather more before the event.
- All committee members now have a raffle book.
- Lollies and fruit boxes for the kids - bought by Hall Committee – purchase lollies from No Frills and fruit boxes – 30 packets of lollies and cordial – frogs in the pond (Alyson), paper plates, serviettes – Ms Alyson Scott to purchase
- Ann concerned about the state of the area around the hall. Tanks, grass etc. Needs gutters cleaned and tank has grass growing in it. Council – Karen Dudgeon to contact council representative.
- Leon and Andrew to clean out the gutters

Marion asked the committee if they might be willing to donate the profit from the evening to fund Emergency Xmas hampers for the Southern Midlands Community through Hobart City Mission.

Moved: Mr Leon Scott

Seconded: Ms Alyson Scott

Motion Carried

Activities:

- Andrew Dean – Reclink to provide sporting equipment for games

- Maryann Orchard –Hobart City Mission to provide a Face painter for 2 hours. Allison organised, invoice to be sent to Hobart City Mission for payment
- Fire Truck – no available

Bookings:

- Hairdresser returns 17TH December
- Julie Bellette – 12th November

Follow up Meeting:

NEXT MEETING – MONDAY NOVEMBER 28TH AT 7.30 PM

Meeting Closed 8.25 p.m.

WORKSHOP ITEM

Woodsdale Recreation Ground – 2578 Woodsdale Road, Woodsdale (PID 5839745)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 28th NOVEMBER 2022

Enclosures(s):

- A. *The LIST – Property Information Report & copy of Title*
- B. *Report – Submitted to Council Meeting held 24 November, 2021*
- C. *13th December 2021 – Council Workshop Discussion*
- D. *January 2022 Council Meeting – Report to Council (refer enclosure D)*
- E. *February 2022 Council Meeting – ‘In-Committee’ Report to Council (refer enclosure E)*
- F. *April 2022 Council Meeting – Report to Council (re: Amendment to Management Committee Arrangements) (refer enclosure F)*
- G. *30th May 2022 – Council Workshop Discussion*
- H. *6th June 2022 2022 – Council Workshop Discussion*
- I. *August 2022 – Freestone Building Surveying Report*
- J. *9th September 2022 – Copy of Sugden & Gee Report – Structural assessment of Woodsdale Football Club Change Rooms – as submitted by Woodsdale Football Club (refer enclosure J).*
- K. *29th September 2022 – AFL Tasmania – Venue inspection final site report – Woodsdale Oval (refer enclosure K)*
- L. *2nd October 2022 - Detailed list of requirements to upgrade the various buildings (and associated infrastructure) at the Woodsdale Recreation Ground provided to the Woodsdale Football Club. This included a copy of the Freestone Building Surveying report (referred to above). (refer enclosure L)*
- M. *‘JMAPP Property Risk Site Inspection Report’ prepared by JLT – Council’s Insurers. (refer enclosure M)*

ISSUE

To provide an updated report in relation to the Woodsdale Recreation Ground with the aim of seeking direction (and/or a decision) regarding the future development of the Woodsdale Recreation Ground.

BACKGROUND

For the benefit of newly elected members, the Woodsdale Recreation Ground is a Council owned property. The total area of the property is 2.803 hectares and is accessed off Woodsdale Road (via Montgomery’s Road).

There are four main buildings on the property:

1. Clubrooms – total area of 88.0 square metres
2. Change rooms – total area of 75 square metres;
3. Toilets – total area of 32 square metres; and
4. Kiosk / Kitchen.

Historically the property was managed by the Woodsdale Football Club however following the Football Club going into recess in 2015, for a period of time it was managed by the Woodsdale Hall Management Committee, being a Council Management Committee.

Note It is generally the responsibility of the Management to raise sufficient funds through hire fees and other income sources to meet the operational costs associated with the property, however during the period that the Football Club was in recess (and is still the case), the Southern Midlands Council did retain responsibility for paying the Aurora Account. This recognised that there is insufficient income derived from bookings to offset the operational costs.

The Woodsdale Football Club re-entered the Oatlands District Football Association in 2022 and arrangements were made for the Club to train (at least one night per week) and play its home games at the Kempton Recreation Ground. This was due to the condition and inadequacy of the facilities; the unsuitability of the ground for playing football; and safety issues and concerns generally

The following provides a timeline of activities and provides copies of past reports considered by Council:

- November 2021 – Council received an initial verbal approach by the Woodsdale Football Club to upgrade facilities at the Woodsdale Recreation Ground, so that they can enter a side in the ODFFA Competition in 2022 Season
- November 2021 Council Meeting – Report to Council (refer enclosure B)
- 13th December 2021 – Council Workshop Discussion (refer enclosure C)

Outcome of Workshop:

Further information relating to the Woodsdale Recreation Ground was presented to the meeting. Information included the AFL Tas audit outcomes; comments provided by JLT Insurance; and photographs of the facility and identified defects.

As an outcome of the workshop, it was agreed that a meeting be arranged with the representatives of the Woodsdale Football Club to discuss all relevant issues.

- January 2022 Council Meeting – Report to Council (refer enclosure D)
- 9th February 2022 – Council Workshop Discussion

Outcome of Workshop:

A verbal report was provided to the workshop. This followed a meeting between representatives from the Central Hawks Junior Football Club and the Woodsdale Football Club. As an outcome of that meeting, it was confirmed that the Kempton Recreation Ground could be used by the

Woodsdale Football Club to play its home games - subject to the terms and conditions negotiated between the two Clubs relating to access; ground preparation; cleaning etc.

- February 2022 Council Meeting – ‘In-Committee’ Report to Council (refer enclosure E)
- April 2022 Council Meeting – Report to Council (re: Amendment to Management Committee Arrangements) (refer enclosure F)
- 30th May 2022 – Council Workshop Discussion

Outcome of Workshop:

Woodsdale Recreation Ground – Discussion Re: Football Club Submission

Preliminary consideration of the submission lodged by the Woodsdale Football Club in relation to upgrading the property to enable home games to be played at the Woodsdale Recreation Ground in 2023. (refer enclosure G)

To be listed for further discussion at the Workshop scheduled on 6th June 2022.

- 6th June 2022 – Council Workshop Discussion

Outcome of Workshop:

Woodsdale Recreation Ground – Discussion Re: Football Club Submission

The workshop reviewed a preliminary ‘lifecycle’ costing report submitted by A Benson. (refer enclosure H).

Note: This report was based on an indicative capital investment of \$500,000 (which was an approximation at that point of time), but it clearly demonstrates the overall cost associated with the proposed upgrade on an annualised basis.

Discussion was deferred pending the attendance of Mr John Treasure (President – Woodsdale Football Club) at the workshop scheduled for 15th June 2022.

- August 2022 – Freestone Building Surveying engaged by Council to provide an independent assessment of the four(4) Buildings at the Recreation Ground (refer enclosure I)
- 9th September 2022 – Copy of Sugden & Gee Report – Structural assessment of Woodsdale Football Club Change Rooms (refer enclosure J). This was arranged and submitted by the Woodsdale Football Club.

- 12th September 2022 – Council Workshop Discussion

Outcome of Workshop:

Woodsdale Recreation Ground – Building Surveyors Report

Preliminary consideration of an independent Building Surveyors' Report entitled 'Structural Integrity & NCC Compliance Report' prepared by Freestone Building Surveying.

This report was commissioned by Council to obtain independent advice from a Building Surveyor regarding the building infrastructure at the Woodsdale Recreation Ground.

It was acknowledged that Council is within the nominated 'caretaker period' policy timeframe, and therefore it is not possible to progress any decisions relating to the Woodsdale Recreation Ground property.

As an interim measure, it was agreed that the Woodsdale Football Club be provided with a copy of the report. During discussion it was also noted that the Woodsdale Football Club has submitted an application for funding under Council's Community Small Grants Program. Under the circumstances it was though that this request should be considered as part of the broader considerations relating to the property.

- 19th September 2022 – Meeting with representatives of the Woodsdale Football Club – outcome of which was a request to provide detailed list of upgrade requirements.
- 29th September 2022 – AFL Tasmania – Venue inspection final site report – Woodsdale Oval (refer enclosure K)
- 2nd October 2022 - Detailed list of requirements to upgrade the various buildings (and associated infrastructure) at the Woodsdale Recreation Ground provided to the Woodsdale Football Club. This included a copy of the Freestone Building Surveying report (referred to above). (refer enclosure L)

Note: It was at this point that Council entered 'caretaker period'. No further decision(s) could be made in terms of the future of the property due to the financial implications.

DETAIL

Reference is made to the past reports and discussions held by Council.

It can be readily seen that the list of defects and required improvements are considerable. This is also evidenced in the recently completed 'JMAPP Property Risk Site Inspection Report' prepared by JLT – Council's Insurers. (refer enclosure M)

In the absence of a budget, and the unknown likelihood of capital funding being allocated to upgrade the premises, there is little value in proceeding to prepare detailed design plans and specifications.

In order to advance the discussion and determine a way forward, a broad estimate to upgrade the property and ensure compliance from both a property and risk perspective, is **\$750,000**. This amount is a calculation based on the use of the building(s) and the number of square metres. Contingencies are also provided for assessment and upgrade of the waste disposal system.

Whilst other capital investment estimates have been mentioned in the past, the \$750,000 is considered a more realistic amount.

The following issues are highlighted from past reports and discussions:

1. Major development of the property would be inconsistent with the 'Southern Midlands Recreation Plan'. Whilst this is a dated report, the commentary and recommendations are still applicable;
2. Concern regarding the actual future of the Woodsdale Football Club as the primary 'user' of the Ground', acknowledging that other events are held on an infrequent basis during the course of the year;
3. Putting aside the building issues, the suitability of the ground for playing football is questionable (i.e. does not meet the minimum guidelines);
4. The extent of defects and the associated risk(s) requires action as soon as possible; and
5. The need for Council to consider the future of the Woodsdale Recreation Ground (taking into account the above), including the issue of ownership and future management options is essential.

Human Resources & Financial Implications – Refer above detail.

The following summary of Assets Values and Operating Costs have been update for information:

Asset Values (for information)

The following is a summary of the Asset values for the Recreation Ground property. The replacement values are determined on a square metre rate.

Component:	Replacement Value	Annual Depreciation	Written Down Value
Land (2022 Valuation)	\$60,000	\$0	\$60,000
Floor Covering	\$21,120	\$845	\$1,673
Plumbing	\$20,160	\$806	\$1,597
Electrical & Communications	\$28,800	\$1,152	\$2,282
Kitchen	\$25,000	\$1,000	\$1,981
Heating	\$960	\$38	\$76

Outdoor Play & Exercise Equipment	\$15,000	\$600	\$7,800
Roof	\$38,400	\$768	\$23,027
Structure	\$576,000	\$7,200	\$446,301
Total	\$785,440	\$12,409	\$544,737

Operating Costs (including Depreciation)

In relation to Council's direct involvement, the following is a summary of costs incurred for the past three years:

Cost Item	2019/20	2020/21	2021/22
Council Labour & On-costs	\$120.76	\$1,493.39	\$5,223
Council Plant	\$26.00	\$954.00	\$2,366
Electricity	\$494.14	\$583.16	\$491
Insurance	\$524.53	\$513.77	\$617
Survey Costs (Remark boundaries)	\$0.00	\$1,936.36	\$0.00
Maintenance (General)	\$0.00	\$925.00	\$2,914
Depreciation (annual allocation – posted 30 June) <i>Note: The increase in depreciation followed a revaluation of all Councils building assets in 2020/21.</i>	\$5,093.57	\$12,409.60	\$12,410
Total	\$6,259.00	\$18,815.28	\$24,021

In short, it is apparent that the following options are available to Council:

- Make a decision to upgrade the property and proceed to identify potential funding sources and negotiate a suitable hire/lease arrangement with the Woodsdale Football Club to recover (or offset) some of the costs. This may also include the need to consider property acquisition to provide a ground that meets the AFL minimum standards;
- Make a decision not to upgrade the property to make it suitable for football (i.e. both buildings and oval), but retain the property for use by the community as a general recreation space. This would require demolition of the changerooms and kiosk building; and upgrade of the clubrooms as a community gathering place and upgrade the toilets to suit;
- Make a decision not to upgrade the property and make a decision to sell the property and proceed through the 'Sale of Public Land' process; or
- Make a decision to invest in the preparation of detailed plans and specifications which would provide an acceptable level of infrastructure for playing football - with the intent of providing this information to the Football Club. This option acknowledges that the Football Club has indicated that they are not necessarily seeking capital contributions from Council, as they have voluntary resources available to the Club. This would also allow the Club to pursue external grant opportunities as they have suggested.

Council may also consider a combination of the above options which can be raised for discussion at the workshop.

From an overall asset management and risk perspective, sale of the property is a real option that warrants serious thought given the overall condition of the property. If this option was progressed, the intent would be to reinvest the proceeds into other local community infrastructure.

Community Consultation & Public Relations Implications – This directly impacts on the Woodsdale Football Club; its members and the Woodsdale community (and surrounds). If a decision was made not to upgrade the Recreation Ground, it follows that alternative arrangements will need to be negotiated to provide for training and home games to be played at an alternative venue.

In relation to this, it is my understanding that the Football Club are not prepared to play at an alternative venue and will cease to exist although this has not been directly confirmed with the Club.

Policy Implications – N/A

Priority - Implementation Time Frame – Resolution is required as a matter of urgency.

RECOMMENDATION

Submitted for discussion with the aim of developing a position (and recommendation) that can be formally considered at the next Council Meeting.

A



PROPERTY INFORMATION REPORT

VALUER-GENERAL, TASMANIA
Issued pursuant to the Valuation of Land Act 2001



PROPERTY ID: 5839745
MUNICIPALITY: SOUTHERN MIDLANDS

PROPERTY ADDRESS: WOODSDALE OVAL
2578 WOODSDALE ROAD
WOODSDALE TAS 7120

PROPERTY NAME: WOODSDALE OVAL

TITLE OWNER: 10138/1 : SOUTHERN MIDLANDS COUNCIL

INTERESTED PARTIES: MUNICIPALITY OF SOUTHERN MIDLANDS

POSTAL ADDRESS: PO BOX 21
(Interested Parties) OATLANDS TAS 7120

MAIN IMPROVEMENTS SUMMARY

Improvements: FTBL GRND, CHNG RMS
Improvement Sizes (Top 3 by Size):

Improvement:	Area:
CLUB ROOM	88.0 square metres
CHANGEROOMS	75.0 square metres
TOILETS	32.0 square metres

Number of Bedrooms:

Construction Year of Main Building:

Roof Material: Galvanised Iron

Wall Material: Galvanised Iron

Land Area: 2.803 hectares

LAST VALUATIONS

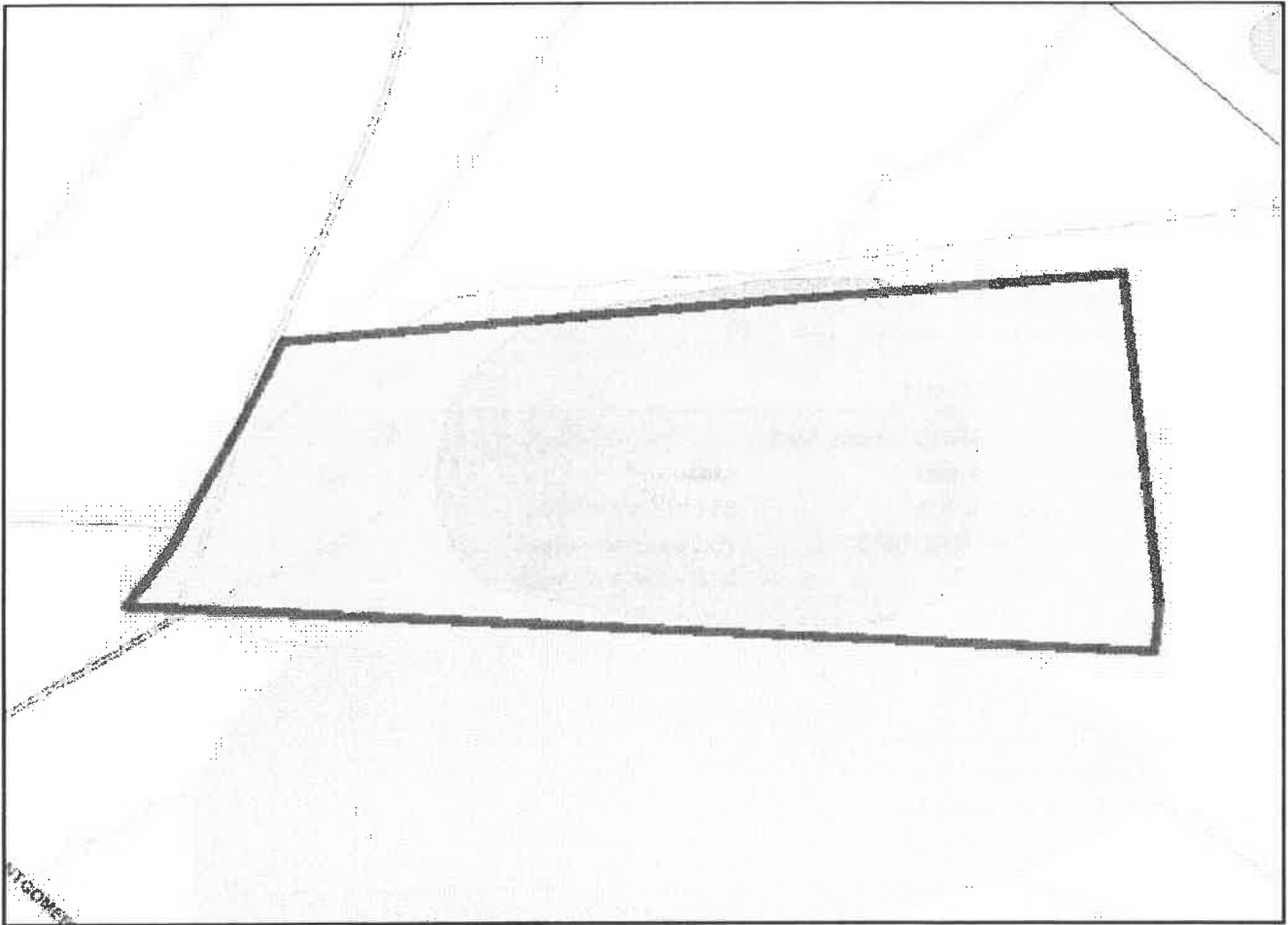
Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
04/04/2022	01/07/2021	\$60,000	\$205,000	\$8,200	FRESH VALUATION
18/02/2015	01/07/2014	\$55,000	\$130,000	\$5,200	REVALUATION

No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Explanation of Terms

Property ID - A unique number used for Valuation purposes.

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

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

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

SEARCH OF TORRENS TITLE

VOLUME 10138	FOLIO 1
EDITION 2	DATE OF ISSUE 09-Jul-2015

SEARCH DATE : 27-Jan-2022
 SEARCH TIME : 11.23 AM

DESCRIPTION OF LAND

Parish of STANFIELD, Land District of MONMOUTH
 Lot 1 on Diagram 10138
 Derivation : Part of Lot 12458 Gtd. to J. Rowlands
 Prior CT 3657/31

SCHEDULE 1

SOUTHERN MIDLANDS COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

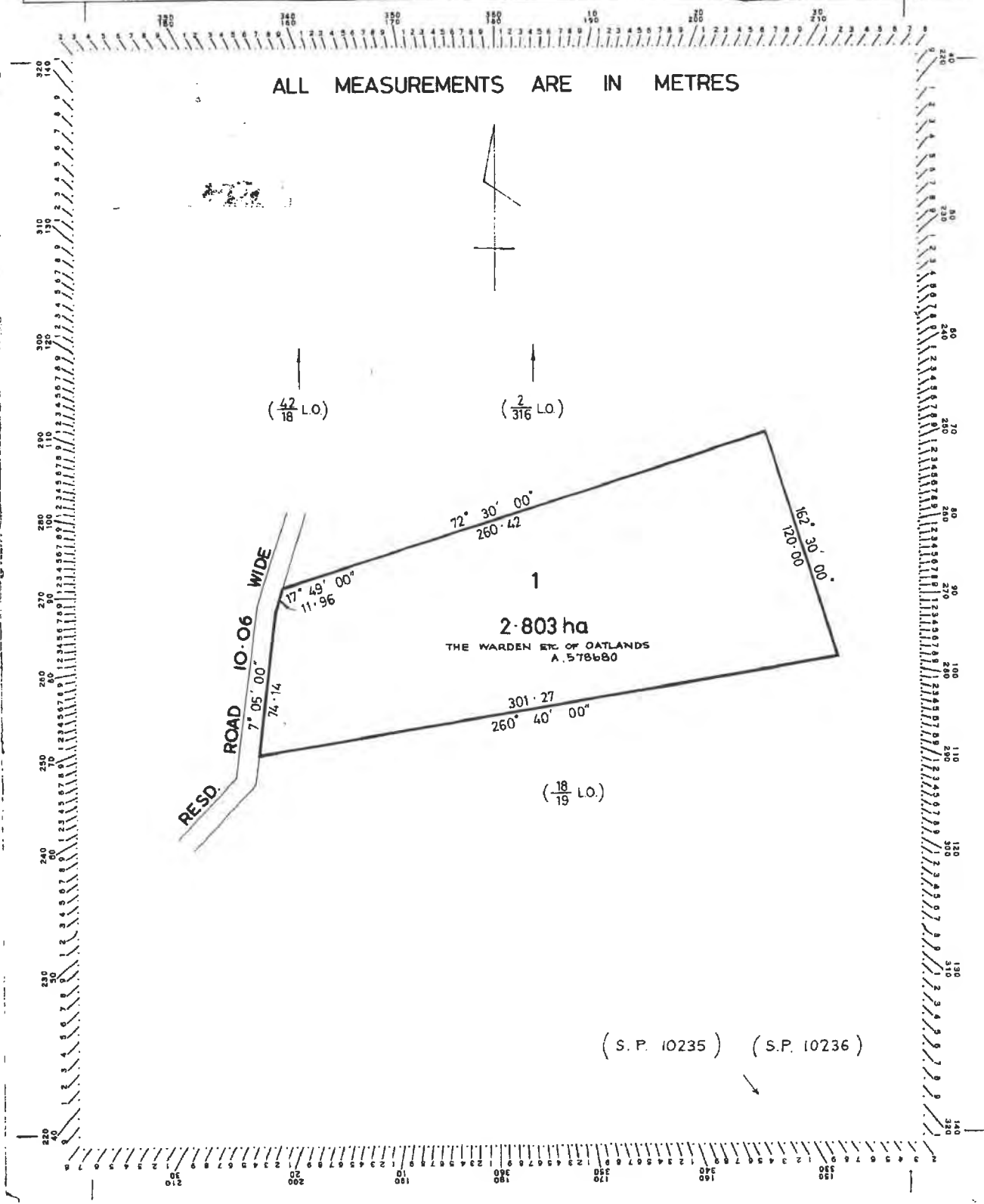
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

29 AUG 1977

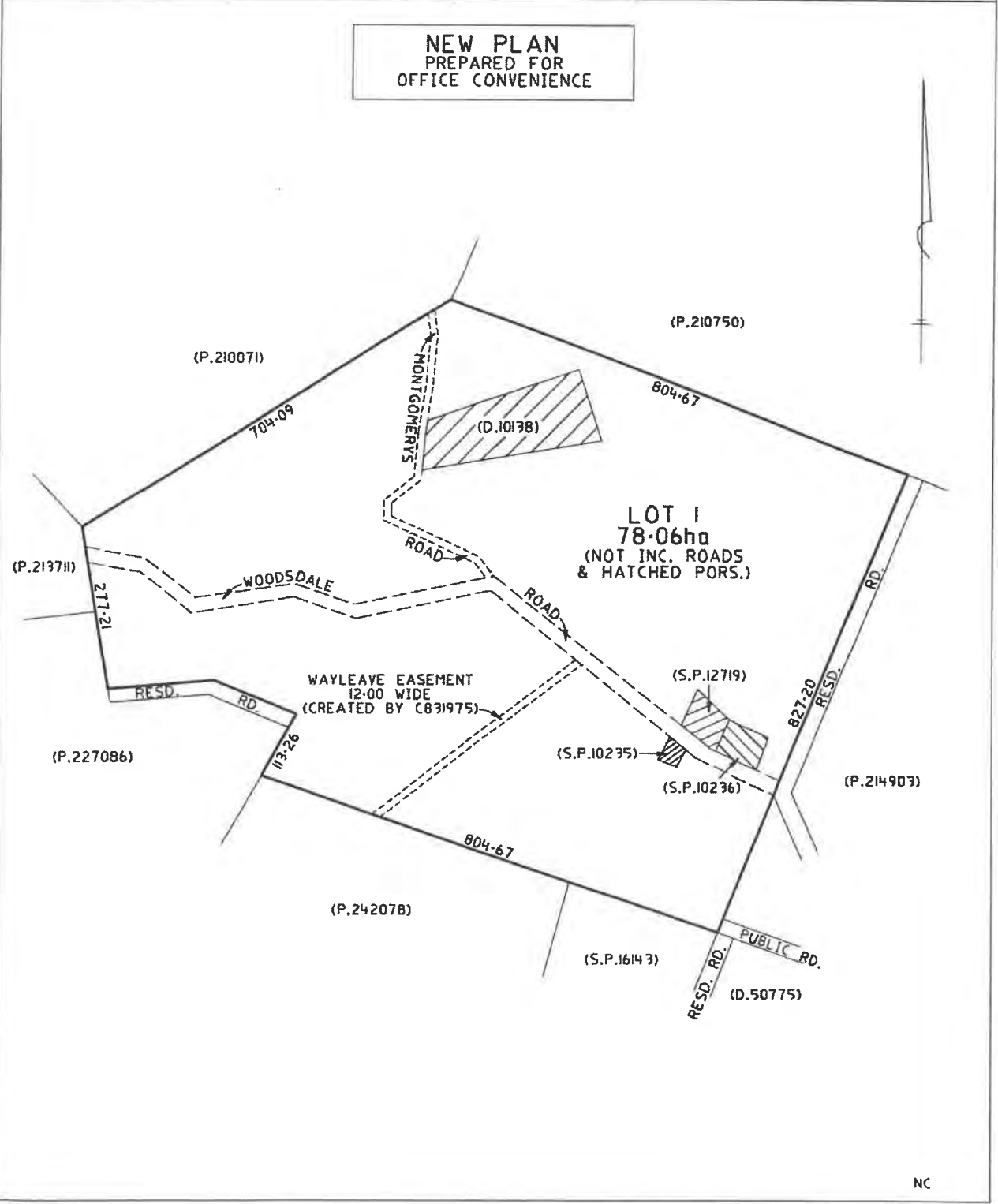
D 10138

<p>Owner: L. J. Montgomery</p>	<p>PLAN OF SURVEY by Surveyor <u>Kenneth R. Michell</u> of land situated in the</p>	<p>Registered Number: D 10138</p>
<p>Title Reference: C.T. 3157 Fol. 45</p>	<p>LAND DISTRICT OF MONMOUTH PARISH OF STANFIELD</p>	
<p>Grantee: Part of Lot 12458, 206Acs, granted to John Rowlands Senior.</p>	<p>Scale 1:2000</p>	<p>Approved: 15 NOV 1977 Effective from: <i>M. W. Johnson</i> Recorder of titles</p>



OWNER	<p align="center">PLAN OF TITLE</p> <p>LOCATION MONMOUTH - STANFIELD</p> <p>FIRST SURVEY PLAN No. 18/19 L.O. COMPILED BY LDRB SCALE 1: 600 LENGTHS IN METRES</p>	Registered Number P.239286
FOLIO REFERENCE C.T.2937-84		APPROVED 17 APR 2008 <i>Alice Kawa</i> Recorder of Titles
GRANTEE		

MAPSHEET MUNICIPAL CODE No.125 (5430) (5429)	LAST UPI No 2500204	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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B

16.2 Recreation

Strategic Plan Reference 4.2

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

16.2.1 Woodsdale Recreation Ground

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 19 NOVEMBER 2021

Attachment:

AFL Tas Audit template (if available)

ISSUE

Council to consider its position following an approach by representatives of the Woodsdale Football Club seeking an upgrade of facilities at the Woodsdale Recreation Ground to enable its participation in the Oatlands District Football Association competition in 2022.

BACKGROUND

The Woodsdale Football Club has had a proud history in the Oatlands District Football Association winning 21 premierships. The Club went into recess in 2015.

A meeting, convened by interested persons, was held in October 2021 to determine the level of interest regarding the Woodsdale Football Club fielding a team in the ODFA in 2022. There was good interest and attendance at the meeting. A new Committee has been established. Since the demise of the club many people feel as though they have lost their community connection.

One of the main issues discussed was the sustainability of the club's playing group and off field support. To minimise the risk a coach has been appointed for a 3 year period and at this stage, 30 players have expressed an interest.

DETAIL

Since the Football Club went into recess in 2015, the Woodsdale Recreation Ground and facilities have only been utilised for an occasional birthday party and the annual Oatlands Golf Club cracker night.

In the absence of the Football Club, the Woodsdale Hall Management Committee has taken responsibility for local management of the facility. Limited maintenance has been carried out by Council, responding to basic maintenance issues and mowing the ground once a year.

The Woodsdale Football Club are seeking support from Council to assist with the following:-

- Rolling the playing surface and mowing of grass (with ongoing mowing)
- Bird proofing the change rooms and clubrooms
- Upgrading ground lighting to LED lights and
- Erecting 2 extra lights.

From a Council risk management perspective, it is anticipated that additional works will need to be undertaken to ensure the safety of players, supporters and officials. These include:

- Further improvements to the playing surface (e.g. addressing any defects following rolling etc.);
- Gravelling the road into the ground and the carpark;
- Urgent / safety repairs to change room floor (e.g. – large crack in concrete)
- Modifications to perimeter fencing on left hand side of ground – farm fence.
 - The farm fence contain two strands of barbed wire, with the distance of the “run off” less than 2 metres. For insurance purposes the preferred minimum distance for existing facilities is 3 metres “run off” for local level.
 - A legal precedent has been set in a court decision *Beaurmaris Football Club v Hart & Ors* and *Bayside City Council v Hart & Ors* {2017} VSACA 226 (30 August 2017). In 2009 a player suffered a knee injury playing U17 football when he flew for a mark in the forward pocket of the ground and landed with his left foot on the boundary fence. He was awarded damages of \$589,525 together with interest. It was found that the Club, Association and Council had been negligent and breached their duty of care to ensure that the boundary line complied with the minimum distance specified under the AFL preferred facilities guidelines (namely, 3 metres). The Club and Association were held liable for 60% of the damages payable and the remaining 40% to the Council.

Comment: In order to address the fencing situation, the boundary on the northern side of the Recreation Ground would have to be extremely limited to ensure that the boundary line-marking is a minimum of three metres from the boundary fence. In addition, the style of the fence would need to be changed to remove the barbed wire (2 strands – noting the likelihood of cattle in the adjoining paddock).

In addition to the above, from a health and environmental health perspective, it is apparent that there would also need to be:

- a) a substantial upgrade to the shower facilities (not dissimilar to Council's other Recreation Grounds which are currently being used);
- b) an assessment of the wastewater system to confirm operational capacity (recognising period between use); and
- c) kiosk / kitchen improvements.

The Woodsdale Football Club Committee has made an in kind contribution to undertake cleaning of the facilities.

Whilst Council may consider a minimal approach to addressing the issues identified, there are also external factors that must be considered:

External Considerations:

AFL Tasmania will be undertaking an audit of the facilities and will report against compliance with Australian Standards and AFL Preferred Facilities Guidelines. The audit data is used to provide a rating of each facility, identifying gaps in provisions and standards (condition, size and general provisions). Once the results are available, they will be circulated. This audit may highlight additional work required.

A license needs to be granted by the Oatlands District Football Association. At this stage they are waiting on AFL Tas and Council to provide information on the ground. A further

meeting will be held to discuss the issue of the license and/or conditions upon which the license will be issued.

JLT Marsh Insurance - JLT provide a blanket insurance for each of the ODFA member Clubs. JLT may conduct its own assessment to enable use of the ground for football. It is unknown at this stage what the outcome of that process may be.

Key considerations for Council:

1. Whether to further invest in the Woodsdale Recreation Ground to an extent that would enable football to be played safely at the Ground (noting that no budget has been allocated for this purpose);
2. Should Council request the Woodsdale Football Club play its home games at an alternative venue in 2022. This would provide additional time to confirm the likely sustainability of the Club and allow for the preparation of a 'development plan' (with associated costings) for the facility?
3. Council request the Woodsdale Football Club consider entering into a longer-term 'facility' sharing agreement with another ODFA Club (e.g. Oatlands/Campania/Mt Pleasant) to allow for playing its home games and access to kiosk/bar facilities? Alternatively, the Kempton Recreation Ground could be used.

Depending on Council's position regarding the above, it would be remiss not to mention the final option, this being sale of the property. From an overall asset management and risk perspective, this is a real option that warrants thought, given the overall condition of the property. If this option was progressed, the intent would be to reinvest the proceeds into other local community infrastructure.

From a strategic point of view, the following extracts from Council's 'Southern Midlands Recreation Plan' prepared by Inspiring Place in April 2006 are worthy of noting:

Under the heading of Changing Situation:

'As the makeup of the community has changed, so has the needs and use of these facilities. For instance some sports grounds have limited use due to the decline of the population numbers and changed recreational interest in the community (e.g. loss of football and cricket teams).

It is evident that there are patterns of change in the demographics and recreation participation that will continue to impact on the use and provision of facilities and infrastructure programs and services in the municipality. These demographic and participation trends will require Council to monitor and review its future role in recreation planning and provision. Council will also need to consider possible ways of sustaining recreation participation within the community, whilst dealing with changing demands for recreational facilities, programs and services – whilst some areas like Bagdad continue to grow and expect facilities, other areas in decline and existing facilities receive limited use.

Under the heading of Existing Facilities

A list of Council's recreational assets is provided in Appendix A (not attached) and indicates the existing commitment to managing a disperse range of facilities throughout the whole of the municipality. As a consequence, Council resources are likely to be spread across many

different venues with limited scope to undertake major works other than on a shared program, with outside grants or partnership / joint venture arrangements with user groups.

Under the heading of Operating Budget and Grants

Ultimately, the cost of maintaining facilities which can never be viable will seriously threaten the survival of some user clubs (especially in the face of increased operation and maintenance costs) and may lead to further pressure on the Council for assistance. There are several examples of halls and sportsgrounds within the Southern Midlands that receive limited use, but require ongoing maintenance.

Under the heading of Planning and Design

..... there will ultimately be a need to review the long-term viability of some of these facilities and in some instances, take action to identify ways by which provision can be rationalised. Viability should not be defined purely in terms of financial issues, as in some rural communities, the local hall may be the only remaining evidence of past achievements and may play an important role in retaining a social identity. In these circumstances, community support and recognition should wherever possible, come ahead of purely economic issues.

Under the heading of Summary

As the make-up of the community has changed, so has the needs and use of these facilities. For instance some sports grounds have limited use due to the decline of the population numbers and changed recreational interests in the community (e.g. Loss of football and cricket teams). Clubs with a growing population base have been able to upgrade facilities and services to better cater for their sports, whilst others have lost players and seen use of their facilities decline. It is evident that there are patterns of change.....and therefore the use and provision of facilities and infrastructure programs and services in the municipality. These demographic and participation trends will require Council to monitor and review its future role in recreation planning and provision. It will be essential for the Council and other professional agencies, which provide or support recreation provision (e.g. schools, State government, State and regional associations) to take a strong leadership role in directing, facilitating or pursuing the required change.

Under the heading of Sportsgrounds

Most of the sports grounds have limited support facilities – such as change rooms, public toilets, seating, paths, fencing, car parking – and many facilities that did exist were seen to be adequate by the local community and other user groups but in some cases, not necessarily up to the standard for the regional district competition for which the facility was being used for. The tough financial constraints facing the Council and community will bring into question the feasibility for maintaining all of the existing sportsgrounds in future years, and inevitably some further rationalisation of facilities is likely to occur.

The principal sportsgrounds are considered to be the Oatlands Recreation Ground, Bagdad Community Club and the Campania Recreation Ground. It is appropriate for these facilities to be upgraded to meet the expectations of the district and regional based competitions – this might be improved surfaces, night lights for training or extensions to existing facilities to better cater for users and spectators. All these facilities should eventually be subject to Master Plans, which seek to progressively upgrade the facilities to satisfy the needs and requirements of involvement in regional/district competition, particularly for football and

cricket as the major users, but with scope for other activities in the future. However if there are some facilities, which no longer service community need, Council should then consider alternative use options.

The main direction for managing sportsgrounds is for the Council to:

continue supporting and maintaining the principal sportsgrounds for the municipality, those being the Oatlands Recreation Ground, Bagdad Community Club and the Campania Recreation Ground....'

End Extracts

Human Resources & Financial Implications – A full costing has not been undertaken at this stage, with the extent of works being influenced by the outcome of the AFL Tas audit process. It is not practical at this stage to prepare itemised costings until a full list of potential defects is known.

No Budget has been allocated for this facility. Any financial commitment would require funds to be redirected form another budget item.

Community Consultation & Public Relations Implications – To be considered.

Policy Implications – N/A

Priority - Implementation Time Frame – To be discussed.

RECOMMENDATION

Submitted for discussion and direction, noting that a final decision may need to be deferred pending advice and information from both AFL Tas and JLT Marsh Insurance.

DECISION

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

THAT:

- **In the first instance, Council request a formal communication from the Woodsdale Football Club detailing its overall plan (and requirements);**
- **Council await the outcome of the AFL Tas Audit prior to making any further decision;**
- **Council await the outcome of an assessment to be undertaken by JLT Marsh Insurance prior to making any further decision; and finally**
- **Council officers prepare approximate cost estimates to undertake the anticipated works and address any reported defects.**

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	

Clr K Dudgeon	✓	
Clr R McDougall	✓	

C

WORKSHOP ITEM - WOODSDALE RECREATION GROUND

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 13 DECEMBER 2021

Attachment:

Woodsdale Football Club Inc. – Letter dated 28 November 2021

Woodsdale Football Club Inc. – Letter dated 8 December 2021

Report – Submitted to Council Meeting held 24 November 2021

ISSUE

To provide a follow-up report in relation to the Woodsdale Recreation Ground.

This matter has been referred to the workshop being 13th December 2021 as the Woodsdale Football Club is seeking feedback prior to the Christmas period.

Due to the limited timeframe since receipt of the responses from the external parties, a full costing has not been undertaken at this stage.

BACKGROUND

Council has been approached by the Woodsdale Football Club to upgrade facilities at the Woodsdale Recreation Ground, so that they can enter a side in the ODFA Competition in 2022 season. Council has no budget allocation for this financial year.

Woodsdale Football Club has had a proud history in the Oatlands District Football Association winning premierships 21 flags. The Club went into recess in 2015.

In October a meeting was held regarding the Woodsdale Football Club fielding a team in the ODFA in 2022. There was good interest and attendance at the meeting. A new Committee has been established. Since the demise of the club many people feel as though they have lost their community connection.

One of the main issues discussed was the sustainability of the club's playing group and off field support. To minimise the risk a coach has been appointed for a 3 year period and at this stage, 30 players have expressed an interest.

DETAIL

Reference is made to the initial report submitted to the November 2021 meeting. The following decision was taken at that meeting:

THAT:

- ***In the first instance, Council request a formal communication from the Woodsdale Football Club detailing its overall plan (and requirements);***

- **Council await the outcome of the AFL Tas Audit prior to making any further decision;**
- **Council await the outcome of an assessment to be undertaken by JLT Marsh Insurance prior to making any further decision; and finally**
- **Council officers prepare approximate cost estimates to undertake the anticipated works and address any reported defects.**

Council is now in receipt of advice from JLT and AFL Tas.

AFL Tasmania has provided the following information:-

Issue	Status / next step / required action
ALL rooms – kitchen, canteen, change rooms, toilet block, timekeeper box etc.	Council to check condition from a Health and Safety perspective (are the buildings in good enough condition or are they unsafe?) One key element – water damage to ceiling in kitchen / kiosk
Groundwater levels and other	Council to inspect these conditions (AFL unable to assess)
Playing surface	Ground to be mowed for full ground condition assessment
Barbed-wire fence	Club has spoken with landowner and confirmed that this can be taken down
Change rooms – players, umpires	Tidy / clean-up required
Toilet block	Tidy / clean-up required
Timekeeper room	Steps up to timekeeper box to be fixed/replaced (currently splintered)
Car parking / oval fencing	No specific standards from a national AFL facility guidelines perspective

JLT response to photos and AFL Tas advice:

AFL have somewhat “understated” the work needed on the buildings, and I’d be very surprised if they could be brought up to a reasonable standard in a short time period. If they were to use this ground next season, I’d be more inclined to look into bringing in some temporary buildings (i.e. portables) to be used while the existing ones are completely demolished and replaced (or at least significant refurbished), noting obviously there would be a need for funding for this to occur. It just seems like there is so much that needs to be rectified with the existing buildings that it would be very difficult/costly to repair them, and I’d imagine that achieving compliance with Disabled Access requirements would be very difficult, perhaps even impossible in some aspects.

In terms of the ground, I’d say you would be able to achieve compliance with boundary run-off requirements by accepting a less than ideal ground width – from a liability perspective, it is the run-off that is key. As long as the boundary line is marked correctly

(i.e. minimum distance from any fence/other object), it should be fine to just remove any fencing or bollards that are seen as a hazard (i.e. the barbed wire and/or broken post and rail oval fencing).

Car parking wise – it isn't such a big concern having them parked around the perimeter (fairly typical at regional grounds), however we would suggest they prevent them parking behind the goals (which would also prevent any likelihood of a vehicle entering the playground, and keep the area in front of the buildings clear for spectators, etc). And while it would certainly be inconvenient having a car rolling down onto the ground, I don't see it presenting a significant liability risk.

For me it is the buildings that are the biggest challenge, with mould, non-compliance with DDA regs, significant upgrades needed for food permit requirements, cracking in the floor, missing steps, and a huge amount of cleaning to be done. Hence why I suggested portables may be a more simple solution in the short term (although still coming with some cost), particularly if the club may only play a few home games.




Council's Building Inspector/Plumbing Permit Authority has advised the following:-






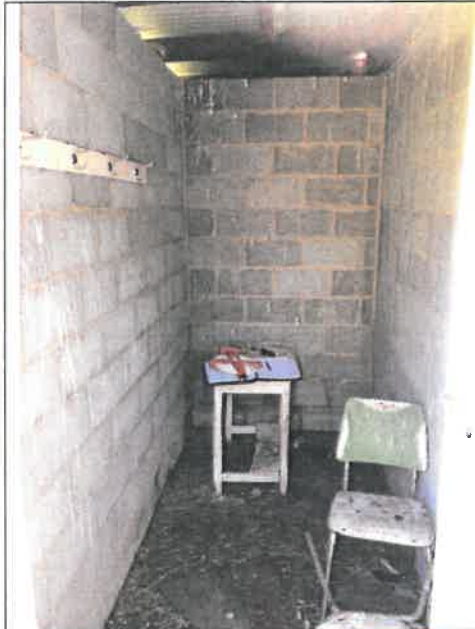
The shelter at the gate needs to be up righted and fixed. Requires slab to AS2870 and fixing/ bracing to be in accordance with AS1684



The site at present does not comply with the DDA (Disability Discrimination Act) there is no specified parking area, no ramps to change rooms and facilities, gravel paths wheel chair compliant between structures.

	<p>The site at present does not comply with the DDA (Disability Discrimination Act) there is no specified parking area, no ramps to change rooms and facilities, gravel paths wheel chair compliant between structures</p>
	<p>The dimensions of the change room is 4.8 m x 7 m with 1.9 x 1.45 m shower. Total player change room is 30.85 m²</p> <p>AFL Preferred Facility Guidelines for Local level preferred provision is 45m²-55m²</p> <p>The crack in the floor of the change rooms is a trip hazard and will require attention. The showers and wastes are non-compliant. The hot and cold water plumbing is non-compliant, there are no temperature control valves on the HW Systems-(players could be scolded)</p>
	<p>The shower in home team change room measures 1.45 m x 1.9 m total shower area is 2.75 m² with 2 showers</p> <p>AFL Preferred Facility Guidelines for Local level preferred provision is 25m² with 3 showers per amenity Shower bases and waste non-compliant</p>

	<p>There is a crack is through the base of the shower.</p> <p>Cracked shower waste through wall non-compliant</p>
	<p>The shower in home team change room measures 1.45 m x 1.9 m total shower area is 2.75 m² with 2 showers</p> <p>AFL Preferred Facility Guidelines for Local level preferred provision is 25m² with 3 showers per amenity</p> <p>Plumbing non-compliant- compression fittings are not allowed, these fittings have the ability to come apart causing injury to people in the shower if it was the untempered hot water.</p>
	<p>Room off home change room contains the pump and 2 hot water cylinders</p> <p>No Tempering valves fitted and if showers were for disabled use then thermostatic mixing valves would be required throughout.</p>






The umpires room measures 1.3 m x 3.1 m totalling 4.03 m²




AFL Preferred Facility Guidelines for Local level preferred provision is 20 m² - 25m² (including toilet and showers).

There is a safety concern for the umpires using either home or away team showers.



Masonry at the front of the change rooms is being held in place with timber bolted through masonry to timber on the opposite side of the wall. The reason for the cracking to the floors is that the oval side of the change rooms is sinking.

	<p>Non-compliant tank stand- not structurally sound</p> <p>Tank stand would require engineer approval.</p>
	<p>Female Toilets – 2nd cubicle</p> <p>Requires extensive cleaning, bird proofing, a door needs to be installed on entry</p> <p>This cubicle is supposed to be an accessible toilet - this is non-compliant and does not meet AS1428</p>
	<p>In same room as the toilet above</p> <p>Thermostatic mixing valve/ hot water required to comply. Basin not DDA compliant.</p>

	<p>Kiosk / kitchen will require a substantial upgrade to be compliant. Minimum requirements are a double bowl sink, hand washing sink, splashbacks and covered vinyl floor.</p>
	<p>Mould on ceiling of kiosk</p> <p>The ceiling in this room would require a complete re-sheet of plaster and paint.</p>
	<p>Approx. 150 m length of farm fencing which include 2 strands of barb wire on the left hand side of the ground. This would need to be removed.</p>



Width from copper log fence to farm fence is 97 m

MAV Insurance Liability Mutual Insurance –
Best Practice Manual: Risks in Sports
Reserve
Appendix 4: Sport Ground Dimension
Guide

Length = 135 – 185 m

Width = 110.- 155m

Boundary run-off the preferred minimum
distance is 3 m. This minimum on the farm
fence side would need to be 4 m.

Human Resources & Financial Implications –The budget has already been set for this financial year and any allocation of funds would require redirecting funds from an already approved budget item.

Community Consultation & Public Relations Implications – To be considered.

Policy Implications – N/A

Priority - Implementation Time Frame – To be discussed.

D

16.2 Recreation

Strategic Plan Reference 4.2

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

16.2.1 Woodsdale Football Club (Woodsdale Recreation Ground)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 19 JANUARY 2022

Attachment(s):

Woodsdale Football Club – Letter dated 21 December, 2021

Report – Submitted to Council Meeting held 24 November, 2021

Workshop Item – Report Submitted to workshop 13 December, 2021

ISSUE

To provide a follow-up report in relation to the Woodsdale Football Club and investigations regarding use of an alternative ground for the 2022 Season.

Note: Following consideration of the report submitted to the Council Workshop held 13th December 2021, it was agreed that a meeting be arranged with the representatives of the Woodsdale Football Club to discuss all relevant issues.

BACKGROUND

Council has been approached by the Woodsdale Football Club to upgrade facilities at the Woodsdale Recreation Ground, so that they can enter a side in the ODFA Competition in 2022 season. Council has no budget allocation for this financial year.

Further information relating to the Woodsdale Recreation Ground was presented to the Workshop in December. The information included the AFL Tas audit outcomes; comments provided by JLT Insurance; and photographs of the facility and identified defects.

DETAIL

The Mayor, Manager, Community & Corporate Development and myself attended a meeting at the Woodsdale Recreation Ground on the 20th December, 2021 to discuss all relevant issues.

The meeting discussed the current condition of the facilities, mainly the change room and shower facilities. It was generally accepted that given the extent of defects and non-compliance issues, the change room building was effectively beyond repair and demolition should be considered (as opposed to investing in a refurbishment or upgrade). It was acknowledged that basic maintenance of the external toilets was needed, included the construction of a gravel pathway between the clubrooms and the toilets. The Woodsdale Football Club representatives indicated that they would investigate opportunities to obtain external funding (i.e. grants etc.)

As an outcome of that meeting, Council subsequently received correspondence from the Woodsdale Football Club requesting that Council approach the Campania Football Club (CFC) for the use of the Campania Recreation Ground as a home base for the club for the 2022 football season.

In late December, the President of the Campania Football Club (Mr Steven Denny) gave an indication that the CFC would be receptive to the idea of making the Campania Recreation Ground available to the Woodsdale Football Club for 2022 and a meeting was to be arranged early in the new year to discuss the feasibility and practicality of the proposal.

A meeting was held with the CFC on the 18th January, 2022 to discuss these arrangements. It clearly became evident that the CFC, for a number of reasons, were not supportive of the joint-use proposal. These included:

- Maintaining the playing surface - If a wet season, the ground has poor drainage and will not cope with football every weekend (including training sessions).
- Liquor licence – It is not possible to have two licences issued for the same premises, effectively meaning that the current Licensee would be responsible for bar trading. This is not possible where the CFC would be playing at an alternative facility and be able to exercise the necessary controls. Irrespective, to relocate the contents of the bar would be a considerable imposition on the CFC which is fully reliant on volunteers.
- Transition of the use of the Clubrooms on a Saturday for 'after game' activities.
- Kiosk – same comment applies to relocating the contents of the kiosk each week, with no secure storage to relocate and restock.
- Gas & Power (including cost of Ground Lights) – the CFC is responsible for payment of the gas and power accounts. How would these costs be apportioned?
- Line marking; cleaning and basic maintenance – Done by volunteers of the CFC. Numerous hours are committed by members of the Club with no additional capacity.
- A seasonal hire agreement does exist with the CFC which provides the Club with control and management of the facility for the forthcoming season.

Whilst each of the above issues were discussed in detail, it was apparent that co-locating at the Campania Recreation Ground would be problematic and difficult to coordinate, to the extent it was determined not to be feasible or practical.

It follows, that similar issues would be experienced if a joint-use option was pursued with the Oatlands Football Club for the Oatlands Recreation Ground.

The remaining option (in so far as using a ground within the Southern Midlands Council area) is the Kempton Recreation Ground. This ground is available on a Saturday and is it primarily used on a Sunday by the Central Hawks Junior Football Club. Training would need to be scheduled accordingly.

Human Resources & Financial Implications – Refer above comments.

Community Consultation & Public Relations Implications – Refer above comments.

Policy Implications – N/A

Priority - Implementation Time Frame – Resolution is required as a matter of urgency.

RECOMMENDATION

THAT:

- a) The information be received;
- b) Council formally acknowledge that joint-use of the Campania Recreation Ground by the Campania and Woodsdale Football Clubs is not a feasible or practical option to pursue (similar reasons would apply to a joint-use arrangement of the Oatlands Recreation Ground);
- c) Council formally acknowledge that the Woodsdale Recreation Ground is not currently suitable (or safe) to be used for football, primarily due to the substandard and non-compliant issues relating to the change rooms and shower facilities;
- d) Use of the Kempton Recreation Ground be explored as an option with the Woodsdale Football Club; and
- e) That a cost estimate be prepared to upgrade the external toilets; construct a gravel pathway; and progress with the possible demolition of the change room(s) building at the Woodsdale Recreation Ground.

DECISION

Moved by Cllr A E Bisdee OAM, seconded by Cllr A Bantick

THAT

- a) The information be received;
- b) Council formally acknowledge that joint-use of the Campania Recreation Ground by the Campania and Woodsdale Football Clubs is not a feasible or practical option to pursue (similar reasons would apply to a joint-use arrangement of the Oatlands Recreation Ground);
- c) Council formally acknowledge that the Woodsdale Recreation Ground is not currently suitable (or safe) to be used for football competition, primarily due to the substandard and non-compliant issues relating to the change rooms and shower facilities; and
- d) Use of the Kempton Recreation Ground be explored as an option with the Woodsdale Football Club.

CARRIED

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

E

20.3 Property Matter – Woodsdale**Subject: Woodsdale Recreation Ground – 2578 Woodsdale Road, Woodsdale (PID 5839745)****AUTHOR: GENERAL MANAGER (TIM KIRKWOOD)****DATE: 20 FEBRAURY 2022****Attachment(s):***The LIST – Property Information Report & copy of Title**Report – Submitted to Council Meeting held 24 November, 2021**Workshop Item – Report Submitted to workshop 13 December, 2021***ISSUE**

To report on options and issues relating to the Woodsdale Recreation Ground.

BACKGROUND

The Woodsdale Recreation Ground is a Council owned property. The total area of the property is 2.803 hectares and is accessed off Woodsdale Road (via Montgomery's Road).

There are three main buildings on the property:

1. Clubrooms – total area of 88.0 square metres
2. Change rooms – total area of 75 square metres; and
3. Toilets – total area of 32 square metres.

The Woodsdale Hall Management Committee, being a Council Management Committee, has responsibility for managing the Recreation Ground. As part of the transition to this arrangement (as a result of the Football Club going into recess in 2015), the Southern Midland Council did retain responsibility for paying the Aurora Account. This recognised that there is insufficient income derived from bookings to offset the operational costs.

DETAIL**Asset Values (for information)**

The following is a summary of the Asset values for the Recreation Ground property. The replacement values are determined on a square metre rate.

Component:	Replacement Value	Annual Depreciation	Written Down Value
Land (2014 Valuation)	\$130,000	\$0	\$130,000
Floor Covering	\$21,120	\$845	\$1,673
Plumbing	\$20,160	\$806	\$1,597
Electrical & Communications	\$28,800	\$1,152	\$2,282
Kitchen	\$25,000	\$1,000	\$1,981
Heating	\$960	\$38	\$76

Outdoor Play & Exercise Equipment	\$15,000	\$600	\$7,800
Roof	\$38,400	\$768	\$23,027
Structure	\$576,000	\$7,200	\$446,301
Total	\$855,440.00	\$12,409.00	\$614,737.00

Operating Costs (including Depreciation)

In relation to Council's direct involvement, the following is a summary of costs incurred for the past two and half years:

Cost Item	2019/20	2020/21	2021/22 (Jul to Dec)
Council Labour & On-costs	\$120.76	\$1,493.39	\$344.59
Council Plant	\$26.00	\$954.00	\$202.00
Electricity	\$494.14	\$583.16	\$256.22
Insurance	\$524.53	\$513.77	\$617.27
Survey Costs (Remark boundaries)	\$0.00	\$1,936.36	\$0.00
Maintenance (General)	\$0.00	\$925.00	\$0.00
Depreciation (annual allocation – posted 30 June) <i>Note: The increase in depreciation followed a revaluation of all Councils building assets in 2020/21.</i>	\$5,093.57	\$12,409.60	\$0.00
Total	\$6,259.00	\$18,815.28	\$1,420.08

Usage:

Since the Football Club went into recess since 2015, the Woodsdale Recreation Ground and facilities have only been utilised for an occasional birthday party and the annual Oatlands Golf Club cracker night. On average it is probably used three times per year.

Commentary

The current condition of the property has been identified in previous reports, including photographs etc. The state of the assets is also reflected in the written down asset values. Whilst the clubrooms, and to a certain extent the kitchen (subject to relatively minor improvements), are suitable for use, the main concerns relate to the condition of the change rooms (including showers) and the ground itself.

In reference to the report submitted to the Council Meeting held 25th January 2022, it was proposed to progress demolition of the change rooms/showers as this building was effectively beyond repair and unsafe. To enable use of the Clubrooms by the Football Club it was suggested that some upgrade of the external toilets could be progressed, plus the construction of a gravel pathway linking the toilets to the club rooms. This would then enable the Football Club to hold functions during the season.

In response to the above, Council requested an overall report be prepared to consider all options for the property.

Options

There are numerous options available to Council. These options need to take into account:

- a) The anticipated future use of the property (i.e. the longevity of the football club; the likelihood of there being a cricket club in the future);
- b) the extent of future use by the community (which has been minimal);
- c) The potential for any other uses; and
- d) The availability of other Council/community facilities in the Woodsdale area that could accommodate present uses.

Note: Recent inspections have shown that the gate entry to the Recreation Ground has been locked therefore restricting public access at the present time.

In relation to point (b), it could be suggested that the Woodsdale Hall and surrounding grounds could cater for the existing uses. If there is an identified need for additional external 'play space', a boundary adjustment with an adjoining property owner could be investigated.

In order to consider the options, the following broad estimates are provided to give an indication of the level of investment required to upgrade the individual buildings:

- Clubrooms – no significant improvements required in the short-term – allow \$5,000
- Kiosk Building – the Woodsdale Football Club are aware of the reported defects and believe that the members can undertake the necessary works. Council may have to provide materials – allow \$5,000
- Change rooms / Showers – demolition and new build. It has generally been accepted that given the extent of defects and non-compliance issues, the change room building was effectively beyond repair and demolition should be considered (as opposed to investing in a refurbishment or upgrade). The current area of 75 square metres would need to be expanded to a minimum of 165 square metres to meet the minimum AFL standards for a 'Local Ground':
 - Player amenities (toilets/showers) – 25 m² x 2
 - Change rooms – 45 m² x 2
 - Umpires (incl. Toilet and showers) – 20 m²
 - Utility / Cleaners Room – 5 m²

A square metre rate of \$4,000 has been estimated - \$660,000

- External Toilets – scope of works include installation of doors; bird proofing and general plumbing upgrade - estimated cost \$10,000

Alternatively, it has been suggested that the portable Toilet facility (currently located at the Colebrook Recreation Ground) be relocated and placed at the Woodsdale Recreation Ground. The total cost to transport and provide plumbing to the facility is \$1,500. No allowance is made for the replacement of the septic tank.

- Gravel Pathway (linkage between toilets and clubrooms) – allow \$3,000
- Recreation ground improvements – to achieve a surface that is suitable for **training purposes** only, this would require aeration; top-dressing and re-seeding - estimated cost \$30,000. No allowance had been made to:
 - address ground drainage issues; or
 - upgrade of the car park and parking for vehicles around the perimeter of the ground.

Note: Major improvements, including land acquisition would be required to provide a ground that meets the AFL minimum standards.

Detailed Consideration of Options

8. Sale of the Property

The subject property is classified as 'Public Land' and therefore any decision to dispose of the property would require Council to comply with the provisions of the *Local Government Act 1993*.

The following is an extract from the Act:

Section 177 Sale and disposal of land

"177. Sale and disposal of land

(1) A council may sell, lease, donate, exchange or otherwise dispose of land owned by it, other than public land, in accordance with this section.

(2) Before a council sells, leases, donates, exchanges or otherwise disposes of any land, it is to obtain a valuation of the land from the Valuer-General or a person who is qualified to practise as a land valuer under section 4 of the Land Valuers Act 2001.

(3) A council may sell –

(a) any land by auction or tender; or

(b) any specific land by any other method it approves.

(4) A council may exchange land for other land –

(a) if the valuations of each land are comparable in value; or

(b) in any other case, as it considers appropriate.

(5) A contract pursuant to this section for the sale, lease, donation, exchange or other disposal of land which is public land is of no effect.

(6) A decision by a council under this section must be made by absolute majority.

177A. Public land

(1) The following land owned by a council is public land:

- (a) a public pier or public jetty;*
- (b) any land that provides health, recreation, amusement or sporting facilities for public use;*
- (c) any public park or garden;*
- (d) any land acquired under section 176 for the purpose of establishing or extending public land;*
- (e) any land shown on a subdivision plan as public open space that is acquired by a council under the Local Government (Building and Miscellaneous Provisions) Act 1993 ;*
- (f) any other land that the council determines is public land;*
- (g) any other prescribed land or class of land.*

(2) The general manager is to –

- (a) keep lists or maps of all public land within the municipal area; and*
- (b) make the lists and maps available for public inspection at any time during normal business hours.*

178. Sale, exchange and disposal of public land

(1) A council may sell, lease, donate, exchange or otherwise dispose of public land owned by it in accordance with this section.

(2) Public land that is leased for any period by a council remains public land during that period.

(3) A resolution of the council to sell, lease, donate, exchange or otherwise dispose of public land is to be passed by an absolute majority.

(4) If a council intends to sell, lease, donate, exchange or otherwise dispose of public land, the general manager is to–

(a) publish that intention on at least 2 separate occasions in a daily newspaper circulating in the municipal area; and

(ab) display a copy of the notice on any boundary of the public land that abuts a highway; and

(b) notify the public that objection to the proposed sale, lease, donation, exchange or disposal may be made to the general manager within 21 days of the date of the first publication.

(5) If the general manager does not receive any objection under subsection (4) and an appeal is not made under section 178A , the council may sell, lease, donate, exchange or otherwise dispose of public land in accordance with its intention as published under subsection (4) .

(6) *The council must –*

(a) *consider any objection lodged; and*

(b) *by notice in writing within 7 days after making a decision to take or not to take any action under this section, advise any person who lodged an objection of –*

(i) *that decision; and*

(ii) *the right to appeal against that decision under section 178A .*

(7) *The council must not decide to take any action under this section if –*

(a) *any objection lodged under this section is being considered; or*

(b) *an appeal made under section 178A has not yet been determined; or*

(c) *the Appeal Tribunal has made a determination under section 178B(b) or (c) .*

(8)

178A. Appeal

(1) *Any person who lodged an objection under section 178 may appeal to the Appeal Tribunal against the decision of a council under section 178(6) within 14 days after receipt of notice of that decision under section 178(6)(b) .*

(2) *An appeal must be made in accordance with the Tasmanian Civil and Administrative Tribunal Act 2020 .*

(3) *An appeal may only be made on the ground that the decision of the council is not in the public interest in that –*

(a) *the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or*

(b) *there is no similar facility available to the users of that facility.*

(4) *The Appeal Tribunal is to hear and determine an appeal in accordance with the Tasmanian Civil and Administrative Tribunal Act 2020 .*

(5) *The decision of the Appeal Tribunal on hearing an appeal is final and section 136 of the Tasmanian Civil and Administrative Tribunal Act 2020 does not apply.*

9. Lease of Property

Section 179 of the *Local Government Act* enables Council to lease public land for a period not exceeding 5 years without complying with section 178 .

Whilst Lease of the property is an option, the question then arises as to why?; for what purpose; and to whom?

Legal advice would need to be sought in terms of whether Council would still be exposed to a liability claim if it entered into a lease in the knowledge that the property was going to be used for a purpose (e.g. competitive football) for which it is not suitable.

10. Capital Upgrade

The extent of capital upgrade needs to be considered in light of all of the issues raised above and the estimated costs detailed earlier in this report.

The following issues need to be taken into consideration:

- AFLT Tas audit outcomes;
- comments provided by JLT Insurance; and
- Photographs of the facility and identified defects.

Issues to be discussed:

- **Suitability of the ground for training only (excludes use of the change rooms and showers) – comment to be provided.**

As previously indicated, the Woodsdale Football Club has indicated that it would like to train one night per week at Woodsdale.

Arrangements were made to mow the ground so that a more detailed assessment of the playing surface could be undertaken. This included a follow-up inspection by AFL Tas (for what that was worth). The following is an extract from the Email received:

AFL Tas – Extract from Email:

I just wanted to provide you with an update from my end re: Woodsdale.

I visited the ground on Friday afternoon - apologies again for not attending the site visit on Thursday. I have taken photos of the mowed surface to update in our Facility Audit system.

As mentioned last week, I've also spoken with our national facilities team on some advice and clarity when it comes to ground suitability for training.

For clarity, our facility audit process allows us to keep track of the status of football facilities across the country so we can identify areas for improvement and upgrades through collaboration with clubs, competitions and government (local, state and federal).

We don't have the ability to make a final call on a venue being suitable for playing or training, with this decision ultimately needing to be made by the council / venue owner based on their insurance safety benchmarks.

We are obviously keen to provide support wherever we can to both the club and council - including the exploration of small grants through the Australian Football Facilities Fund, but unfortunately don't have the ability to make that final call on ground access for training.

I hope this provides some clarity."

Despite the above, it is also interesting to note the following comment which appeared in the Mercury Newspaper (16th February 2022) – attributable to the AFL Tas' Andy Bennett: *“Due to the ground being deemed not up to standard, Woodsdale will play its home games at Kempton”*

Council Assessment:

The ground in its present condition is not suitable for training. This comment is purely based on the quality of the playing surface, and does not include an assessment of the ground lighting, the quality of which is unknown (acknowledging that the training sessions are held of an evening).

The Woodsdale Football Club in their initial communication sought assistance with the provision of LED lighting, plus the erection of two new lights. This indicates that the lighting is sub-standard.

The major risks being the likelihood of a person injuring themselves from strained / rolled ankles (or worse); trip hazards; minimum cover over the old cricket pitch.

Estimated cost - \$30,000 (detail above).

Should a decision be made to upgrade the playing surface, then further costs will be incurred to enable regular mowing etc.

It should also be acknowledged that the football season only extends for approx.4 months, but there would need to be a regular annual maintenance program.

Long-term suitability of the ground for football (both training and competition)

The ground is currently 20 metres short of complying with the minimum standards for ground dimensions. It follows that land acquisition would be required to allow for long-term use. An estimated cost has not been prepared to date.

- Change rooms / showers

Irrespective of whether the ground is used for training and/or roster games, it is inappropriate that there are no change rooms and/or shower facilities. A cost estimate has been detailed above.

Human Resources & Financial Implications – Refer above comments. No budget has been allocated for any capital upgrade of the Woodsdale Recreation Ground at this point of time.

From an overall asset management and risk perspective, sale of the property is a real option that warrants serious thought given the overall condition of the property. If this option was progressed, the intent would be to reinvest the proceeds into other local community infrastructure.

From a strategic point of view, reference is also made to the extracts from Council's 'Southern Midlands Recreation Plan' prepared by Inspiring Place in April 2006 which were included in the report to the Council Meeting held 24th November 2021 (attached).

Community Consultation & Public Relations Implications – To be considered.

Policy Implications – N/A

Priority - Implementation Time Frame – Resolution is required as a matter of urgency.

RECOMMENDATION

Submitted for discussion and initial direction.

DECISION

Moved by Cllr K Dudgeon, seconded by Cllr D Fish

THAT Council:

- 1. Commit to undertaking the necessary ground improvements (i.e. playing surface) to enable it the ground to be used for training only;**
- 2. Council relocate the Toilet Facility from the Colebrook Recreation Ground (subject to confirming that it can be connected to the existing septic system);**
- 3. The above works be undertaken on the proviso that any improvements required to the ground lighting will be the responsibility of the Woodsdale Football Club; and confirmation that the existing change rooms/showers will not be used as there are a number of safety issues and deemed not to be up to standard.**

CARRIED

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

Cllr D Fish departed the meeting at 1.07 p.m.

F

16.2.2 Woodsdale Hall & Recreation Ground Management Committee

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 21 APRIL 2022

Attachment(s):

1. *Woodsdale Hall Management Committee Constitution (prior to May 2021)*
2. *Woodsdale Hall and Woodsdale Recreation Ground Management Committee (approved 3rd May 2021)*

ISSUE

Council to note the change of arrangements in the management of the Woodsdale Recreation Ground and as such the change to the Constitution of the Woodsdale Hall & Woodsdale Recreation Ground Management Committee.

BACKGROUND

Prior to May 2021, and whilst it was in existence, the Woodsdale Football Club was the group responsible for the management of the Woodsdale Recreation Ground, via a Recreation Reserve and Pavilion Seasonal Agreement, with Council.

Following the Woodsdale Football Club being wound up and following discussions with the Woodsdale Hall Management Committee, it was resolved that, given the Recreation Ground was used on occasions by the Community, that the Woodsdale Hall Management Committee, as a Committee of Council would amend their Constitution to reflect their future management of the Woodsdale Recreation Ground as well as the Woodsdale Hall.

That amended Constitution was noted and approved by Council at its Special General meeting on the 3rd May 2021.

DETAIL

Given the re-establishment of the Woodsdale Football Club and their desire to operate from the Woodsdale Recreation Ground, it is appropriate that the Woodsdale Hall and Woodsdale Recreation Ground Management Committee remove the inclusions of the Recreation Ground from its Constitution and revert back to the Constitution of the Woodsdale Hall Management Committee, as it was prior to May 2021, plus the some minor alterations to reflect a change in nomenclature of the Council's Recreation Committee, to the Facilitates & Recreation Committee, as well as the inclusion of the Maintenance Responsibilities table.

Human Resources & Financial Implications

Nil

Community Consultation & Public Relations Implications

The Woodsdale Football Club and Council have had numerous consultation sessions in respect of the Woodsdale Recreation Ground.

Policy Implications

Nil

Priority - Implementation Time Frame

Implement the decision as soon as possible.

RECOMMENDATION

That Council:

1. Note the Report;
2. Approve the changes to the Woodsdale Hall & Woodsdale Recreation Ground Management Committee Constitution to reflect the removal of the Woodsdale Recreation Ground responsibilities from the Woodsdale Hall Management Committee, along with some inconsequential additions as detailed in the report; and
3. Agree to enter into a Recreation Reserve and Pavilion Seasonal Agreement, with the Woodsdale Football Club in accordance with Council's normal policies and procedures at a Council Officer level.

DECISION

Moved by Cllr K Dudgeon, seconded by Cllr A E Bisdee OAM

THAT Council:

That Council:

1. Note the Report;
2. Approve the changes to the Woodsdale Hall & Woodsdale Recreation Ground Management Committee Constitution to reflect the removal of the Woodsdale Recreation Ground responsibilities from the Woodsdale Hall Management Committee, along with some inconsequential additions as detailed in the report; and
3. Agree to enter into a Recreation Reserve and Pavilion Seasonal Agreement, with the Woodsdale Football Club in accordance with Council's normal policies and procedures at a Council Officer level.

CARRIED

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

G

To whom it concerns at the Southern Midlands Council.
From the Woodsdale Football Club Inc.

The purpose of this response is to inform SMC that the Woodsdale Football Club Inc. (WFC) has very serious intentions of using 'Wallaby Park', including all of its facilities, as its home ground for home games and social functions from the very start of the ODFA season in April 2023.

Please read Woodsdale Football Club's response to the SMC Report on 'Wallaby Park' with particular respect to the change-room facilities.

Throughout our response the SMC document is referred to, to properly address key issues. An estimate of cost to repair / replace is also given.

- **Shelter at ground entry** : This shelter has been stood up, braced and screwed back together and anchored to the ground.

SMC document states that a concrete slab needs to be poured for the shelter and must conform with AS 1684. This shelter in its current state would not meet current building standards and will need to be replaced.

Concrete slab and a similar shelter is to be built.

Estimated cost to complete this work is **\$6000**.

- **Site does not comply with DDA. No specified parking area, no ramps to change rooms and facilities or wheel chair access between facilities** : Following discussions with SMC, I understand they will be completing gravel paths and supplying WFC with parking signs. Following these works we can review the suitability of these ramps and parking signs to comply with DDA. I am hopeful SMC will complete these tasks accordingly and in line with DDA requirements.

- **Change room dimensions and general condition, including shower area dimensions and conditions**: The SMC document continually references AFL preferred facility guidelines. These are just guidelines and not a legal requirement. Although the change room facilities and shower areas are dated and in need of an upgrade, we believe with some investment these can be brought up to standard. The floor in the changerooms has a large crack. This can be fixed by taking off the raised edge, filling with concrete and screeding concrete across the entire change room floor. Following this, it is the intention of our club to install a hard-wearing, all-weather carpet (or similar product) to the change room floor.

Estimated cost to complete this work is **\$6000**.

SMC document also raises the issues of the shower cubicles and AFL preferred facility guidelines sizing. Again, these are just guidelines and not a legal requirement. To bring these shower cubicles into line with modern standards we would need to remove the existing floor concrete, install new AS3500 compliant drainage and install a new concrete floor and tile overlay. The hot and cold-water supply and shower heads will also need to be replaced and recessed into the wall.

It is the intention of the WFC to install new shower mixers and ceiling mounted shower heads to each shower area. There will also be tempering valves fitted to each hot water cylinder to meet AS3500, as mentioned in the SMC document. Also needed, although not stated in the report, is some Colourbond flashings and new guttering to protect the existing timber, catch rainwater and prevent water entering the under-side of the concrete.

Estimated cost of these works are **\$10,000**.

- **Umpires Room:** SMC document references AFL preferred facility guidelines regarding the size of the umpires room. This is not a legal requirement and it is WFC's belief that the room can be improved to make it comfortable for the umpires. This would require installation of a shower base and glass shower screen, shower mixer and shower rose, level concrete floor with tile overlay and tile/paint walls. Install new door and appropriate lighting and exhaust fan.
Estimate cost **\$5000.**

- **Masonry at front corner of change rooms held together with timber:**

The structure of the building is not affected by this issue and to remedy it is quite simple. There are two loose blocks on this corner, caused by a vehicle reversing into the wall many years ago. A bricklayer would need to remove the affected blocks and re-install. SMC document states the changerooms are sinking on the oval side. We do not believe that this is the case. The WFC has had a Building Inspector look at the structure and deemed it safe. The reason the concrete floor has cracked is likely to be the poor quality of the concrete material used and lack of steel reinforcement. This not a major issue and could be easily remedied by replacing the floor inside of the structure leaving a 450mm strip of existing concrete that the block work sits on. The existing 450mm concrete strip would have steel reinforcement bars installed and a new internal slab including steel reinforcement would be installed.

Estimated cost \$15,000-20,000.

- **Non compliant tank stand.** These tank stands will be removed. WFC are in talks with a sponsor regarding obtaining a new 22,000 litre poly tank.

Estimated cost \$2000.

- **Female toilets.** This toilet cubicle was built by SMC some time ago to allow Disability access. The SMC document states this does not comply with AS1428 and is, therefore, the responsibility of SMC. To bring this up to standard would not take much work. Cleaning, painting, bird proofing and a new door needs to be installed. There would need to be a thermostatic mixing valve installed onto the hand basin to comply with DDA.

Estimate cost \$2000.

- **Kiosk:** The kiosk will need a substantial upgrade to comply with modern day food preparation standards. As stated in SMC document, the minimum requirements are a double bowl sink, hand washing sink, splash backs and vinyl flooring. The ceiling also needs to be removed and replaced with new plaster and trims.

Estimated cost \$ 15,000.

- **Barbed wire fencing:** WFC have spoken with the farmer regarding this issue. This will be removed when required.

- **Ground Width:** Boundary line will be marked with minimum 4 metre run off as per AFL guidelines. The AFL Ground dimensions guide is only a guide. Correspondence will be made to all other ODFA clubs requesting confirmation that they are happy to play at 'Wallaby Park'.

In summary the WFC is confident that the above listed upgrades, with cost estimates, can be achieved to be able to fully utilise our home ground at the commencement of the 2023 ODFA season (April).

Please see below some quotes to build new change rooms from Ausco & Ranbuild.

- **AUSCO MODULAR BUILDINGS:** Ausco provided a quote for a new change room facility. This came in at around \$450,000 for the building only. This does not include freight to site, on site footing installation and for the team to install the modular buildings. They have indicated these costs to be anywhere between 50%-80% of the building value. Putting this project up around \$600,000-\$700,000.

- **Ranbuild sheds:** Ranbuild sheds provided a quote to supply and install a new shed to become our change rooms. The quote for the concrete slab, shed kit, delivery and installation was \$150,000. To line this shed out to become a change room, umpires' room and storage facility will cost approximately another \$150,000.

SMC Approval, upgrading of the sewerage system and stormwater runoff system would cost around another \$50,000. These would, obviously, need to be paid for either of the above builds.

In considering these options, we believe to be very unwise to spend the above amounts on a single use facility.

'Wallaby Park' already has the required facilities. Although substantial upgrades are needed.

Presently our club has many plans in place including painting all the buildings green, upgrading the look of our scoreboard and making the surrounds of the buildings more aesthetically pleasing. Plans to gravel the driveway down to the 'bottom end' of 'Wallaby Park' for increased car-parking are a few of the things on our wish list.

Finally, the Woodsdale Football Club is enthusiastically looking forward to progressing the 'Wallaby Park' facilities with the assistance of the Southern Midlands Council to help the club to be a 'people's club', known for its sound and stable values. A 'meeting place' throughout the calendar year, not just the footy season.

We, as a club, are proud of what we plan to be for the ODFA community and beyond.

Sincerely,
John Treasure
President.
Woodsdale Football Club.

H

Upgrade of football oval proposal

Local football club requests upgrading of local football oval. The oval has not been used for many years since the local football club folded due to lack of local players.

The club has reformed and has requested Council to update the existing, unused oval.

The existing oval is non-compliant for AFL playing dimensions and slope.

Upgrade work include earthworks to extend and level the playing surface to AFL Standards.

Preliminary capital cost is estimated at \$500,000.

Estimated life of the upgrade of the oval is 10 years.

Annual Service Cost

The Annual Operating Cost (AOC) of operating the upgraded oval includes:

- Operations – cleaning, mowing, power and management
- Maintenance – repair works
- Depreciation – allocation of the capital cost over expected useful life
- Less any revenue generated from use of the oval.

An estimate of these costs are:

- Operations
 - mowing for football use, say 6 times/ year @ \$1,000 = \$6,000
 - miscellaneous, power, cleaning, etc – say \$1,000
- Maintenance – say \$1,000 / year
- Depreciation over say 10 years - \$500,000 / 10 = \$50,000 / year

Annual Operating Cost

Operations	\$7,000
Maintenance	\$1,000
Depreciation	\$50,000
Less Revenue	<u>\$0</u>
AOC	\$58,000

The AOC of \$58,000 is the amount to be included in future budgets to cover the operating cost of the upgrade and use of the football oval.

For a council with a rate income of \$12M this equates to a rate increase of 0.5% in addition to that required to cover the increase in other expenses, say 4.56% (LGAT CCI 4.06% + 0.5%).

Annual Service Cost

The Annual Service Cost (ASC) is an estimate of the cost of providing the service from upgrade of the oval. It is an estimate of the sum that would be tendered excluding allowance for risk and profit under a public private partnership contract to construct and operate the upgraded oval over a ten year period

The ASC includes the AOC, opportunity cost of capital and any costs to demolition/restoration/disposal costs at end of life of the service

Annual Service Cost

AOC	\$58,000
Opportunity Cost - \$500,000 @ 4%	\$20,000
Disposal Cost – say	<u>\$5,000</u>
ASC	\$83,000

The ASC may be used in value judgement of the cost and benefits of the investment to upgrade and operate the oval to allow use by the local football club.

For example, if the oval is used 10 times per year, the cost per use is \$8,300.

If 20 local players use the oval each game, the cost per player is \$415.

If 200 spectators and say 30 players and support staff attend each game, the cost per person is \$36.01.

The AOC and ASC show the cost of the investment to upgrade and operate the oval to allow use by the local football team to assess its affordability and benefits and cost.

Benefits to the community

- Local football can play matches in their local area
- May generate additional local community interaction and togetherness

Annual Service Cost of the upgrade using the above assumptions

- Cost per game \$8,300
- Cost per player per game \$415
- Cost per attendee per game \$36.01

Cost to the community

- Additional rate increase required to operate the oval 0.5%

Consequences to the community

- Spending \$500,000 on the oval upgrade will result in deferral of other community initiatives.





Level 1, 11A Murray Street
Hobart TAS 7000
03 6124 2220
admin@freestonetas.com.au

CONDITION REPORT – 4 BUILDINGS
2578 Woodsdale Road Woodsdale Tas 7120

APPLICANT DETAILS

Applicant: Southern Midlands Council (Phil Krause)
Address: PO Box 21 Oatlands Tas 7120
Phone: 0414418762
Email: pkrause@southernmidlands.tas.gov.au

PROPOSAL

Address of Development: 2578 Woodsdale Road Woodsdale Tas 7120
Lot / Pl: 0138/1 - 5839745
Scope of Report: Condition of Amenities on Site

INSPECTION DETAILS

Inspector: Danilo Yali
Inspection date and time: 11/08/2022 9.00 AM
Accreditation No.: CC7051

INSPECTION RESULTS

We have attended the above property and completed an inspection. The areas inspected and the overall outcome of the inspection are listed below, together with any specific defects noted or documents required.

REPORT BRIEF:

To inform Council of the Structural integrity and requirements under the National Construction Code (NCC) 2019 Amendment 1 for the following structures as per Councils letter dated 3 August 2022 ref 5839745:

1. Ablutions Block (Class 9b)
2. Player change rooms with showers and umpires' room (Class 9b)
3. Kiosk (Class 6)
4. Club rooms (Class 9b)

1 - Ablutions Block

The ablutions block is classed as a class 9b; a class 9b is a public use, it consists of male and female toilets. In the male toilet there is a WC, hand basin and urinal.

Under the NCC Volume 1 the following table would apply. The table sets out the number of facilities that must be provided against the number of occupants:

User Group	Collet Pans	Urinals	Washbasins
Table F2.3 Sanitary facilities			
Class 9b — sports venues or the like			
Male participants	1 — 20 > 20	1 Add 1 per 20	1 — 10 > 10
Female participants	1 — 10 > 10	1 Add 1 per 10	N/A N/A
Male spectators or patrons	1 — 250 251 — 500 > 500	1 2 Add 1 per 500	1 — 100 > 100
Female spectators or patrons	1 — 15 16 — 60 61 — 120 > 120	1 2 3 Add 1 per 70	1 — 150 > 150
			1 Add 1 per 10
			1 Add 1 per 10
			1 Add 1 per 150
			1 2 3 Add 1 per 150

From the above table it can be seen that there are not sufficient toilets for the ground, the maximum number catered for is for 10 male occupants, the installation of an additional hand basin would increase this number to 20 male occupants.

Additional facilities would be required for the males to be installed.

Facilities must also be provided for spectators.

There are 2 WC and 2 handbasins for females, this means that 20 occupants could use these facilities. Again, additional facilities would need to be installed.

There are no disabled facilities on site, this would mean that a new room would need to be built. The club is exposed to a complaint under the Disability Discrimination Act 1992.





Recommendation:

This Building is reasonably structurally sound and could be left as is.

2 - Player change rooms with showers and umpires' room (Class 9b)

This building has several structural issues, there are large cracks on the floor which exceed the Guide to Standards and Tolerance 2017 manual.

The cracks in the floor have also become a trip hazard, as there are several uneven surfaces in the room (see photos).

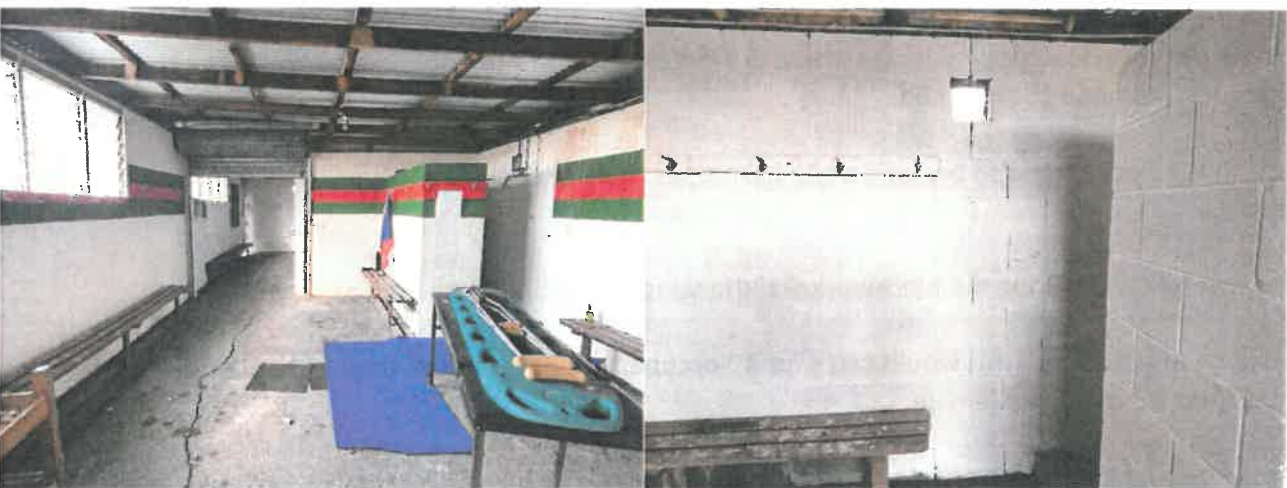
There are several cracks along the blockwork walls in various locations (see photos).

There are 4 showers provided, this would cater for 40 occupants, but it's noted that there are no separate shower facilities for male and female.

There would also be a need for a disabled shower to be provided as per BCA table F2.4 (b) Accessible unisex showers.

A Structural Engineer would need to be engaged to confirm how structurally sound this building is. As it stands the building should not be used due to its safety hazards.

The doors do not have compliant latches (c handles required to make sure hands don't slip).



Recommendation:

It may be more economical to demolish this building and build a fully compliant building. This building is fairly run down. In this situation it's best to demolish and rebuild.

3 - Kiosk (Class 6)

This building does not comply at all with the Australian Standard 4674-2004: Construction and fit out of food premises (external site) provides a 'best practice' guide to fit out and construction.

The kiosk does has not had a food license since 2017 (as advised by Council).

The kiosk is not accessible at the sale point because there is a step.



Recommendation:

This building should be vacated and used as a storeroom and a new kiosk built.

4 - Club rooms (class 9b)

There is an approximate fall of 2 degrees across the whole floor. Proper angle measurements will need to be confirmed, because 2 degrees is the maximum allowable cross fall in a room.

It's doubtful that the floor covering would comply with BCA Part C1.10 Fire Hazards Properties. This would mean that the whole floor carpet will need to be removed if it can't be found that it complies.

There is a large pot belly stove in the clubroom, unless a form 54 under the Building Act 2016 can be supplied, the stove will need to be removed or brought up to standard.

There are non-compliant latches at the doors, door handles are required to be of type "C".

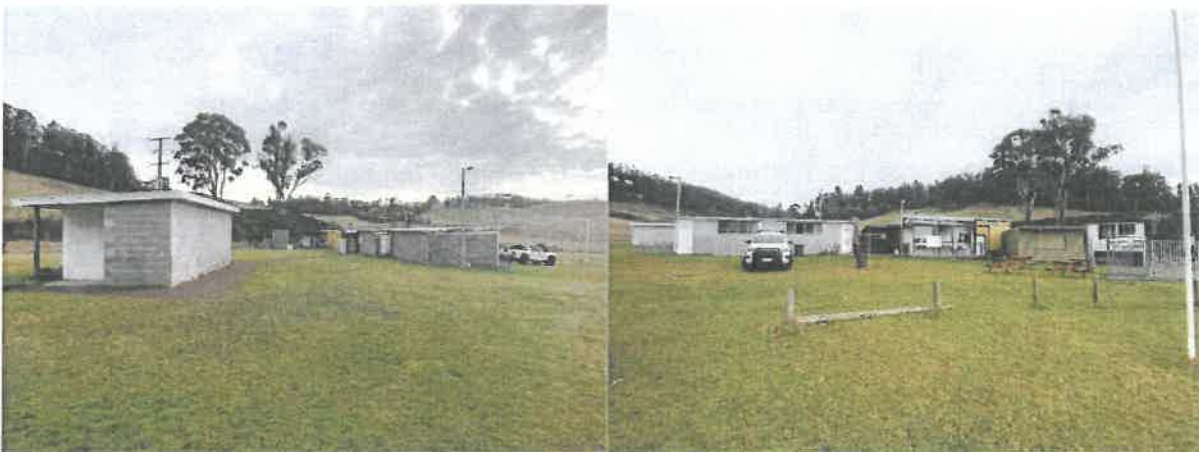




Recommendations:

- Confirm if the floor fall is greater than 2 degrees. If the floor is greater than 2 degrees, a floor topping will need to be screeded on.
- The building does not have sufficient natural ventilation, based on the floor area it requires to have 5.1 meters square. Currently it's approximately 4.51 meters square meters.
- The building is very run down, it requires a lot of maintenance to be done to it.

Site Photos:



SIGNED BY:



Danilo Yali – Building Surveyor

Permits	<p><u>FOR INFORMATION:</u></p> <p><u>BUILDING APPROVALS & PERMIT</u></p> <p>You are required to submit the following documentation with Council when making an application for a Building Permit: A full set of documentation is required from an accredited person in accordance with the Directors specified list (<i>Building Act 2016</i>) and a form 35 certification form is required.</p> <ul style="list-style-type: none">• A soil report from a qualified person will be required.• A Bushfire report indicating the Bushfire Attack Level and associated hazard management plan & emergency evacuation plan from an accredited Fire Practitioner.• Engage the services of a Building Surveyor to issue a Certificate of likely compliance.• Lodge the certificate and appropriate documents with Councils Permit Authority to allow for the issue of a Building Permit. <p><u>PLUMBING APPROVALS & PERMITS</u></p> <p>You are required to submit the following documentation with Council when making an application for a Plumbing Permit: A full set of documentation is required from an accredited person in accordance with the Directors specified list (<i>Building Act 2016</i>) and a form 35 certification form is required. As the Building class is a 9b the Plumbing design must fully comply with AS/NZS3500. The following website has all the information that is required regarding documentation; https://www.cbos.tas.gov.au/topics/resources-tools/Building-and-trades-forms,-publications-and-reports</p> <p><u>WASTE WATER DESIGN</u></p> <ul style="list-style-type: none">• A waste water report from a qualified engineer is required, as the sports ground is not a domestic system it must be designed by an accredited engineer. (who will be responsible for a sign off and certification to the permit authority) <p><u>STORM WATER</u></p> <ul style="list-style-type: none">• Storm water overflow from tanks is to be addressed in accordance with AS/NZS3500.3.• Please note if a storm water trench is required to capture storm water overflow an accredited engineer will be required to design the trench as it is a Performance Solution under the <i>Building Act 2016</i>.
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09/09/2022

Geoff Young
Woodsdale Football Club

Dear Geoff,

Structural assessment of Woodsdale Football Club Change Rooms

On Sunday 21st August 2022 I conducted an inspection of the changing rooms at the Woodsdale Football Club to assess the structural integrity of the building.

Significant cracking was observed in the concrete slab which would indicate that settlement under the slab has occurred. Despite this movement in the base slab, there was no evidence of movement or cracking in the blockwork walls of the building.

The most significant crack observed is shown below and consisted of a crack over 2m long and over 5mm wide in places. The cracking and movement has created a lip that currently presents a trip hazard to users of the building.



It is my opinion that the cracking present in the slab does not present a significant risk to the structural integrity of the building at this stage. The cracking should be observed and if it continues to propagate another reassessment at that point would be recommended.

Yours faithfully,

James Sugden, BE

Director

phone: 0429 347 572 email: james@suggee.com.au web: suggee.com.au ABN: 57 159 898 110

Sugden & Gee
Ingenuity

K

Venue inspection final site report - Woodsdale Oval

Site details

SFA ID	4013
PlayHQ venue ID	
Venue name	Woodsdale Oval
Original auditor	Anthony Osborn
Original audit date	24 Nov 2021
Modified date	29 Sep 2022
Last modified by	Anthony Osborn
Venue address	2578 Woodsdale Rd
Suburb	Woodsdale
State	TAS
Postcode	7120
LGA	Southern Midlands (M)
State electorate	Prosser
Federal electorate	Lyons
Area	Rural
Region	TAS - South
Sub region	
Development region	
League	Oatlands District Football Association
Is there a written lease for the venue tenure?	Unsure
Site ownership	Local Council
Hierarchy level (based on primary level of use)	Remote senior ground
Is female football played at this venue?	No
Has this venue been used as an AFL pre-season venue before?	No
Is this venue being actively considered as an AFL pre-season venue?	No
Category	
GPS coordinates	Latitude: -42.448113 Longitude: 147.571322

Club details

Club name (primary club)	Woodsdale Football Club
---------------------------------	-------------------------

Access	Not currently in use for AFL
Club status	Football club (no juniors)
Other user	
Other user	
Other sport code user	
Other sport code user	
Other sports users during playing season	
Other sports users during off season	
Club contact name	Alyson Scott
Club contact phone	0437 353 852
Club contact email	alyson.louise.scott@gmail.com
Additional comments	

Venue contact details

Venue organisation	Southern Midlands Council
Venue contact name	Wendy Young
Venue contact phone	03 6254 5050
Venue contact email	wyoung@southernmidlands.tas.gov.au

Change facilities

Change facilities	Yes
Number of player change facilities	2

Player change facility 1

Unique change room name (if known)	Home
Change room size	Less than 45m2
Does the change room have accessible entry?	No
Amenities (player/toilets/showers)	Less than 24m2
Massage/strapping room	No
Doctors room	No
Number of showers	2
Shower type	Open
Pan toilets	0
Is the change room suitable for females to change in?	No
Rate overall condition of these club player facilities	Poor

List any other player facilities that should be provided

Any other comments regarding the condition of the home club player facilities that you would like to provide?

Home and away change rooms in same building, just separated by roller door.

Woodsdale FC had been in recess since 2016, meaning conditions of the rooms are poor. Bird faeces throughout the rooms, as well as a big crack in the concrete underfoot and non-tiled showers.

'Home team; end would be around 6m x 4m

No toilets within change room block



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Player change facility 2

Unique change room name (if known)	Away
Change room size	Less than 45m2
Does the change room have accessible entry?	No
Amenities (player/toilets/showers)	Less than 24m2

Massage/strapping room	No
Doctors room	No
Number of showers	2
Shower type	Open
Pan toilets	0
Is the change room suitable for females to change in?	No
Rate overall condition of these club player facilities	Poor
List any other player facilities that should be provided	
Any other comments regarding the condition of the home club player facilities that you would like to provide?	<p>Home and away change rooms in same building, just separated by roller door.</p> <p>Woodsdale FC had been in recess since 2016, meaning conditions of the rooms are poor. Bird faeces throughout the rooms, as well as a big crack in the concrete underfoot and non-tiled showers.</p> <p>'Away' team end would be around 4m x 4m</p> <p>No toilets within change room block.</p> <p>Council would need to assess the safety of the block.</p>



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Player support facilities

Gymnasium / fitness room No

Umpire facilities

Umpires rooms Yes

Number of umpires rooms 1

Umpires room 1

Size of umpires room Less than 20m2

Number of showers 0

Pan toilets 0

Is the umpires change facility suitable for females to change in? No

Any other comments regarding the condition of the umpires rooms that you would like to provide?

Tiny space (3m x 1m). More of a utilities closet.

In very poor condition.

Rate overall condition of umpire facilities

Very Poor



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Kitchen / kiosk

Is there a kitchen/kiosk area?

Yes

How many kitchen/kiosk areas are there?

1

Kitchen/kiosk area 1

Kitchen, kiosk and/or bar servery

External servery only

Kitchen / kiosk area

Less than 20m2

Separate kitchen storeroom

No separate kitchen storeroom



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Pavilion / clubrooms

Does the facility have a main pavilion?	Yes
Number of pavilions	1
Pavilion 1	
Unique pavilion name if known	Clubrooms
Modular pavilion	No
Does the main pavilion have an accessible entry	Yes
Is there a ramp available for wheelchair users?	No
First aid or medical room for general public access	No separate first aid or medical room is available for general public access
Is there a defibrillator machine?	No
Is WIFI available on site?	No
Administration area / office	No separate office or meeting room
Social / community / multi-purpose room size	Less than 100m2
Bar	Less than 10m2
Does the bar / kiosk have an accessible entry?	Yes
Public toilets (provided within the pavilion / clubrooms)	No toilets provided
Third umpire / match referee room	No
Timekeeper / referee room	Yes
Internal storage area	Unable to provide accurate measurement
External storage area	20 - 24m2
Cleaners storeroom	No
Utilities / plant room	No
Memorabilia / honour board display	Yes
Rate overall condition of general facilities within the main pavilion	Good
Any other comments regarding the main pavilion that you would like to provide?	<p>Review in late 2021 saw that it needed some love due to the club being in recess since 2016, but that there was plenty to work with.</p> <p>Lots of work has been put in to refreshing the clubroom since, as shown in photos. Pavilion conditions now good.</p> <p>Kitchen / kiosk (separate to club rooms) still has water damage and mould on ceiling.</p> <p>Council would need to assess safety of buildings.</p>



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Playing field

Playing field	Yes
Number of playing fields?	1

Playing field 1

SFA playing field ID	4013-5361
PlayHQ playing field ID	
Unique playing field name	Woodsdale Oval
Enter latitude GPS coordinates	-42.448113
Enter longitude GPS coordinates	147.571322
How many change rooms are located at the oval?	3
Playing field type	Senior oval
Playing field access	Exclusive use of oval year around
Length of playing field (can be done via nearmaps or google earth)	140m-144m
Width of playing field (can be done via nearmaps or google earth)	Less than 110m
Turf profile	Unable to provide accurate assessment
Drainage	Drainage functional but requires improvement
Playing field surface type	Unable to provide accurate assessment
Centre cricket wicket profile?	No pitch or drop in wicket
How is the cricket wicket covered during football season?	
Are there synthetic areas along the boundary lines or centre square?	No
Is there hybrid turf (reinforced natural grass) along the boundary lines or centre square?	No

Irrigation

Oval surface condition

Any other comments regarding the condition of the oval surface that you would like to provide?

Hose/manual irrigation

Moderate

Barbed-wire fence on one side of the ground is a concern. Council and club have confirmed that the owner of the fence is happy for the barbed-wire to be removed. Recommendation would be for the boundary run-off to be 5m, given drop in the playing surface near the fence.

Water

Unsure

Rainwater tanks

Unsure

Is recycled or grey water available?

Unsure

Is the oval fenced?

No

Boundary run off

Does not meet 3m Local/Community standard

Comments

Boundary run-off would need to be larger than the usual 3m to ensure player safety given the barb wire fence.

Ground needs to be rolled and mowed to properly assess the surface. Slushy under foot in areas, particularly at the far-end near the goals but overall it looks ok. Council would need to determine safety.



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Playing field amenities

Coaches box HOME	No home coaches boxes provided
Interchange bench HOME	Smaller than 4.8m long x 1.2m wide
Coaches box AWAY	No away coaches boxes provided
Interchange bench AWAY	Smaller than 4.8m long x 1.2m wide
Estimate goal and point post height	8m x 5m posts (Local)
Interchange steward bench	No interchange stewards bench present
Scoreboard	Manual
Playing field lighting	Lighting provided but unable to provide accurate assessment
Lighting type	Unsure
Number of floodlight poles	6
Average number of fitting / lamps per pole	2

Outdoor ground maintenance / equipment storage No separate ground maintenance storage provided

Comments



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Supporting amenities

Are car parking spaces available?	Yes
Does parking area have an accessible parking spot?	Yes
How many formal / sealed car spaces are there?	0
How many informal car spaces are there?	40 - 49
How adequate is the car park for club needs?	Unsure if needs are being met
Are there accessible pathways from car parking to the site/facilities?	No
Is there a game clock? (it may form part of the scoreboard)	No
Is there a siren?	No
Is there a public address system?	No
Is there fencing around the site that supports the ability to play finals at the site?	Yes
External covered viewing area	Less than 50m2
Is there spectator seating / grandstand?	No purpose built spectator seating
Is there an accessible covered viewing area for spectators?	No
Capacity of spectator seating - number of seats. (provide estimate of number of seats).	No formal seating
How adequate is the spectator seating / grandstand?	More seating is required for home and away season
Electricity	Yes
Electricity comments	
Water to oval	No
Drinking water	Yes

Drinking water comments

Public Toilets

Public Toilets comments

Yes

Rundown toilet block.

Men's toilet has one shared urinal and one cubicle.
Female toilet has one cubicle and one disabled access cubicle.

One toilet block for the venue.

Shade infrastructure

No

Shade infrastructure comments

Rubbish bins / recycling

Yes

Rubbish bins / recycling comments

Vehicle access point

Yes

Vehicle access point comments

Long dirt driveway from main road down into the ground.

Comments Specific to Remote Senior Ground

Comments

Toilet block is separate from pavilion and club rooms.
Photos in this section.

Fencing isn't complete around the ground. Logs cover much of the boundary but need repairs. As mentioned above, one side of the ground had a barbed wire fence.

Steps up to timekeeper box are very flimsy - splintered wood (since removed upon September 2022 visit)



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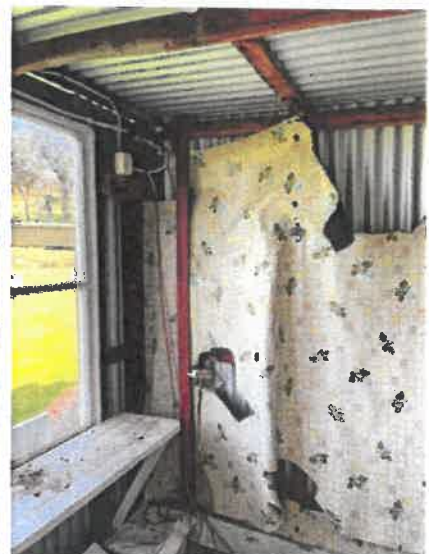


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Planning

Site is part of a Local Government Sport and Active Recreation Strategy?	No
Site has a Master Plan?	No
Site has a Venue Improvement Plan?	No
Is the venue on councils/land owner CapEx schedule?	No
How has the State/Territory body been engaged throughout the planning process?	Club

Comments

AFL Tas has been in conversation with both the Woodsdale FC and the Southern Midlands Council relating to the venue.

Woodsdale Football Club returned from recess in 2022, playing out of Kempton. The club want to return to playing home games at Woodsdale.

Netball facilities

Does the site have netball facilities? No



Netball courts


Netball courts No

Rating summary

- Hierarchy compliance score = Compliance with hierarchy preferred standards
- Hierarchy rating score = Total score against hierarchy
- Facility rating score = Total score

Section	Question	Provision	Rating based on hierarchy level
Home player change rooms	Number of player change facilities	2	0 / 0
Home player change rooms	Change room size	Less than 45m2	0 / 0
Home player change rooms	Size of strapping room		0 / 0
Home player change rooms	Number of showers	2	0 / 0
Home player change rooms	Shower type	Open	0 / 0
Home player change rooms	Pan toilets	0	0 / 0
Home player change rooms	Rate overall condition of these club player facilities	Poor	0 / 0
Home player change rooms	Total rating score based on hierarchy level		0 / 0
Away player change rooms	Change room size	Less than 45m2	0 / 0
Away player change rooms	Size of strapping room		0 / 0
Away player change rooms	Number of showers	2	0 / 0
Away player change rooms	Shower type	Open	0 / 0
Away player change rooms	Pan toilets	0	0 / 0
Away player change rooms	Rate overall condition of these club player facilities	Poor	0 / 0
Away player change rooms	Total rating score based on hierarchy level		0 / 0
Gym / doctor	Size of doctors room		0 / 0
Player support facilities	Size of gymnasium/fitness room		0 / 0

Gym / doctor	Total rating score based on hierarchy level		0 / 0	
Umpire facilities	Size of umpires room	Less than 20m2	0 / 0	
Umpire facilities	Number of showers	0	0 / 0	
Umpire facilities	Shower type		0 / 0	
Umpire facilities	Pan toilets	0	0 / 0	
Umpire facilities	Rate overall condition of umpire facilities	Very Poor	0 / 0	
Umpire facilities	Total rating score based on hierarchy level		0 / 0	
Pavilion / clubrooms	Does the main pavilion have an accessible entry	Yes	0 / 0	
Pavilion / clubrooms	First aid or medical room for general public access	No separate first aid or medical room is available for general public access	0 / 0	
Pavilion / clubrooms	Is there a defibrillator machine?	No	0 / 0	
Pavilion / clubrooms	Administration area / office	No separate office or meeting room	0 / 0	
Pavilion / clubrooms	Social / community / multi-purpose room size	Less than 100m2	0 / 0	
Pavilion / clubrooms	Bar	Less than 10m2	0 / 0	
Pavilion / clubrooms	Public toilets (provided within the pavilion / clubrooms)	No toilets provided	0 / 0	
Pavilion / clubrooms	Third umpire / match referee room	No	0 / 0	
Pavilion / clubrooms	Timekeeper / referee room	Yes	0 / 0	
Pavilion / clubrooms	Internal storage area	Unable to provide accurate measurement	0 / 0	
Pavilion / clubrooms	External storage area	20 - 24m2	0 / 0	
Pavilion / clubrooms	Cleaners storeroom	No	0 / 0	
Pavilion / clubrooms	Rate overall condition of general facilities within the main pavilion	Good	0 / 0	
Pavilion / clubrooms	Total rating score based on hierarchy level		0 / 0	
Playing field Woodsdale Oval	Length of playing field (can be done via nearmaps or google earth)	140m-144m	1 / 1	
Playing field Woodsdale Oval	Width of playing field (can be done via nearmaps or google earth)	Less than 110m	0 / 1	
Playing field Woodsdale Oval	Drainage	Drainage functional but requires improvement	2 / 3	
Playing field Woodsdale Oval	Centre cricket wicket profile?	No pitch or drop in wicket	1 / 1	

Playing field Woodsdale Oval	Irrigation	Hose/manual irrigation	1 / 1	
Playing field Woodsdale Oval	Oval surface condition	Moderate	5 / 5	
Playing field Woodsdale Oval	Is the oval fenced?	No	0 / 0	
Playing field Woodsdale Oval	Boundary run off	Does not meet 3m Local/Community standard	0 / 0	
Playing field Woodsdale Oval	Coaches box HOME	No home coaches boxes provided	0 / 0	
Playing field Woodsdale Oval	Interchange bench HOME	Smaller than 4.8m long x 1.2m wide	0 / 0	
Playing field Woodsdale Oval	Coaches box AWAY	No away coaches boxes provided	0 / 0	
Playing field Woodsdale Oval	Interchange bench AWAY	Smaller than 4.8m long x 1.2m wide	0 / 0	
Playing field Woodsdale Oval	Estimate goal and point post height	8m x 5m posts (Local)	0 / 0	
Playing field Woodsdale Oval	Interchange steward bench	No interchange stewards bench present	0 / 0	
Playing field Woodsdale Oval	Scoreboard	Manual	0 / 0	
Playing field Woodsdale Oval	Outdoor ground maintenance / equipment storage	No separate ground maintenance storage provided	0 / 0	
Playing field	Total rating score based on hierarchy level		10 / 12	
Lighting Woodsdale Oval	Playing field lighting	Lighting provided but unable to provide accurate assessment	0 / 5	
Lighting	Total rating score based on hierarchy level		0 / 5	
Supporting amenities	Does parking area have an accessible parking spot?	Yes	0 / 0	
Supporting amenities	How adequate is the car park for club needs?	Unsure if needs are being met	0 / 0	
Supporting amenities	Is there a game clock? (it may form part of the scoreboard)	No	0 / 0	
Supporting amenities	Is there a siren?	No	0 / 0	
Supporting amenities	Is there a public address system?	No	0 / 0	
Supporting amenities	Is there fencing around the site that supports the ability to play finals at the site?	Yes	0 / 0	
Supporting amenities	Is there spectator seating / grandstand?	No purpose built spectator seating	0 / 0	

Supporting amenities	Is there an accessible covered viewing area for spectators?	No	0 / 0
Supporting amenities	Capacity of spectator seating - number of seats. (provide estimate of number of seats).	No formal seating	0 / 0
Supporting amenities	Total rating score based on hierarchy level		0 / 0
Kitchen / kiosk	Kitchen / kiosk area	Less than 20m2	0 / 0
Kitchen / kiosk	Total rating score based on hierarchy level		0 / 0
Total overall rating - football			10 / 17
Rating score based on hierarchy level			17
Percentage based on hierarchy level			58.82%

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PROVIDED 2/10/2022

SOUTHERN
MIDLANDS
COUNCIL



WOODSDALE RECREATION GROUND

Introduction:

Further to our meeting held Monday 19th September 2022, the following information is based on your request for Council to provide a detailed list of requirements which would be required to upgrade the various buildings (and associated infrastructure) at the Woodsdale Recreation Ground.

As indicated at our meeting, this list of requirements is based on the independent report provided by Freestone Building Surveying, and takes into account the following:-

- Requirements under the Building Code of Australia
- Other applicable Legislation
- AFL Guidelines for the 'local facilities' category - this being the minimum standard identified by AFL.

Also, as indicated at the meeting, we are of the view that the existing change rooms should be demolished and hence, it would need to be replaced in accordance with current standards.

Notes:

- Council is currently in caretaker mode and no long-term financial commitments can be provided. The new Council will be announced early November.
- As part of Council's Insurance arrangements, on-site audits are conducted by the Insurer on an annual basis. A site inspection of the Woodsdale Recreation Ground has been scheduled for 25th October 2022 and the outcome of this process may result in further issues to be considered.
- It is emphasised that no works shall be undertaken without obtaining written consent from Council. This will include an assessment of what Permits may be required.
- Council is using the AFL Guidelines for the 'local facilities' category for all of its football grounds. Where some grounds may not meet those requirements at this point in time Council has a position that we will work to achieving that benchmark as we move forward. If there is no compliance, or only minor compliance, with the AFL Guidelines, Council will review the viability of the use of site for that sporting activity, which could mean closing the ground to that sport, developing that ground for another activity/sport if applicable, or disposal of the site. Any new works at recreation grounds will be required to comply with AFL Guidelines if the sport is to be played at that site.

Facilities	Requirements
Ablutions Block / Toilets	<p>Issue:</p> <p>1. There is currently an insufficient number of toilets at the Recreation Ground.</p> <p>For the purposes of determining the minimum number of toilets, we have based the requirement on servicing 250 male spectators (which is the lowest category) and a maximum number of female spectators of 60.</p>

<p>Ablutions Block / Toilets</p>	<p>To meet the <i>National Construction Code (NCC) 2019</i> and the <i>Building Code of Australia (BCA)</i> this requires:</p> <ul style="list-style-type: none"> • Male - 2 toilets, 2 urinals and 2 hand basins • Female Spectator - 2 toilets, 1 hand basin <p>There are no facilities on site for people with a disability. This means that a facility catering for people with a disability will need to be factored into the design(s).</p> <p>At the present time, Council / Club is exposed to a complaint under the <i>Disability Discrimination Act 1992</i>.</p> <p>Taking into account the above upgrades, and recognising the state of the existing septic system, a Wastewater System design expert will need to be engaged to design and prepare a wastewater disposal system.</p> <p>Comment(s):</p> <p>The above requirements will obviously require detailed design(s), however in the absence of allocated funding, it is not reasonable to proceed with this level of detail.</p> <p>In terms of relocating the Toilet/Shower facility from the Colebrook Recreation Ground, this is not considered a viable option. Firstly, it would only provide a part-solution (e.g. male or female toilet facility), and still require significant upgrade to the existing. It is considered that it would be more cost effective to upgrade and extend existing. Likewise the consideration of the amenities facility at the former Levendale School would fall under a similar category.</p> <p>Note:</p> <p>No work is to be undertaken without obtaining the necessary Building and Plumbing approvals.</p>
<p>Players Change rooms with Shower and umpires' room</p>	<p>Issues:</p> <ol style="list-style-type: none"> 1. <i>Overall building condition is extremely poor (crack in the floor is a trip hazard – caused by the building 'sinking' on the oval side; masonry at the front of the change rooms is being held in place with timber bolted through masonry to timber on the opposite side).</i> 2. <i>Dimensions of the change rooms are totally inadequate (separated by a roller door)</i> 3. <i>No toilets within the change rooms</i> 4. <i>Showers and waste systems are non-compliant. Hot and cold water plumbing is non-compliant – there are no temperature control valves on the HW systems; compression fittings are not permitted.</i> 5. <i>Cracked shower waste through wall (at floor level) is not connected to the wastewater system and non-compliant.</i> 6. <i>No provision for umpires change rooms.</i> <p><i>Demolition recommended. To build a fully complaint building.</i></p>

Players Change rooms with Shower and umpires' room	As per AFL Preferred Facility Guidelines - The minimum requirements for local level:-																
	<table border="1"> <thead> <tr> <th data-bbox="371 271 667 331">Playing Field Facilities</th> <th data-bbox="675 271 1318 331">Preferred Minimum Sizes (m2)</th> </tr> </thead> <tbody> <tr> <td data-bbox="371 338 667 405">Players Amenities (toilet/showers)</td> <td data-bbox="675 338 1318 405">25 m2 x 2</td> </tr> <tr> <td data-bbox="371 412 667 445">Number of showers</td> <td data-bbox="675 412 1318 445">3 x showers per amenity</td> </tr> <tr> <td data-bbox="371 452 667 512">Number of pan . toilets</td> <td data-bbox="675 452 1318 512">3 x toilets per amenity</td> </tr> <tr> <td data-bbox="371 519 667 586">Players Change Rooms</td> <td data-bbox="675 519 1318 586">2 x 45m2 (recommended range 45m2 to 55 m2)</td> </tr> <tr> <td data-bbox="371 593 667 683">Umpires Rooms (including toilet & showers)</td> <td data-bbox="675 593 1318 683">20 m2 – 25 m2</td> </tr> <tr> <td data-bbox="371 689 667 790">Utility/Cleaners Room (not essential)</td> <td data-bbox="675 689 1318 790">5 m2 +</td> </tr> <tr> <td data-bbox="371 797 667 887">External covered viewing area (not essential)</td> <td data-bbox="675 797 1318 887">50 m2</td> </tr> </tbody> </table>	Playing Field Facilities	Preferred Minimum Sizes (m2)	Players Amenities (toilet/showers)	25 m2 x 2	Number of showers	3 x showers per amenity	Number of pan . toilets	3 x toilets per amenity	Players Change Rooms	2 x 45m2 (recommended range 45m2 to 55 m2)	Umpires Rooms (including toilet & showers)	20 m2 – 25 m2	Utility/Cleaners Room (not essential)	5 m2 +	External covered viewing area (not essential)	50 m2
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<p>Note:</p> <p>The above requirements will obviously require detailed design(s), however in the absence of allocated funding, it is not reasonable to proceed with this level of detail.</p> <p>Demolition or removal of a building is considered building work and requires a permit. This work is not exempt from needing a permit under the <i>Building Regulations</i>. <i>Building Regulations numbers 27, 27A and 28</i> require that demolition is carried out in a particular way and, as a permit is required, consultation with a Building Surveyor or the Building and Plumbing section of Council will be necessary.</p>																	
Kiosk	<p>Issues:</p> <ol style="list-style-type: none"> 1. This building does not comply at all with the <i>Australian Standard 4674-2004</i>. Recommended for use as a storeroom only. 2. The kiosk is not accessible at the sale point – the Club is exposed to a complaint under the <i>Disability Discrimination Act 1992</i> 3. New Kiosk building required or consider incorporating one into the Change Rooms building or the Clubrooms (noting that it should be a minimum of 20m².) 4. No current Food Licence – Licence Required under the <i>Food Act 2003</i> <p>Note:</p> <p>It is a requirement under the <i>Food Act 2003</i> that most food businesses are registered on an annual basis (July to June) with a food business registration certificate issued by Council. The types of food businesses licensed includes, but is not limited to: hotels; restaurants; take away shops; bakeries; butcher shops; school canteens; sporting kiosks; and food vans.</p>																

<p>Club Rooms</p>	<p>Issues: The following works have been identified:-</p> <ol style="list-style-type: none"> 1. <i>Approximate fall of 2 degrees across the floor – proper assessment will need to be undertaken.</i> 2. <i>Pot belly stove – requires a form 54 under the Building Act 2016 - https://www.cbos.tas.gov.au/ data/assets/word doc/0014/405104/Form-54-Heating-Appliance-Installation-Compliance-Certificate.DOCX</i> 3. <i>Latches at the door and door handles be replaced to be compliant</i> 4. <i>Ventilation – to be assessed against the Building Code of Australia</i>
<p>Ground</p>	<p>Issues:</p> <ol style="list-style-type: none"> 1. <i>Existing oval is non-compliant for AFL playing dimensions and slope, however this may ultimately be a decision made by the ODFA (based on the position taken by ODFA Clubs).</i> 2. <i>Line marking at the minimum 3 metres would bring the width down to 91 metres – 20 metres below the minimum standard (i.e. 97 metres less 6 metres)</i> <div data-bbox="371 869 1177 1424" data-label="Image"> </div> <ol style="list-style-type: none"> 3. <i>The ground slopes has a considerable decline down and would require substantial fill to level the playing surface.</i> 4. <i>The perimeter fence – Barbed wire– would require removal (confirmed no issue).</i> 5. <i>Lighting – Significant upgrade to meet required standard for training purposes (minimum of 50 lux for local training).</i> 6. <i>Improvements to the fencing to stop neighboring sheep/wildlife from accessing the ground.</i> 7. <i>Parking – Allowing for the new developments, consideration will also need to be given to the provision of adequate car parking to cater for participants and spectators. In reference to the Planning Scheme, there should be a minimum of 50 parking spaces that includes disabled car parking with the appropriate markings in accordance with AS1428.1.</i> 8. <i>Hardstand areas will be required for accessibility to ablutions, kiosks, change rooms and clubrooms in accordance with AS1428.1 for disabled persons.</i>

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JMAPP Property Risk Site Inspection Report - 2022

Southern Midlands Council



Report date: 18/11/2022

By: Daniel Brooks



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1. Process

The JLT (Municipal Asset Protection Plan) Discretionary Trust Arrangement (JMAPP) members are afforded the opportunity to access a selection of JMAPP risk management services. One of these is known as 'Nominated Risk Services'. Council can use this opportunity to nominate an area of property risk management (or the wider general Property risk management area) for which they would like to use these JMAPP resources, to drive improvements in conjunction with Council, to address a specific challenge or property risk that has been identified.

Selected Members can also receive a 'Property Risk Core Service' this year. This year's service will be based around a Property Risk Site Inspection of three insured assets (selected at random), utilising an inspection checklist developed to assist in the identification of common property risk exposures. These have either contributed to property loss incidents in the past, or have the potential to contribute to future property loss incidents.

The following are examples of some risk exposures considered in the property risk checklist, to be used during the site inspection.

- **Arson Exposures**
 - Secure storage of portable waste bins and waste management stations away from asset perimeter walls, with a locking mechanism to prevent unauthorised access.
 - Ensure bins are not excessively over loaded and are emptied regularly.
- **Access Exposures**
 - Ensure overgrown vegetation, drainage downpipes, cabling and other climbable fixed items do not allow for access to roof.
 - Ensure asset access points (windows, skylights and doors) show no sign of visible weakness, attempted entry and are clear of projectiles left on the ground.
- **Fire Exposures**
 - Ensure exterior is free from loose combustible materials (timber, fabrics, furniture, paper, chemicals etc.) in proximity of the asset perimeter.
 - Vegetation and grassed areas should be well maintained with no signs of overgrowth.
- **Security Exposures**
 - Ensure the alarm system is regularly tested and armed when building is unoccupied.
 - Alcohol, cash storage and other items of value should not be visible from exterior windows and doors.
 - Master key registers / procedures are monitored and checked.
- **Water/Storm Exposures**
 - Overhanging tree branches should be away from drains and guttering to prevent blockages.
 - Ensure the drainage pipes show no signs of leakage, damage or blockage.

- **Impact Exposures**
 - Ensure high risk/value assets with close proximity to roadways have bollards /large structures (garden bed and or rocks) to protect the asset (and occupants) from impact damage.

2. Executive Summary

The purpose of this site inspection is to make an assessment of property risk exposures and to provide risk improvement advice where appropriate.

The three sites selected were:

1. Woodsdale Recreation Ground - 2578 Woodsdale Road, Woodsdale TAS 7120
2. Lake Dulverton - Aquatic Club – 17 Esplanade, Oatlands TAS 7120
3. Oatlands Hall - 1 Gay St, Oatlands TAS 7120

The Site Inspections were conducted on October 24th, 2022

Some key improvement areas identified by JMAPP across the three site inspections are:

- Review the approach to regular cleaning of gutters, to ensure that, particularly during winter months, the gutters and overall building drainage systems remain effective.
- Review the current approach to regular rubbish removal from around the site. Development of regular inspection and rubbish removal should be considered, as this could be a fire risk for council.
- Review processes and controls regarding testing and tagging of electrical equipment and wherever possible, raise the awareness of tenants/users of Council facilities, regarding the risks of un-tested/non-compliant electrical appliances.
- Relocate wheelie bins within the Woodsdale Recreation Ground at least 10 meters away from buildings, and wherever practicable secure them in place. This can be an arson/fire risk to council.
- Give careful consideration to the numerous potential property and liability exposures detailed within Section 7 of this report prior to allowing use of the Woodsdale Recreation Ground facilities by any tenant club and/or members of the public.

Further details and recommendations can be found in the body of this report.

JMAPP would like to thank those involved in the planning and execution of the audit, for their time and effort in ensuring the process ran smoothly. Further thank you to Council for its continued support of the JMAPP mutual.

3. Findings and Recommendations

The following information highlights the findings and recommendations as identified during the site inspection of the property.

Section 1: Arson

Risk Exposures

Typical Arson-related risk exposures:

- Portable waste bins are securely stored (cage, lockable stand, etc.) at least 10 metres (or as far as reasonably practical) away from asset perimeter walls.
- Fixed waste management stations are positioned at least 10 metres or as far as reasonably practical) away from asset perimeter walls, or have a locking mechanism to prevent unauthorised access.
- Bins are not excessively over loaded and are emptied regularly.
- Letterboxes or book return chutes (Libraries) contain fire retardant metal boxes/cages which collect all material pushed through or has another fire suppressing method.

Site Photos



Comments & Recommendations

Comments:

- The portable waste bins at the Woodsdale Recreation Ground are not securely stored (e.g. cage, lockable stand, etc.) at least 10 metres (or as far as reasonably practical) away from asset.
- A significant quantity of combustible material was found stored on site and in close proximity to the change rooms building at the Woodsdale Recreation Ground.
- The LPG Cylinder used for the BBQ at the Woodsdale Recreation Ground was located in an outside, accessible/unsecured location.

It is worth noting that while this facility is very remote, and is not visible from the road both of which reduce the likelihood of an *opportunistic* arson attack, this remoteness also means that it is unlikely that any such incident would be witnessed and emergency services would take quite some time to respond.



Recommendations:

- Council should ensure the facility's portable waste bins are securely stored (cage, lockable stand, etc.) at least 10 metres (or as far as reasonably practical) away from asset.
- Council should take steps to remove any combustible material currently left on site, and ensure current tenants are aware of the risk this poses and should remove any such material quickly in the future.
- Council should ensure LPG Cylinders, when not in use, are stored in a secure, well-ventilated location not accessible to members of the public. Council should also ensure that current tenants are aware of the risk posed by leaving such cylinders accessible, and where they should be stored.

Section 2: Access

Risk Exposures

Typical Access-related risk exposures:

- Vegetation (e.g. overhanging branches), drainage downpipes, cabling and other climbable fixed items do not allow for access to roof.
- All access points (i.e. windows and doors) to the asset show no sign of visible weakness (e.g. gaps in doorframes) or attempted entry.
- Clear of projectiles which could be utilised to access the premises.
- Skylights covered by security grilles.
- Access to the underneath of raised buildings (where applicable) is restricted (e.g. locks)
- Fences are checked for access holes and / or preventing access from over the top and underneath.

Site Photos



Comments & Recommendations

Comments:

- While it may be a relatively low value asset, with no valuable items stored within, the scorers box at the Woodsdale Recreation Ground was found left open with no door. The accessibility of the area underneath may also present an addition arson exposure.
- The fencing surrounding the oval at the Woodsdale Recreation Ground were in very poor condition, with many of the railings either fallen or missing entirely. This provides easy vehicle access onto the ground surface enabling unauthorised access while the property is unattended, increasing the potential for damage by someone doing burnouts on the ground.



Recommendations:

- Council should ensure all access points (i.e. windows and doors) to the assets remain closed and locked, and show no sign of visible weakness (e.g. gaps in doorframes) or attempted entry.
- Council should ensure the all fences surrounding the oval are repaired, and are regularly checked for access holes to prevent unauthorised access.

Section 3: Fire

Risk Exposures

Typical Fire-related risk exposures:

- Exterior is free from loose combustable material (timber, fabrics, furniture, etc.) in proximity of the asset perimeter.
- Vegetation and grassed areas are well maintained with no signs of overgrowth.
- LPG bottles (including when empty) are stored securely and away from combustibles and chemicals.
- All chemicals and hazardous materials are stored as per the relevant Safety Data Sheets (SDS).
- All chemicals are stored appropriately as per the Australian Standards (e.g. chemical bunding, appropriate containers, dedicated storage areas, etc.).
- Double electrical adaptors not used or stored.
- Electrical testing and tagging regime in place and all applicable appliances are within specified testing dates.
- Store rooms are free from clutter and excessive storage of combustable material.
- Walkways, exits and any other access/ egress junctions are clear and accessible.
- Fire extinguishers/blankets are tagged within appropriate timescales in accordance with standards.

Site Photos



Comments & Recommendations

Comments:

There were *numerous* potential fire exposures identified at the Woodsdale Recreation Ground, including:

- The building exterior perimeter was not free of loose combustable materials (for example timber, fabrics, furniture, etc.) (refer Section 1 – Arson for photo).
- LPG bottles (including when empty) were not stored securely (refer Section 1 – Arson for photo).
- Numerous electrical items/appliances were found on site that were not subject to a testing and tagging regime.
- Fire safety equipment on site was not appropriately tested and tagged within timescales in accordance with standards.
- A makeshift stove / wood heater had been installed by the tenants without appropriate Council permission/permits, with no information with regards to its compliance with respective building regulations.

At the Lake Dulverton Aquatic Club, the following potential fire exposures were identified:

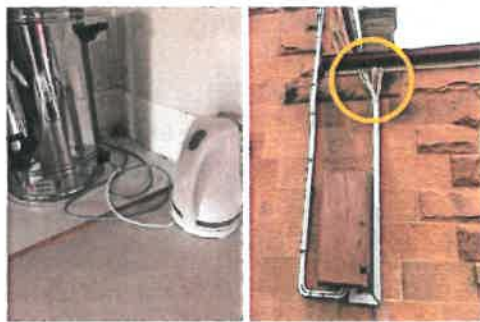


- A number of electrical items/appliances within the kitchen that were not subject to a testing and tagging regime, or were not tested recently.
- A fire blanket left on the kitchen bench – this may be inadvertently moved leaving it unable to be located quickly when required.

At the Oatlands Town Hall, the following potential fire exposures were identified:



- A number of electrical items/appliances within the kitchen that were not subject to a testing and tagging regime.
- Electrical cabling passing directly through the external timber fascia board – wearing of the cable insulation through this tight hole may lead to short circuits.



Recommendations:

- Council should ensure the all building exterior perimeter areas are free from loose combustible materials (for example timber, fabrics, furniture, etc.).
- Council should ensure all LPG bottle (including when empty) are stored securely.
- A procedure should be developed around what types of electrical equipment is to be brought into facilities. Including a detailed checklist of all items.
- Council should ensure all facilities have regular electrical testing and tagging regimes in place.
- Council should ensure all appliances used within the facility are within their specified testing dates.
- Council should ensure the fire safety equipment at the facility (where required) is appropriately tagged within timescales in accordance with standards. Fire equipment should also be mounted securely in an appropriate location such that it is ready and accessible during emergency situations.
- Council should have a qualified electrician inspect and, if necessary, repair the wiring at the Oatlands Town Hall where it enters the building from the external electrical switch box.

Section 4: Security

Risk

Exposures

Typical Security-related risk exposures:

- Alarm system is armed when building is unoccupied and system has been tested recently.
- Security lights in place are in working order (should be tested at night)
- Cameras are strategically placed to cover the facility and are in working order.
- Alcohol, cash storage and other items of value are not visible from exterior windows and doors.
- Signage evident to warn of no cash / valuables stored on site overnight.
- Signage is used to prevent unauthorised access (e.g. No Access / Do Not Enter / Authorised Only / Cameras in Use).
- All Signage is designed and placed as per the relevant Australian Standards.
- Master Keys lists and procedures are developed and implemented (including swipe keys / cards)
- Vegetation is accessed to remove potential hiding spaces.
- Fences are checked for access holes and / or preventing access from over the top and underneath.
- Air-conditioning units are secure (caged to prevent access/theft)

Site Photos



Comments & Recommendations

Comments:

As previously mentioned, the Woodsdale Recreation Ground is quite remotely located, potentially reducing the risk of illegal entry. However, it is noted that alcohol is stored on site within the clubroom fridge, which is unlocked and located very close to the window. This risk is also increased by the significant number of items left outside that may be used to break the windows.

Recommendations:

- Council should ensure alcohol and other items of value are hidden from exterior windows and doors at the facility to reduce the likelihood of theft and break-ins. Additionally Council may consider installing locks on the fridge doors to further discourage any break-ins.

Section 5: Water/Storm

Risk

Exposures

Typical Water/Storm-related risk exposures:

- Overhanging tree branches clear of drains and guttering.
- Drainage systems are free from excessive vegetation and other potential blockages.
- Drainage pipes show no signs of leakage.
- All non-permanent fixtures secured appropriately against strong winds/storms.
- No evidence of loose roof tiling/material.

Site Photos



Comments & Recommendations

Comments:

All three facilities had various locations where the drainage/guttering contained grass/debris, likely causing blockages.

Recommendations:

- Council should implement appropriate mitigation to ensure the drainage systems are free from excessive vegetation and other potential blockages.
- Council should ensure regularly inspections and maintenance is completed on the drainage pipes to prevent leakages and blockages.

Section 6: Impact

Risk Exposures

Typical Impact-related risk exposures:

- High risk/high value assets with close proximity to roadways have bollards (or similar obstacles) to protect the asset (and occupants) from impact damage.
- Asset parking facilities do not allow for vehicles to be parked in close proximity to the exterior walls or as a minimum there are bollards/stopping devices installed.

Site Photos



Comments & Recommendations

Comments:

- Asset parking facilities at both the Woodsdale Recreation Ground and the Lake Dulverton Aquatic Club allow for vehicles to be parked in close proximity to the exterior walls. In many cases this may not be seen by Council as a significant risk given low visitation rates, however there may be certain facilities (i.e. those with higher visitation or used by particular demographics) that may present more significant risk level.

Recommendations:

- It is recommended that Council consider installing hard barriers (such as bollards) instead of wheel stoppers to provide more effective security to the building from both accidental and intentional damage from vehicles.
- Council should ensure that wherever practicable, asset parking facilities do not allow for vehicles to be parked in close proximity to the exterior walls. E.g. as a minimum there are bollards/stopping devices installed to reduce/stop the impact of property damage.

Section 7: Other

Risk Exposures

Other risk exposures identified during the audit.

Site Photos



Comments & Recommendations

Comments:

The Woodsdale Recreation Ground has a variety of both potential property and liability risks, largely due to the age of the buildings and long term lack of maintenance. These included (but are not limited to):

- Potential structural integrity issues, with visible cracks in slabs/footings and walls,
- Potential health risks to users associated with general lack of cleanliness and damage caused by wildlife and stock accessing the buildings,
- Numerous slip/trip/fall hazards, often combined with likely non-compliances with building regulations and disability access requirements. This is particularly the case with the balcony and associated steps attached to the club rooms.
- The makeshift stove / wood heater installed within the club-house without appropriate approval from Council and no evidence of appropriate building safety inspection/permit.



- Non-compliance with Sporting Governing Body guidelines in regards to ground size and boundary line run-off, including barbed-wire fencing adjacent to the northern side of the oval.

It was reported by Council that the club intends to use the facility for home games during the coming football season, despite Council not having yet agreed to allow this to occur and no Written Tenancy/User Agreement being in place.

Council have also demonstrated that they have engaged an external expert building consultant, who has provided a report highlighting numerous significant defects, hazards and non-compliances.

This presents both Council *and* the football club with the following concerns:

- Should Council allow use of the ground/facilities, it will require *significant* expenditure to ensure the facilities are returned to a reasonably safe standard such that liability exposures are prevented. In fact the aforementioned external building consultant has reported that it would be more efficient to demolish and completely replace the existing structure than to repair.
- Without significant improvements, Council would find it very difficult to defend any future liability claims related to the condition of the facilities should they permit its use.
- The club themselves would also likely face significant liability exposure from their own members and any visiting players and spectators should they use the ground/facilities without significant improvements.

Recommendations:

It is recommended that Council consider not permitting the use of the ground/facilities without significant investment in improvements, including:

- Ensuring the ground's compliance with respective sporting governing body guidelines – while allowing use of a smaller ground may be tolerable, compliance with the recommended boundary line run off distance is critical, particularly where the fencing is barbed wire (in fact it may be seen as reasonable to provide additional distance adjacent to the barbed wire fence).
- Removal/Repair of slip/trip/fall hazards wherever practicable, particularly in higher traffic areas,
- Ensuring the structural integrity of all buildings/structures,
- Ensuring the reasonable cleanliness of all buildings – particular the change rooms and toilet facilities.
- Ensure the makeshift stove / wood heater installed in the club rooms is inspected and required and compliant with respective building regulations.

Failing to take the above steps would place Council in a particularly difficult position should an incident occur resulting in a liability claim.

Contact for Further Information:

JMAPP Risk Management

Email: risk.help@jlta.com.au