

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday, 27th March 2019

Levendale Hall
1325 Woodsdale Road, Levendale

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OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL
HELD ON WEDNESDAY, 27TH MARCH 2019 AT THE LEVENDALE HALL, 1325
WOODSDALE ROAD, LEVENDALE COMMENCING AT 10:0 A.M

1. PRAYERS

Rev Dennis Cousens recited prayers.

2. ATTENDANCE

Mayor A O Green (*until 11.20 a.m.*), Deputy Mayor E Batt, Cllr A Bantick, Cllr A Bisdee OAM, Cllr K Dudgeon, Cllr D Fish, Cllr R McDougall

Mr A Benson (Deputy General Manager), Mr D Cundall (Manager, Development & Environmental Services) and Miss E Lang (Executive Assistant).

3. APOLOGIES

Nil.

4. MINUTES

4.1 ORDINARY COUNCIL MINUTES

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 26th February 2019, as circulated, are submitted for confirmation.

DECISION

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

THAT the Minutes (Open Council Minutes) of the previous meeting of Council held on the 26th February 2019, as circulated, be confirmed.

CARRIED

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

4.2 SPECIAL COMMITTEES OF COUNCIL MINUTES

4.2.1 SPECIAL COMMITTEES OF COUNCIL - RECEIPT OF MINUTES

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

- Minutes – Woodsdale Community Memorial Hall Management Committee – 15th January 2019.
- Minutes – Lake Dulverton & Callington Park Management Committee – 12th March 2019.

RECOMMENDATION

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

DECISION

Moved by Cllr A Bantick seconded by Cllr K Dudgeon

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

CARRIED

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

4.2.2 SPECIAL COMMITTEES OF COUNCIL - ENDORSEMENT OF RECOMMENDATIONS

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

- Minutes – Woodsdale Community Memorial Hall Management Committee – 15th January 2019.
- Minutes – Lake Dulverton & Callington Park Management Committee – 12th March 2019.

RECOMMENDATION

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

DECISION

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

THAT

- a) the recommendations contained within the minutes of the above Special Committees of Council be endorsed; and
- b) Council write to the Lake Dulverton and Callington Park Committee to seek further clarification regarding Item 4.1 contained in the minutes of the meeting held 12th March 2019.

CARRIED

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

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

4.3.1 JOINT AUTHORITIES - RECEIPT OF MINUTES

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

- Southern Tasmanian Councils Authority – Minutes (Draft) of Special Meeting held 18th March 2019.
- Southern Tasmanian Councils Authority (Waste Strategy South) – Nil.

RECOMMENDATION

THAT the minutes of the above Joint Authority be received.

DECISION

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

THAT the minutes of the above Joint Authority be received.

CARRIED

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

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

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

- Southern Tasmanian Councils Authority – Nil.

DECISION NOT REQUIRED

5. NOTIFICATION OF COUNCIL WORKSHOPS

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

One workshop has been held since the last Ordinary Meeting.

The workshop was held on the 5th March 2019 at the Council Chambers, Oatlands commencing at 9.00 a.m.

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

Apologies: Mayor A O Green

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

The purpose of the workshop was to:

- a) consider the possible scope (and parameters) of an ‘Economic Development and Tourism Strategy’; and
- b) to advance the preparation of a draft consultancy brief to prepare same.

The Workshop considered an overall framework that could be adopted for this purpose.

The outcomes of the workshop are to be reported in a separate Agenda Item.

The Workshop concluded at approximately 11.30 a.m.

RECOMMENDATION

THAT the information be received.

DECISION

Moved by Clr D Fish, seconded by Clr R McDougall

THAT the information be received.

CARRIED

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

6. COUNCILLORS – QUESTION TIME

6.1 QUESTIONS (ON NOTICE)

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

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

(2) An answer to a question on notice must be in writing.

The following question was submitted by Cllr Rowena McDougall on 20 March 2019.

Q1. Heritage Hub Gallery - Could you provide a list to Council of all the artists and operators including business names and business owners and individuals who are exhibiting, displaying or consigning works, or who have done so since it opened, at the Heritage Hub in Oatlands ? And the location of these businesses.

General Manager's response: *(as prepared by A/Community Development Officer M Webster):*

The Heritage Hub had what is referred as a 'soft opening' on Saturday 16th March 2019 & traded for three days so far. It reopens again Thursday, Friday and Sunday of this week. As I am still relying on a pool of local volunteers to staff it, the building does not have consistent days yet but will average 5 days across the week at present from 9 a.m. – 5 p.m. (The current days are Sunday, Monday, Tuesday, Thursday & Friday).

The official launch was initially set for 13th April 2019 as per the grant conditions for the restoration of the Commissariat, however this has been delayed until May.

As for current stockists/artisans/makers we have the following:

- *Mary-Ann Orchard (Painter) - Campbell Town*
- *Tania Burbury (Leather worker) - Andover*
- *Andrew Wright - Oatlands Mart (19th century Southern Midlands art) - Oatlands*
- *Anthony & Emma Smith - Crafty Devils (leather work, woven baskets) - Gunns Plains*
- *Alan Townsend (Handmade wallpaper) - Oatlands*
- *Window Display pieces for Heritage & Bullock festival from Brian & Lyn Fish, Jill Bloomfield (Oatlands). Posters to arrive soon.*
- *Promotional stock for Tanglewood Tuft puppet makers, NSW who until recently, lived in Tasmania.*

Note: There is a small selection of leftover local made jams, relishes, honey wooden scoops & wooden spurtles from the Callington Mill visitor centre stock. Majority (if not all) sourced from within the heritage highway region. (Longford down to Mangalore).

6.2 QUESTIONS WITHOUT NOTICE

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

Clr McDougall – questions in regard to the Heritage Hub at Oatlands and is there a Business Plan for the Heritage Hub? Also believed that it would be artisans only, not selling antiques etc. What are the costs and what are people being charged? Is there a commercial lease agreement with the Centre for Heritage?

The Deputy General Manager advised that a business framework has been established and was tabled at a Council meeting in 2018. A copy of this framework will be provided to Clr McDougall.

Clr Bantick – question regarding why TasWater are placing ad's on commercial tv?

The Mayor advised that he will raise the issue directly with the TasWater Chairman.

Clr Bantick – advice that the Cows in the Lake sculptures are covered in weeds and unable to see them?

To be investigated and actioned appropriately through the Lake Dulverton and Callington Park Management Committee.

Clr McDougall – question regarding the Heritage Key to Oatlands that was raised with her by Patti Burbury and when access will be given to the Commissariat building? It is promoted in the brochure but currently unable to access.

Further to this, the Supreme Court House is really dirty, old gaol door is covered in acrylic paint that needs to be removed and it looks untidy. Once you access the Gaol there isn't much to see, will additional information be provided in these buildings?

The Deputy General Manager advised that he will seek further information in regard to these items from the Manager, Heritage Projects.

Deputy Mayor Batt – advice that signage that identifies bird species near Lake Dulverton is about to fall over – can this be rectified?

Advised that this item will be referred to the Lake Dulverton and Callington Park Management Committee for action.

7. DECLARATIONS OF PECUNIARY INTEREST

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

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

Nil.

8. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

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

The Mayor reported that the following item needs to be included on the Agenda. The matter is urgent, and the necessary advice is provided where applicable:-

1. SOUTHERN TASMANIAN COUNCILS AUTHORITY - FUTURE

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 Cllr R McDougall, seconded by Cllr A Bisdee OAM

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

CARRIED

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

9. PUBLIC QUESTION TIME (SCHEDULED FOR 12.30 PM)

Public Question Time was held later in the meeting.

9.1 Permission to Address Council

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

- Nil.

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

Nil.

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

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

11.1 DEVELOPMENT APPLICATIONS

11.1.1 DEVELOPMENT APPLICATION (DA 2019/07) FOR DOMESTIC ANIMAL BREEDING, BOARDING OR TRAINING (15 GREYHOUNDS) AT 23B BLACKBRUSH ROAD, MANGALORE, OWNED BY A & G TOWNSEND AND M & M COLLIS

File Ref: T 5018410

Author: SENIOR PLANNING OFFICER (JACQUI TYSON)

Date: 21 MARCH 2019

Enclosures:

*Development Application document
Representations*

PROPOSAL

Application is made by Southern Midlands Council for a Permit under the *Land Use Planning and Approvals Act 1993* ("the Act") to keep up to 15 greyhound dogs for breeding and training purposes at 23B Blackbrush Road, Mangalore.

The dogs would be housed in existing kennels located near the dwelling and exercised in a large enclosed yard. The kennels are located approximately 60-80m from the nearest neighbouring dwellings, located to the north west of the property. The dwelling on the subject site and established trees help to screen the kennels and exercise area from these nearest neighbours.

The proposal will also require a Kennel licence under the *Dog Control Act 2000*. The Animal Management Officer and Environmental Health Officer have visited the property and advised that there is nothing to indicate that this proposal should not go ahead. It should be noted that kennel licences are reviewed regularly and can be revoked if there are any ongoing issues.

Previous owners of the property had a Kennel licence to keep up to 10 German Shepherds on the site, issued in late 2016.

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

The land is zoned Rural Living and is developed with a single dwelling and the dog kennels and yard.

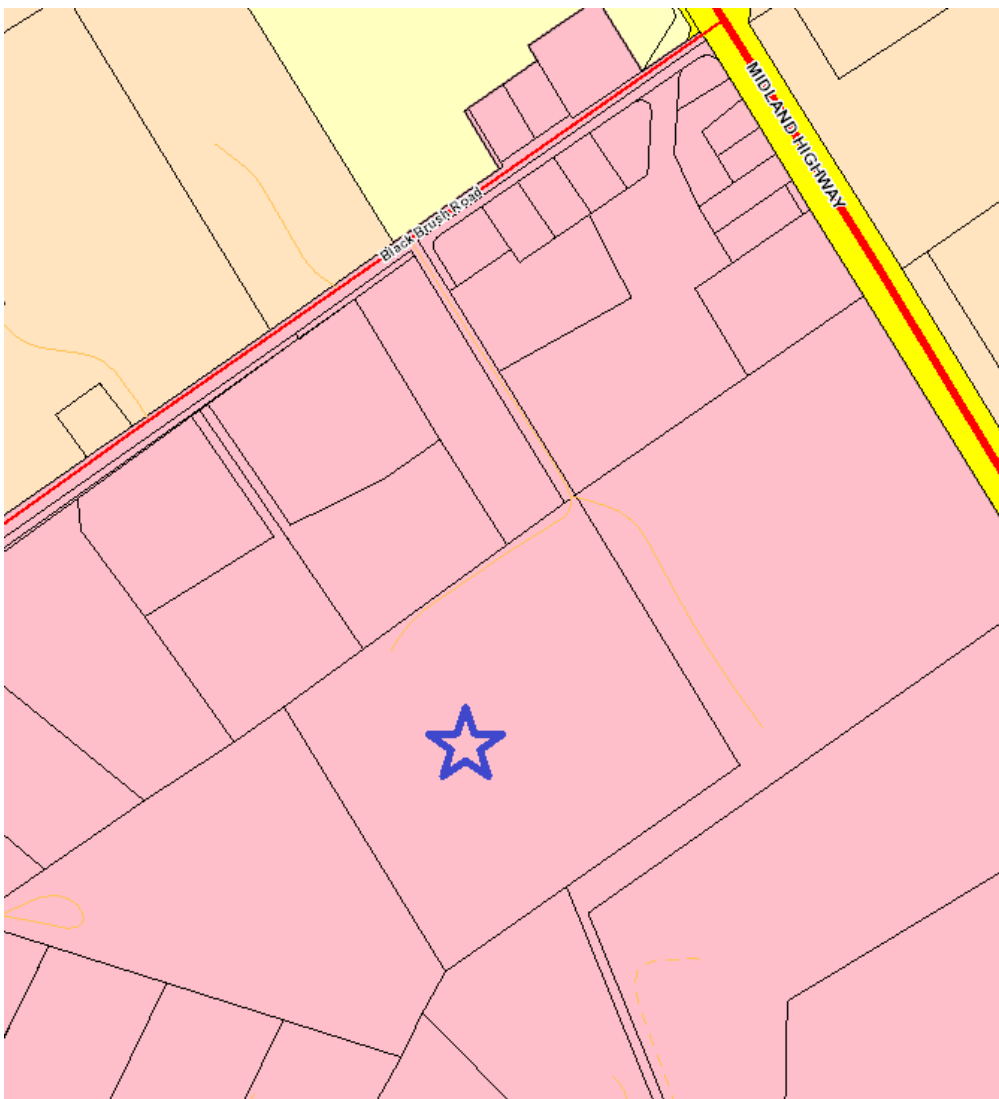
Under the Planning Scheme the proposal is defined as use for “Domestic animal breeding, boarding and training”. A permit for this type of development is considered at the discretion of Council.

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

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

THE SITE

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



Map 1_ The subject land is located in the Rural Living Zone (pink) and is marked with a blue star. Surrounding properties are in the Rural Resource Zone (cream), Community Purpose Zone (pale yellow) and Utilities Zone (bright yellow). Source: LISTmap



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

The site is an internal lot with an area of 3.95ha. The property is accessed from Blackbrush Road via a shared driveway. The dwelling and kennel area are located in the north western corner of the property.

The properties surrounding the site are generally characterised as rural living lifestyle lots, mainly developed with single dwellings and associated improvements.

THE APPLICATION

The Application has been submitted with the attached site plan and description to accompany the Development Application form.

USE/DEVELOPMENT DEFINITION

The proposed use and development is defined, under the Planning Scheme, as “Domestic animal breeding, boarding and training”:

Domestic animal breeding, boarding and training

Use of land for breeding, boarding or training of domestic animals.

Examples include an animal pound, cattery and kennel.

Use/Development Status under the Planning Scheme

Under the Scheme, a Development Application for use or development relating to “Domestic animal breeding, boarding and training” has a Discretionary status in the Rural Living Zone.

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

PUBLIC NOTIFICATION AND REPRESENTATIONS

The application was advertised on the 9th February 2019 for fourteen (14) days. During this period Council received two (2) representations. The issues raised in the representations and response are detailed in the table below.

Representation 1	Council Officer Comment
<p>As adjoining neighbour's we absolutely OPPOSE this application.</p> <p>The previous owners of the property had a kennel licence and housed more than the kennel limit. We did not oppose that application. In hindsight we should have. The constant barking echoing up to our property continued day and night. The kennels, made of colourbond, exacerbated the noise.</p> <p>We enjoy the peace and quite of our property. We believe with 15 Greyhounds is an excessive amount of dogs to keep quiet.</p> <p>We oppose the quantity and noise which cannot be guaranteed.</p>	<p><i>The Animal Control Officer has advised that only one complaint was received by Council in relation to the German Shepherds kept on the property by the previous owners. Further, as German Shepherds are a guarding breed it is in their nature to bark. Greyhounds are sight hounds and are less prone to nuisance barking.</i></p> <p><i>As mentioned above, the proposal will also require a Kennel licence under the Dog Control Act 2000, which are reviewed regularly and can be revoked if there are any ongoing issues with noise from barking.</i></p>
Representation 2	Council Officer Comment
<p>We are writing to inform you of our strong objection to a license application being approved for 15 greyhounds residing within earshot of our residence at Blackbrush Road Mangalore.</p> <p>We strongly oppose this license being approved. Fifteen more dogs coming into this area will not only affect noise pollution but also our mental health, when we are constantly waken by barking dogs echoing up through Blackbrush Road. Dogs are dogs and yes this will and does happen.</p>	<p><i>See comments above.</i></p>

<p>As you are most likely aware we have a residence across from us in Blackbrush Road (Acacia Boarding Kennels). This accommodates many dogs throughout different times of the year. We have been in touch with the</p> <p>owners on a number of occasions due to the noise from many dogs consistently barking throughout the day and night.</p> <p>To add fifteen more dogs in this area is absolutely ridiculous. We are both full time workers with a family and live in a rural area for the peace and quiet.</p> <p>Surely there is a cap on the number of dogs permitted in one area.</p> <p>We are also concerned that a number of residents in Blackbrush Road may not even be aware of this license application. The number of people that actually buy the The Mercury has significantly dwindled over the years.</p> <p>We hope our concerns are taken seriously as we strongly oppose this happening.</p>	
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ASSESSMENT - THE SOUTHERN MIDLANDS INTERIM PLANNING SCHEME

Rural Living Zone

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

<p>Use Standard 13.3.1 Use Standards for Non-Residential Use To ensure that non-residential use does not unreasonably impact residential amenity.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Hours of operation must be within:</p> <p>(a) 8.00 am to 6.00 pm Mondays to Fridays inclusive;</p> <p>(b) 9.00 am to 12.00 noon Saturdays;</p> <p>(c) nil Sundays and Public Holidays;</p> <p>except for office and administrative tasks or visitor accommodation.</p>	<p>P1</p> <p>Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p>	<p><i>The dogs will be on the site all hours so assessment against the Performance Criteria is necessary.</i></p> <p><i>The proposal will not generate any commercial vehicle movements. The most likely source of emissions is noise from barking.</i></p> <p><i>There are a number of properties within relatively close proximity to the site, with the nearest houses about 60-80m away.</i></p> <p><i>The Animal Control Officer has advised that greyhounds</i></p>

		<p>are 'sight hounds' and as such they are not generally nuisance barkers. During times of 'peak' excitement, such as feeding and/or visitors to the property they will tend to bark, but not for any length of time. Additionally, if there are issues with noise or any other matter in the future the Kennel licence under the Dog Control Act 2000 can be revoked at the discretion of the General Manager.</p> <p>Based on this advice, it is considered that any impacts from noise can be managed appropriately to avoid causing an unreasonable impact on residential amenity.</p>
<p>A2</p> <p>Noise emissions measured at the boundary of the site must not exceed the following:</p> <p>(a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;</p> <p>(c) 65dB(A) (LAmax) at any time.</p>	<p>P2</p> <p>Noise emissions measured at the boundary of the site must not cause environmental harm.</p>	<p>See comments regarding noise above.</p> <p>It is considered that any impacts from noise can be managed appropriately to avoid causing environmental harm.</p>
<p>A3</p> <p>External lighting must comply with all of the following:</p> <p>(a) be turned off between 6:00 pm and 8:00 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of</p>	<p>P3</p> <p>External lighting must not adversely affect existing or future residential amenity, having regard to all of the following:</p> <p>(a) level of illumination and duration of lighting;</p> <p>(b) distance to habitable rooms in an adjacent dwelling.</p>	<p>The proposal does not include any external lighting.</p>

light into adjoining private land.		
<p>A4</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 20 vehicle movements per day and be within the hours of:</p> <p>(a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;</p> <p>(b) 9.00 am to 12 noon Saturdays;</p> <p>(c) nil on Sundays and Public Holidays.</p>	<p>P4</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p>	<p><i>The proposal does not include any commercial vehicle movements.</i></p>

Parking and Access Code

This Code applies to all use and development.

For the Domestic animal breeding, boarding and training use the Scheme requires one parking space for each 40m² of floor area.

In this case the proposed use is not expected to generate any additional parking demand beyond that required for the dwelling and there is sufficient provision made on the site for parking and associated access.

CONCLUSION

The report has assessed a Development Application for a permit to keep up to 15 greyhound dogs for breeding and training purposes at 23B Blackbrush Road, Mangalore.

It is noted that the proposal will also require a Kennel licence under the *Dog Control Act 2000*, which are reviewed regularly and can be revoked if there are any ongoing issues with noise or other problems.

Two (2) representations were made to Council raising various matters, as considered in the assessment above.

The proposal has been found to comply with all the relevant standards of the Rural Living Zone and the applicable Code.

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

RECOMMENDATION

THAT, in accordance with the provisions of the *Southern Midlands Interim Planning Scheme 2015* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA 2019/07) for Domestic animal breeding, boarding or training (15 greyhounds) at 23B Blackbrush Road, Mangalore, owned by Southern Midlands Council and that a permit be issued with the following conditions:

CONDITIONS

General

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

Use

- 3) Prior to first use the owner is to obtain and keep current a Kennel Licence pursuant to the Dog Control Act 2000. If the Kennel Licence lapses, is cancelled or otherwise ceases to exist, the approval granted by this permit shall also lapse and the use must cease.

The following advice applies to this permit:

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

DECISION

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

THAT, in accordance with the provisions of the *Southern Midlands Interim Planning Scheme 2015* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA 2019/07) for Domestic animal breeding, boarding or training (15 greyhounds) at 23B Blackbrush Road, Mangalore, owned by Southern Midlands Council and that a permit be issued with the following conditions:

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Use

- 3) Prior to first use the owner is to obtain and keep current a Kennel Licence pursuant to the Dog Control Act 2000. If the Kennel Licence lapses, is cancelled or otherwise ceases to exist, the approval granted by this permit shall also lapse and the use must cease.
- 4) The use is approved for the purposes of keeping up to fifteen (15) greyhound dogs only. Any change to the breed of dogs or increase in numbers will require further approval of Council.

The following advice applies to this permit:

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

CARRIED

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

ENCLOSURE

Item 11.1.1

Development & Environmental Services
Email: mail@smc.southernmidlands.tas.gov.au
Phone: (03) 62593011
Postal Address: PO Box 21 Oatlands Tas 7120

SOUTHERN
MIDLANDS
COUNCIL



APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT
Commercial, Industrial, Forestry and other Non- Residential development

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

Applicant / Owner Details:

Owner / s Name AT & GP Townsend + MC & MA Collis

Postal Address 4- 70 Swan St Phone No: 0437 173 771
Bagdad 7030 Fax No:

Email address gaylene.townsend1@outlook.com

Applicant Name (if not owner)

Postal Address Phone No:
Fax No:

Email address:

Description of proposed use and/or development:

Address of new use and development: 233 Black Brush Rd Mangalore

Certificate of Title No Volume No 247643 Lot No: 1

Description of Use Greyhounds
Development on site

current use of land and building Rural

Refer Definitions in Clause 8.2 of the Southern Midlands Planning Scheme 2015
Attach additional information if required.

E.g. Are there any existing buildings on this title?
If yes, what is the main building used as?

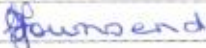
Is the property Heritage Listed Please tick ✓ answer
Yes No

Signage Is any signage proposed? Please tick ✓ answer
Yes No

Business Details	Existing hours of operation				Proposed hours of new operation			
	Hours	am	to	pm	Hours	am	to	pm
	Weekdays				Weekdays			
	Sat				Sat			
	Sun				Sun			
Number of existing employees	<input type="text"/>			Number of proposed new employees :	<input type="text"/>			
Traffic Movements	Number of commercial vehicles servicing the site at present			Approximate number of commercial vehicles servicing the site in the future				
Number of Car Parking Spaces	How many car spaces are currently provided			How many new car spaces are proposed				
Is the development to be staged:	Please tick ✓ answer							
	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>				
Is the development to be staged, if yes	Described proposed stages			Described period of proposed stages				
Proposed Material Types	What are the proposed external wall colours			What is the proposed roof colour				
	What is the proposed external wall materials			What is the proposed roof materials				
	What is the proposed new floor area m ²			What is the estimated value of all the new work proposed \$				

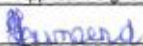
If yes attach details: size, colours, fonts, location

Please attach any additional information that may be required by Part 8.1 Application Requirements of the Planning Scheme.

Signed Declaration 

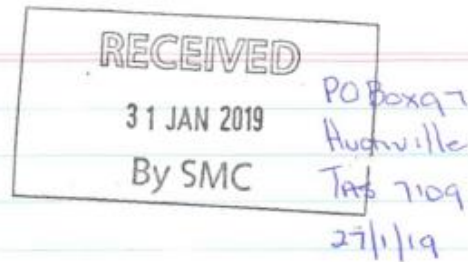
I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

- The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Southern Midlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
- I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");

Applicant Signature 	Applicant Name (print) Gaylene Townsend	Date 27/1/19
Land Owner(s) Signature	Land Owners Name (please print)	Date
Land Owner(s) Signature	Land Owners Name (please print)	Date

Address all correspondence to:
The General Manager, PO Box 21, Oatlands, Tasmania 7120
Or by Email Address: mail@southernmidlands.tas.gov.au 'in single PDF file format'

Southern Midlands Council
Kempton Tas



To Whom it may concern.

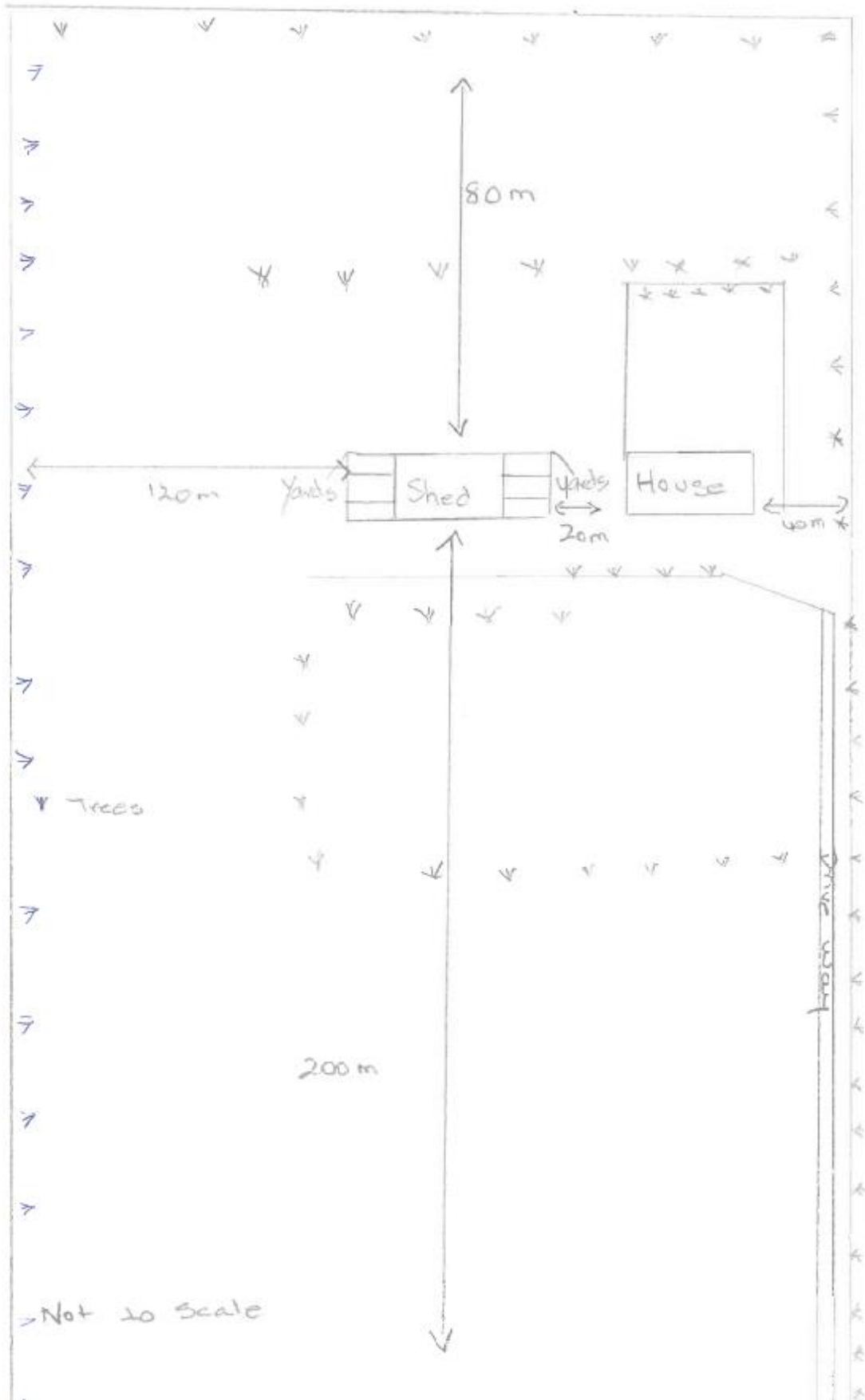
I wish to apply for a kennel licence for 15 Greyhounds situated at 23B Black Brush Road, Mangalore on grass plus which is quite a large area to keep greyhounds as they are kennelled most of the time. My kennels will have trees growing on the perimeter, also wooden fences to keep any noise level down also wild life & other animals out. I am a responsible person, always give consideration, respect to neighbours & people in the area, it is a duty of care to control, quiet & cleanliness of yards etc.

I have had 2 kennel licences with the Huon Valley Council in built up areas & 2 kennel licences with Brighton Council also in built up areas with no problems with neighbours or councils. I myself do not like dogs barking for no reason & very conscientious but thunder & lightning does not help. All dogs love to play this is normal, but once kennelled no worries. Greyhounds are one of most placid, intelligent & quiet make wonderful pets proved thru Greyhound Adoption Program.

My parents have had greyhounds since 1943 & I have grown up with them all my life. I am a registered Owner, Breeder & Trainer with O.R.I & life member of the Hobart Greyhound Racing Club, always passed kennel inspections with O.R.I stewards - Council Rangers & no problems.

Hoping this helps with my application for Kennel Licence

Regards Thanking You
Gaylene Townsend





General Manager
P.O. Box 21
OATLANDS 7120 Tas

12 February 2019

Application of Kennel Licence
23B Blackbrush Road
MANGALORE

I refer to the above application for 15 Greyhounds.

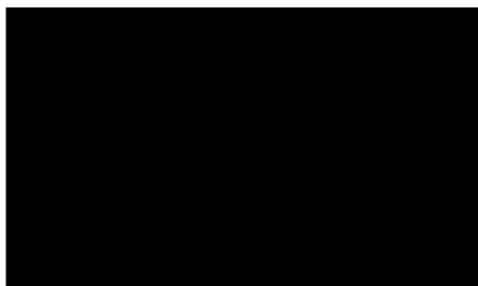
As adjoining neighbour's we absolutely OPPOSE this application.

The previous owners of the property had a kennel licence and housed more than the kennel limit. We did not oppose that application. In hindsight we should have. The constant barking echoing up to our property continued day and night. The kennels, made of colourbond, exacerbated the noise.

We enjoy the peace and quite of our property. We believe with 15 Greyhounds is an excessive amount of dogs to keep quiet.

We oppose the quantity and noise which cannot be guaranteed.

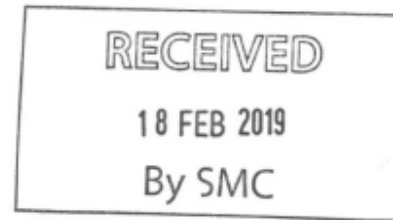
Regards



[REDACTED]

Mangalore, Tas 7030.

To Southern Midlands Council,



We are writing to inform you of our strong objection to a license application being approved for 15 greyhounds residing within earshot of our residence at [REDACTED] Blackbrush Road Mangalore.

We strongly oppose this license being approved. Fifteen more dogs coming into this area will not only affect noise pollution but also our mental health, when we are constantly waken by barking dogs echoing up through Blackbrush Road. Dogs are dogs and yes this will and does happen.

As you are most likely aware we have a residence across from us in Blackbrush Road (Acacia Boarding Kennels). This accommodates many dogs throughout different times of the year. We have been in touch with the owners on a number of occasions due to the noise from many dogs consistently barking throughout the day and night.

To add fifteen more dogs in this area is absolutely ridiculous. We are both full time workers with a family and live in a rural area for the peace and quiet. Surely there is a cap on the number of dogs permitted in one area.

We are also concerned that a number of residents in Blackbrush Road may not even be aware of this license application. The number of people that actually buy the The Mercury has significantly dwindled over the years.

We hope our concerns are taken seriously as we strongly oppose this happening.

Kind regards

[REDACTED]

11.2 SUBDIVISIONS

Nil.

11.3 MUNICIPAL SEAL (Planning Authority)

Nil.

11.4 PLANNING (OTHER)

Nil.

12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

12.1 Roads

Strategic Plan Reference 1.1.1

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

12.1.1 BROADMARSH COMMUNITY MEETING PLUS REDUCTION OF THE SPEED LIMIT THROUGH THE VILLAGE OF BROADMARSH

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 20 MARCH 2019

ISSUE

1. Road safety and related matters in the Broadmarsh Village – Community discussions.
2. Proposal to reduce the speed limit through Broadmarsh

BACKGROUND

In late 2018 through the General Manager, Councillor Bantick requested the Deputy General Manager (DGM), Andrew Benson and the Manager Infrastructure & Works, Jack Lyall attend a meeting with the Broadmarsh Community to consider a strategic approach to a range of issues in the Broadmarsh Village.

Those issues were speed reduction measures in the Village precinct, safe passage for the children and residents in the Village to walk through the Village along the main road (Elderslie Road) and a range of other related issues. The meeting concluded with a walk through the Village with some of the local residents with a number of suggestions being made.

The DGM suggested that a whole of district community approach should be taken in respect of the consultation on these matters. He advised that Council would provide large-scale aerial images of the Village in a display at the Broadmarsh Community Hall for all to see (fourteen A3 slides were prepared & displayed), along with examples of Village Entrance Statements from other locations in Tasmania. A Suggestion Form to be provided for input to the general discussions and placed in a Suggestion Box adjacent to the display. The Broadmarsh & Elderslie Progress Association undertook to advise the Community of the display in the Hall and encourage their ideas / participation.



Broadmarsh Streetscape Project

The Broadmarsh and Elderslie Progress Association, in conjunction with the Southern Midlands Council, are pleased to present this display as the start of the consultation/design process for the implementation of the Broadmarsh Streetscape Project.

The display is of the current streetscape to prompt thoughts and ideas of what the Community may think is appropriate in any future design through the Broadmarsh Village.

There are Comment Forms available for you to complete, if you wish and then pop them in the box provided. That information will then be consolidated and brought back to the Community

If you have any questions or matters that you wish to discuss, please email Andrew Benson, Deputy General Manager, Southern Midlands Council at: abenson@southernmidlands.tas.gov.au or call / text on 0429 852 730 or contact

Natalie Geard, President Broadmarsh and Elderslie Progress Association Inc.

This display is will be here during the month of October 2018

DETAIL

Deputy Mayor, Cllr Edwin Batt and Councillor Tony Bantick plus the DGM attended a Community meeting at the Broadmarsh Community Hall on the evening of the 1st March 2019 to provide feedback to the Community on the request for input prompted by the display.

The following slides are the presentation undertaken by the DGM in response to the Suggestion Box forms, along with two additional slides that encapsulate the outcomes of the meeting.

1. Slide Show Response – Including Outcomes



Broadmarsh Streetscape Project

Response to the Initial Community Consultation

by
Andrew Benson
Deputy General Manager
Manager Community & Corporate Development

1st March 2019

NOTE

An additional two Supplementary slides have been provided at the end of the initial slide presentation articulating the outcomes of the meeting and the associated preliminary costings



Feedback Form Responses

Response 1 – Walkway;

Response 2 – Bus Shelter at Bluff Road;

New street signs to Broadmarsh;

New 'Welcome to Broadmarsh' sign at the entrance to the town;

Response 3 – New sign when coming into Broadmarsh;

Response 4 – A 'Welcome to Broadmarsh' sign also stating 'Slow Down' & 'This is a Tidy Town';

Response 5 – Provision of a Bus pull off areas at each end of town (currently the bus is stopping on the road as there are no facilities for them – this is putting our children, neighbours and visitors at risk);

Response 6 – I suspect most people have mentioned most of these items

Because of the roadworks being done on Pelham Tier traffic has increased dramatically, when trucks pass one has to stop in fear of clashing with mirrors.

No room for people to walk along edge of road;

1. Widen Road
2. Walking Trail
3. Footpath
4. Slow traffic down
5. Artwork and Sculptures
6. Genuinely beautify town

Slide 2 of 11





Can we Physically fit Road Widening and a Footpath in this Corridor?

Without eroding the character of the Village



A Footpath - maybe yes!

The probable location of a footpath would be from the Community Hall to number 1176 on the Eastern side of the Village. It would require modification of the landscape by the removal of the Pine Trees and the construction of a foot bridge



Bridge the creek with a footpath bridge adjacent to 1206



Remove the Pine Trees and reinstate the property at 1206

Slide 5 of 11



A Footpath - maybe yes!



The footpath construction could be similar to the one recently constructed on the 'old Midland Highway' at Brighton, maybe colour the concrete to be a 'gravel like' colour. Posts would be required.



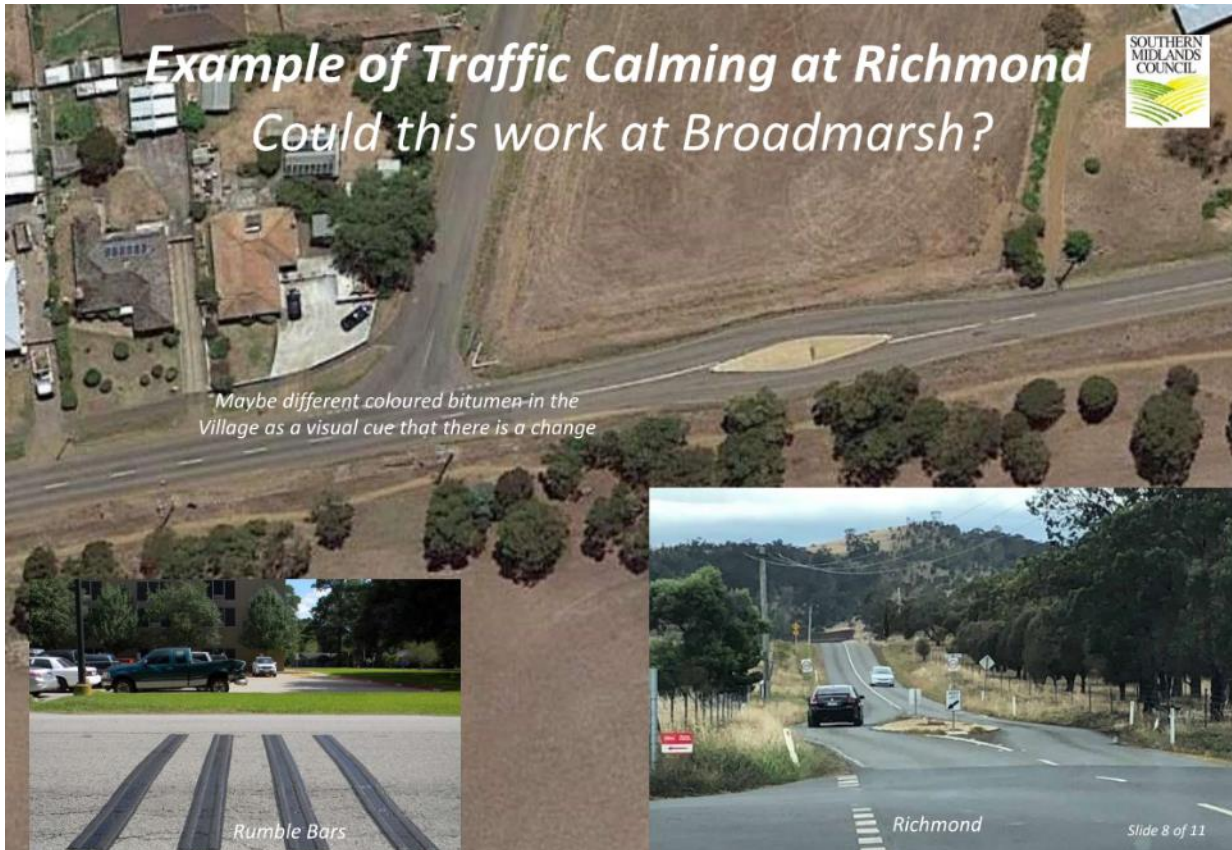
Request from the Department of State Growth a Speed Limit of 50MPH through the Village rather than the 60 MPH

Slide 6 of 11

How do we slow people down ?



Slide 7 of 11



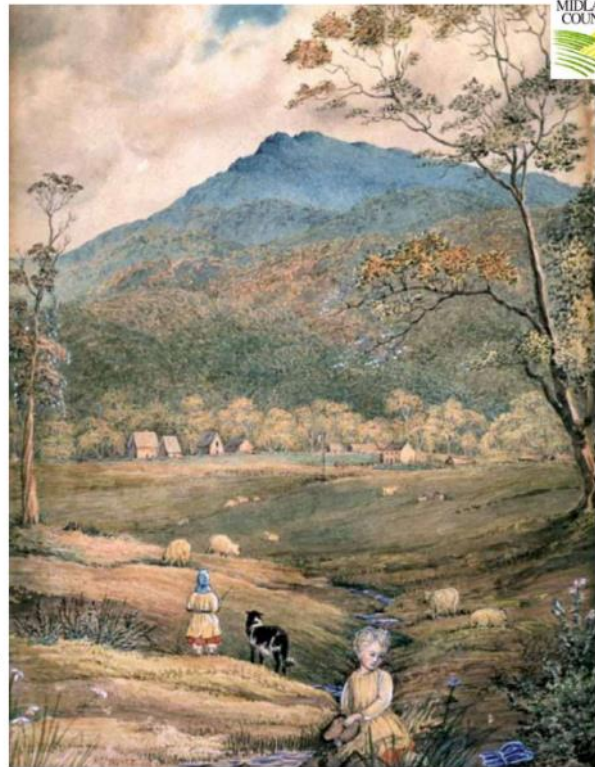
Clearly the Respondents saw a 'Welcome Sign' at each end of the Village as appropriate.

The sign below is the standard entrance signs in the Southern Midlands towns & villages.

We need to agree on the image that will be on the sign in this standard format



right: Sheep, a dog, sturdy houses and children paddling in the shadow of Mount Dromedary – an idyllic scene at Broadmarsh by Mary Morton Allport – a far cry from her own discomfort when living there. (ALMFA, State Library of Tasmania)



Slide 10 of 11



Broadmarsh Streetscape Project



Slide 11 of 11

Additional Two Slides Articulating the Outcomes of the Meeting

Broadmarsh Streetscape Project *Agreed Way Forward at the Community Meeting* *On the 1st March 2019*

Projects from the Meeting

1. Construct entrance traffic calming islands at each end of the Village (refer to Slide 8)
2. Construct a 1.5m wide footpath from the Community Hall to the entrance of 1176 Elderslie Rd (refer to Slide 6)
3. Install a footbridge over Stoneyhurst Creek (refer to Slide 5)
4. Remove the Macrocarpa Pine trees from the front of 1206 Elderslie Rd and reinstate fence line (refer to Slides 4 & 5)
5. Provide a Report to Council to reduce the speed limit through the Broadmarsh Village from 60 kph to 50 kph
6. Install Village Entrance Signs consistent with other Southern Midlands entrance signage (refer to Slide 10)
7. Ask Tasmania Police to investigate the installation of a permanent Speed Camera in the Village
8. OTHER MATTER RAISED: Install 'Native Animal' signs to prevent road kill
9. OTHER MATTER RAISED: Condition of Bluff Road was raised and could Council consider a road layby for Bus, plus Bus Shelter

Project Costings

1. Refer to estimate on the next page
2. Ditto
3. Ditto
4. Ditto
5. Nil cost other than new speed signs
6. Say \$4,000
7. Unknown await advice from Tasmania Police
8. Signs budget in 2019/20 for selective locations
9. Following a site visit by AB (DGM) & PL (Works Supervisor) on Wednesday 6th March 2019, started maintenance on 12th March 2019, Shelter is a Rotary Project however Council is happy to assist in the process

Supplementary Slide 1

Broadmarsh Streetscape Project - Estimate					
Item	Description	Qty	Unit	Rate	Amount
Construction					
1	Establishment	1	item	\$ 2,500.00	\$ 2,500.00
2	Traffic Management	1	item	\$ 4,500.00	\$ 4,500.00
3	Construct entrance island plus acquisition & fencing	2	item	\$35,000.00	\$ 70,000.00
4	Fabricate and install foot bridge over Stonyhurst Creek	1	item	\$15,000.00	\$ 15,000.00
5	Remove Macrocarpa Pines	1	item	\$10,000.00	\$ 10,000.00
6	Excavate and dispose of material	1	item	\$ 3,000.00	\$ 3,000.00
7	Formation to new footpath (500 x 1.5)	750	m ²	\$ 5.00	\$ 3,750.00
8	Formation to new footpath (500 x 1.5) gravel coloured concrete	750	m ²	\$ 100.00	\$ 75,000.00
9	Reconstituted Plastic 100mm x 100mm Posts @ 3.6 crs	140	each	\$ 35.00	\$ 4,900.00
10	Reinstatement, loam and sow	1	item	\$ 4,000.00	\$ 4,000.00
11	Construction Sub Total				\$ 192,650.00
12	Contingencies				10%
13	Construction Total				\$ 211,915.00
Professional Services					
14	Survey	1	say	\$ 3,500.00	\$ 3,500.00
15	Engineering Design	1	say	\$ 7,500.00	\$ 7,500.00
16	Traffic Engineering (islands)	1	say	\$ 3,500.00	\$ 3,500.00
17	Professional Services Sub Total				\$ 14,500.00
18	Contingencies				10%
19	Professional Services Total				\$ 15,950.00
20	Total Project Cost (exclusive of GST)				\$ 227,865.00
	<i>Project Manager Andrew Benson 14.03.19</i>				Say \$ 230,000.00

Supplementary Slide 2

2. Reduction of Speed Limit from 60kph to 50 kph Through the Broadmarsh Village

Council has met with the residents of the Broadmarsh Village on a number of occasions in the last few years. On each of those occasions, there has been considerable discussion about the safety of both residents, children and visitors alike in the Broadmarsh Village based around dangerous driving through the Village precinct from excessive speed and hooning.

The residents believe that some traffic calming measures and reduced speed limits could assist the Village to be a safer space and therefore they have requested that Council consider reducing the speed limit through the Village from 60km/h to 50 km/h.

The outcome of this measure would;

- reduce conflict between vulnerable road users and motor vehicles by reducing speeds in shared spaces;
- increase the safety of all road users including pedestrians;
- improve the quality of the road environment for all users; and
- enhance safety in the Village's shared spaces.

[EXTRACT – Department of State Growth, Transport, Road Safety, Safer Speeds website]

On 1 May 2002, general urban speed limits were reduced from 60 km/h to 50 km/h in Tasmania. The State Government introduced this initiative to reduce both the number and severity of crashes in suburban areas in Tasmania.

By reducing the speed limit by just 10 km/h it is expected at least 80 Tasmanians will be spared death or serious injury. Our road rules are there to protect everyone, especially our more vulnerable road users - our children, our older community and pedestrians.

FREQUENTLY ASKED QUESTIONS

1. Why have 50 km/h speed limits?

50 km/h general urban speed limits were introduced to reduce both the number and severity of crashes in suburban areas. There are around 800 casualty crashes in suburban streets each year before 50km/h limits were introduced. 50 km/h speed limits create a safer road environment, especially for vulnerable road users such as the elderly, children and cyclists.

While media attention focuses on high speed crashes on highways, statistics show that 70 percent of all crashes (including 20 percent of fatalities) occurred on roads zoned at 60 km/h. Based on interstate survey results, Tasmania expected a reduction of at least 10 percent in casualty crashes in suburban streets from introducing a 50km/h general urban speed limit, resulting in 80 road users being spared death or serious injury each year. This initiative is about protecting our community.

By reducing this road trauma, as well as saving individual lives, there is a potential saving to the community and the State Government of \$8 million each year.

2. How do 50 km/h speed limits reduce crashes?

A small reduction in speed makes a big difference to the chances of a crash occurring and the consequences of the crashes that do occur. The stopping distance at 50km/h is 12-14 metres shorter than at 60km/h, and this translates to reduced impact speeds and better chances that a crash will be avoided altogether. A pedestrian hit by a vehicle travelling at 60km/h has only a 15% chance of survival, whereas at 50km/h the chances of survival are better than 50%.

Australia's high urban casualty burden has come about because of a four-fold association between speed and road crashes. The higher the speed:

- 1. The greater the chance of losing control of the vehicle and consequently running off the road or into an on-coming vehicle*
- 2. The greater the impact forces in the event of an accident and the more severe the casualty outcomes. Even small increases in speed can produce substantial increases in the amount of consequent energy to be dissipated; and*
- 3. The more unpredictable the speeding driver becomes to other drivers and hence the greater the chances of causing an accident.*
- 4. A reduction in speed to a maximum of 50km/h moderates these factors.*

3. Where did the idea to introduce 50 km/h speed limits come from?

The National Road Safety Strategy 2001-2010, developed by the Australian Transport Council (which comprises Federal and all State and Territory Ministers with transport responsibilities), had a target to reduce the number of road fatalities by 40% by 2010.

Tasmania then developed the Tasmanian Road Safety Strategy 2002-2006, to set a strategic direction for improving road safety and reducing fatalities and injuries in Tasmania. During the development of the Tasmanian Strategy, the Government released the Tasmanian Road Safety Strategy Discussion Paper, early in 2001, for public comment and consultation and the Department of State Growth received responses from many individuals and organisations.

A number of major issues were of particular concern to respondents, with the introduction of lowered urban speed limits as the most significant of these issues (23.4% of respondents supported this measure). In addition, this initiative has been endorsed by Local Government and the Tasmanian Road Safety Council, which includes membership from the Local Government Association of Tasmania, RACT, Tasmania Police, the Coroner's Office, the Department of State Growth, Monash University Accident Research Centre (MUARC) and the community.

On 17th December 2001, the Tasmanian Government approved the introduction of a 50 km/h speed limit in suburban streets. The lower speed limit, which was introduced on 1 May 2002, is one of the most significant road safety initiatives to be undertaken in Tasmania in recent years.

The research evidence from Australia and elsewhere strongly supports the claim that a reduced urban speed limit will produce substantial road safety benefits.

4. Why is Tasmania (and Australia) heading in this direction?

Australia is one of the few countries to persist with a general urban speed limit of 60 km/h. Australia's decision in the 1970s to 'round up rather than down' from the 35 mph limit prior to metrication has cost many thousands of lives and serious injuries over the intervening years. Many countries that have urban speed limits not exceeding 50 km/h also have an average pedestrian fatality rate 30% lower than the average for countries with an urban speed limit of 60 km/h.

5. Why a Statewide 50 km/h speed limits model?

A number of other Australian jurisdictions have implemented reduced urban speed limits, and various models have been applied. Victoria has implemented a Statewide reduction, WA has announced a Statewide reduction, while NSW and Queensland have implemented reductions in limited areas or specific municipalities.

The Statewide model simplifies the approach for motorists, as all urban roads are 50km/h unless they are signed at a higher speed. Arterial roads where the speed limit remains at 60km/h or higher are identified by signs. A Statewide approach also makes it easier to educate the community about the change, and prevents motorists having to watch for changed speed limits as they cross municipal boundaries.

Similar to the situation prior to 1 May 2002, there is a default speed limit and suburban streets are not signed, but now you are asked to remember this simple rule, "No signs - Drive 50".

6. Has there been any evaluation of the effectiveness of 50 km/h speed limits in Australia?

A 50 km/h default speed limit in built up areas was introduced in Victoria in January 2001 and WA in December 2001. As in Tasmania, if there is no sign, the default speed limit is 50 km/h.

Monash University Accident Research Centre (MUARC) in Victoria has conducted an independent evaluation of the new speed limit's effectiveness. MUARC investigated casualty crash data reported by police on streets in both Victoria and WA rezoned 50 km/h and examined it against data collected in other speed zones.

Both reviews found sustained reductions in crashes, including serious casualty crashes. 50km/h speed limits are producing significant road safety benefits to the Victorian and West Australian communities.

Tasmania has conducted an evaluation of the introduction of 50 km/h after two years of operation. While there are limitations on the data available this evaluation shows a strong positive effect of 50 km/h general urban speed limit, with a significant reduction in casualty crashes.

7. What do I need to know about 50 km/h speed limits?

The State Government went to great lengths to ensure that motorists did not suffer any confusion about speed limits when general urban speed limits were reduced to 50 km/h on 1 May 2002. The State Government has undertaken an extensive public education campaign supporting the introduction of 50 km/h speed limits, "50 in our streets saves lives".

Under the new scheme, very few 50 km/h signs will be used. The key message for drivers is that if you do not see a sign in built up areas, you must assume the speed limit is 50 km/h. Major roads that will keep the 60 km/h limit will have a large

number of 60 km/h limit signs but other roads will not generally be signposted. The message to remember is "No sign, Drive 50".

In short:

- The "default" speed limit for urban streets changed from 60 to 50 km/h
- The 50 km/h speed limits applied from 1 May 2002
- Major roads that retain the 60 km/h speed zone are signposted at 60 km/h.

8. Won't 50 km/h speed limits increase travel times and cause traffic congestion?

The following information is based on research conducted in other Australian jurisdictions, and provided by Austroads.

Studies have indicated that most people support reduced speed limits in their own streets. If the needs of those who live in local streets are to be given greater weight than those who drive through them, the speed limit in that street should be lower than that applying to the arterial network. Otherwise, not only are the needs of drivers taking precedence over residents' needs, but there will be little scope for lower speeds in the local network.

Both the time spent and distance travelled in local streets is relatively small for most drivers, so the disadvantages to drivers of lower speed limits should be relatively small. In practice the parts of the journey when a driver is delayed (by other traffic, negotiating corners, or giving way at intersections) will be largely unaffected by a lower speed limit.

The people likely to be disadvantaged by a reduction in speeds in local streets without any compensating gain in amenity are drivers who use local streets to avoid arterial roads whenever possible, even for longer journeys. A South Australian discussion paper points out that, to the extent that such people observed a lower speed limit, their journey times will be affected more than a similar journey on the arterial network. However, these are the very people who cause much of the traffic problem in local streets, which in turn makes expensive traffic calming treatments necessary. Keeping out of local streets, because of increased travel times, might represent a cost to these individuals but would be a benefit for the rest of the community.

The potential impact of lowered urban speed limits on public transport vehicles was considered. Assuming a speed limit on bus routes was reduced from 60 km/h to 50 km/h, bus travel time would increase by a maximum of 8 to 10 seconds per kilometre of travel within local streets. Based on this estimate, the travel time on a typical route of 14 km length, 6 km of which is within local streets, would increase by 50 to 60 seconds at most over the whole route.

Delivery vehicles, taxis and other public vehicles are subject to similar influences and only have their travel times increased in proportion to that part of the journey spent travelling at speeds greater than 50 km/h off the arterial system. This is likely to be small. Australian studies indicate that, based on an estimate of 15,200 million kilometres for travel on urban local streets, when averaged over the entire population, a delay of between 5 and 20 seconds per person per day will be experienced.

Mobility is maintained due to arterial and collector roads retaining a 60 km/h speed limit. When all factors are taken into account, research indicates that individual drivers are relatively unaffected by the introduction of 50 km/h speed limits in urban areas.

10. Aren't reduced speed limits bad for the environment?

It is, in fact, likely that reduced speed limits reduce noise and vehicle emissions as well as providing safer access to roads for vulnerable road users.

The question of which speed limit produces more emissions is a complex one. Research results are, as yet, inconclusive. Research indicates that under normal suburban driving conditions where cruising opportunities are limited, higher speeds produce the potential for more emissions as acceleration tends to dominate differences in different cruising speeds.

The driving phases (acceleration, cruise, deceleration and idle) during the journey become critical in the consideration of emissions. The length of the street is emerging as a critical factor and the type of emission being considered is also important. Engine cold starts also create increased emissions and again the mix of driving phases whilst the engine reaches a stable operating temperature is critical.

It has also been demonstrated that on local streets, maintaining a steady speed of 50 km/h used 4.2 per cent less fuel than it did at 60 km/h. This equates to a saving in total fuel consumption of between .04 per cent and .3 per cent. Although the expected benefits from reduced fuel consumption are therefore small, they nevertheless support the case for using speed limits rather than physical devices to lower speeds.

As with air emissions, measuring noise emissions is not entirely straightforward. For a single average passenger vehicle passing a point at a constant speed, each 10 km/h increase in speed increases the noise by 3dB(A). Therefore, vehicles passing a house at 60 km/h are likely to be louder than vehicles travelling by at 50 km/h. One aspect of acoustics is that sound intensity is logarithmic. In order for apparent loudness to double there has to be a tenfold increase in the traffic volume. The nature of the noise itself is a complicating factor. Freely flowing vehicles in a residential street are unlikely to cause any unusual disturbance, however a heavily accelerating vehicle in the middle of the night is likely to generate complaints. Therefore the time at which the noise occurs and the nature of the noise are the important factors when considering annoyance.

11. Aren't tourists confused about 50 km/h speed limits?

It's unlikely that interstate or overseas visitors to the State are confused by the new speed limits. Most of Australia, and much of the rest of the world, now has 50 km/h speed limits. Signage, advising that there are 50 km/h speed limits in suburban areas in Tasmania, has been installed at entry points to the State, and at various other sites around the State.

[END OF EXTRACT - Department of State Growth, Transport, Road Safety, Safer Speeds website]

DETAIL

Elderslie Road through the Broadmarsh Village is the only road that intersects with the Village, which to the North and to the South has a speed limit of 100km/h. The Northern approach has many kms of relatively straight road, and the Southern approach is in the order 3kms of straight road. These two factors combined serve to tempt the inattentive driver to not correct his/her speed through the Village to the lesser speed of 60km/h however the recognition of a 50km/h sign, along with the traffic calming measures within the slide presentation could act as an effective set of visual cues to correct their speed.

The residents of Broadmarsh have taken a proactive approach to make recommendations in re-structuring the environment in which they live, with this request to reduce the speed limit in their Village. Coupling that with the addition of the streetscape / calming measures in the attached slides, it would serve to enhance their quality of life creating a safer space for pedestrians and vehicle users alike.

CONCLUSION

The reduction of the speed limit to 50km/h through the Broadmarsh Village is commended to Council for consideration, along with the other traffic calming measures and pedestrian access as detailed within the report.

Human Resources & Financial Implications - Grant funding from the 'Pre-election pool' be accessed for the sum as detailed within the slide presentation within the report.

Community Consultation & Public Relations Implications - The Community are fully behind the recommendations in this report.

Policy Implications - The recommendations provided in this report are not in conflict with any existing Council policy.

Priority - Implementation Time Frame - As soon as possible.

RECOMMENDATION

That Council

1. Receive and Note the Report;
2. Support the Community consultation process that was undertaken;
3. Support the Community directions recommended in the Report, with implementation subject to the availability of the appropriate funding; and
4. Write to the Department of State Growth requesting the change in the speed limit through the Broadmarsh Village from 60km/h to 50km/h.

DECISION

Moved by Deputy Mayor E Batt, seconded by Cllr A Bantick

THAT Council

1. Receive and Note the Report;
2. Support the Community consultation process that was undertaken;
3. Support the Community directions recommended in the Report, with implementation subject to the availability of the appropriate funding; and
4. Write to the Department of State Growth requesting the change in the speed limit through the Broadmarsh Village from 60km/h to 50km/h.

CARRIED

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

DECISION

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

THAT the meeting be adjourned for a break at 11.08 a.m.

CARRIED

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

Mayor A O Green left the meeting at 11.20 a.m.

Deputy Mayor E Batt then took the role as Chairman in the Mayor's absence.

The meeting reconvened at 11.27 a.m.

12.2 Bridges

Strategic Plan Reference 1.2.1

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

Nil.

12.3 Walkways, Cycle ways and Trails

Strategic Plan Reference 1.3.1

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

Nil.

12.4 Lighting

Strategic Plan Reference 1.4.1a & 1.4.1b

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

Nil.

12.5 Buildings

Strategic Plan Reference 1.5.1

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

Nil.

12.6 Sewers / Water

Strategic Plan Reference(s) 1.6.1 & 1.6.2

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

Nil.

12.7 Drainage

Strategic Plan Reference 1.7.1

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

Nil.

12.8 Waste

Strategic Plan Reference 1.8.1

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

Nil.

12.9 Information, Communication Technology

Strategic Plan Reference 1.9.1

Improve access to modern communications infrastructure.

Nil.

12.10 Officer Reports – Infrastructure & Works

12.10.1 MANAGER – INFRASTRUCTURE & WORKS REPORT

Author: A/MANAGER INFRASTRUCTURE & WORKS (CRAIG WHATLEY)

Date: 20 MARCH 2019

Roads Program

Grading work is being undertaken in the Broadmarsh area and Stonor/Rhyndaston area.

Roadside slashing has been completed.

Resealing works are underway on Glen Morey Road, Woodbury ready for seal.

Woodsdale Road is being prepared at present, hoping to be sealed next week (weather permitting).

Town and General Maintenance

Town and general maintenance is continuing in all other areas.

Waste Management Program

Operating arrangements at the Waste Transfer Stations are working well.

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Clr Bantick – when do road budget requests need to be submitted? Advised that budget workshops will commence in April/May.

Clr Bantick - When will the seal on Huntingdon Tier Road occur as it was promised that it would happen this year?

Clr Bantick – advice that the rock wall near the Bagdad Rivulet Bridge (East Bagdad Road) needs to be completed.

Clr Bantick – advice that the corner on Elderslie Road (southern side of Blackbrush Road Bridge) needs some work.

Clr Bantick – issues with Royston Road Bridge at Elderslie.

Clr Bantick – request for extension of seal for Ballyhooly Road.

Clr Dudgeon – will a Roads Tour be conducted prior to budget? Advised that it will be scheduled in the near future and to provide any priority roads to J Lyall.

Clr McDougall – advice that the safety rail/cable is missing/deteriorating on the bridge on Stonor Road, Rhyndaston. Requires replacement – to include in budget.

Road maps to be provided for Clrs Dudgeon and McDougall.

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

13.1 Residential

Strategic Plan Reference 2.1.1

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

Nil.

13.2 Tourism

Strategic Plan Reference 2.2.1

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

13.2.1 UPDATING OF THE OATLANDS TOURISM BROCHURES

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 20 MARCH 2019

Enclosure(s):

Welcome to Oatlands Promotional Booklet pdf version

Tearoff Map

ISSUE

The '*Welcome to Oatlands*' tourism booklet is close to running out of copies and a revised product is required.

BACKGROUND

Prior to the opening of the refurbished Callington Mill in 2010, a broad marketing strategy was established for a '*look and feel*' of the Oatlands brand. Julie Hawkins from '*In Graphic Design*', in consultation with the Callington Mill Marketing Committee developed the Oatlands branding. The core document was the '*Welcome to Oatlands*' A5 booklet (pdf. copy attached). There were a range of other mini booklets developed for the Supreme Court, Gaoler's Residence and other significant places in Oatlands, with the Oatlands branding. There are also a range of non-branded Council produced (photocopied and stapled) 'handouts on Lake Dulverton as well as the "Shadows of the Past'.

DETAIL

The first production run in 2010 of the *Welcome to Oatlands* booklet was exhausted by 2015, with another print run of 10,000 copies at a value of \$7,550 ordered at that point in time.

The design of the inaugural booklet included advertisements as well as historical information about Oatlands and its built heritage. That then created a problem as businesses changed owners, closed or new ones opened. This then makes it an issue in production, as soon as it is printed, it could be very well out of date because of changes in the business during prep for production.

Drawing on the feedback from the Oatlands High Street Traders Group, the booklet is still highly prized as a resource for visitors. The Oatlands Progress Association presentation of their Survey results to Council at the February 2019 clearly identified under '*What other information sources do you rely on to promote your business*' 30% of the respondents to the survey identified brochures as a key source of information to tourists and visitors.

Drawing on all of that information, a request was made to Julie Hawkins to prepare a quotation for:

1. Revise the Welcome to Oatlands booklet

This revised booklet would only include historical and/or information on places of interest that would not change, plus a map and remove all advertisements so that the booklet will not need regular updating.

As a response Julie advised that it is hard to estimate the time needed to rejig the booklet content. Removing ads is easy; it's then a matter of deciding on a total page count and filling the gaps with interpretive material to make a good well-rounded introduction to Oatlands. There is a wealth of material available to work with.

A pared-down version of say 24 or 28 pages would be not too inconsistent with the current size. A guide to printing costs would be the 2015 costing for 10,000 copies from Foot and Playsted, at \$7550 + GST. It would be not be unreasonable to allow a figure of round \$2000 + GST for graphic design work.

2. Tearoff Map with Business Addresses on the Back

A number of years ago Damian Mackey asked Julie Hawkins to look at a tearoff map (copy attached) He was keen to incorporate ads for various businesses. It was designed to set up the artwork so that although it was supplied as an A4 tearoff, in a pad which could also be folded to a standard brochure size (100 x 210) to provide some degree of flexibility in how it could be given out in other places, e.g. as a pre-visit brochure in a brochure rack.

The idea for these being that all the Southern Midlands towns would be presented in the same style. Whilst the first one would be for Oatlands, other towns would follow. Council would supply Julie with the final proof-read text for the listings on the back and a key for the map.

Graphic Design would be in the order of \$1600 + GST. Based on the existing town map in the Welcome booklet, plus listings supplied (as above). Printing would be \$610 + GST, for 60 pads (of 50 sheets each)

CONCLUSION

The Welcome to Oatlands booklet is well designed and a valued information source for visitors to Oatlands with the revised format ensuring that it would be always current. The tear off maps with business names and addresses on the back is a cost effective manner to market the Village as a collective and would provide a cost effective manner in which production could be managed. Prior to any reprint names and businesses would be modified, added, or deleted as required.

Human Resources & Financial Implications - Budget submission for the forthcoming financial year.

Community Consultation & Public Relations Implications - The Oatlands High Street Traders Group are supportive of these changes and would take responsibility for the collection and collating of the business names, address, etc.

Website Implications - Electronic versions would be available on the website.

Policy Implications - Consistent with previous decisions of Council.

RECOMMENDATION

THAT Council

1. Receive and note the Report;
2. Fund the development and printing of the revised 'Welcome to Oatlands' booklet for approximately \$10,000; and
3. Fund the development and printing of the Oatlands 'Tear-off pads' for approximately \$2,200.

DECISION

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

THAT Council

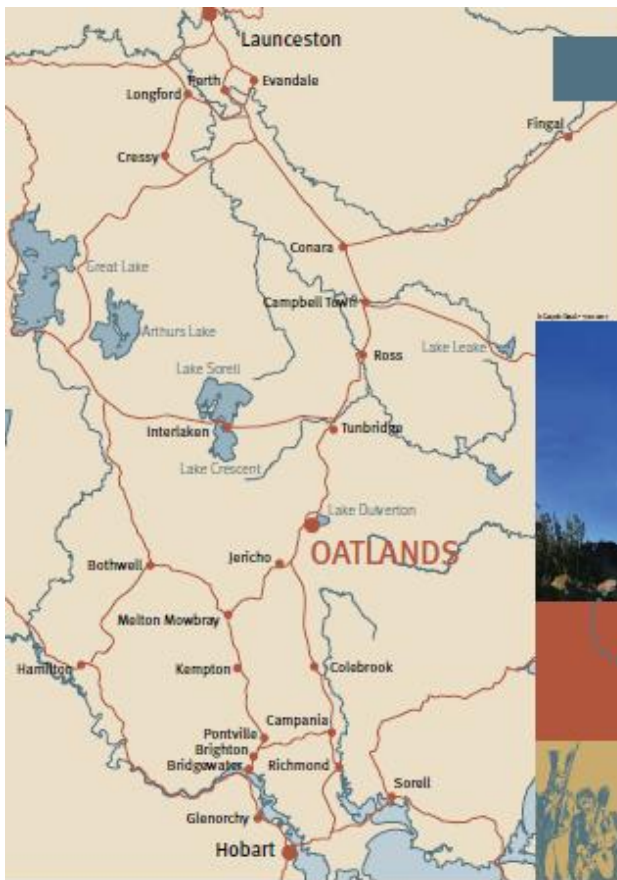
1. **Receive and note the Report;**
2. **Fund the development and printing of the revised 'Welcome to Oatlands' booklet for approximately \$10,000; and**
3. **Fund the development and printing of the Oatlands 'Tear-off pads' for approximately \$2,200.**

CARRIED

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

ENCLOSURE

Item 13.2.1

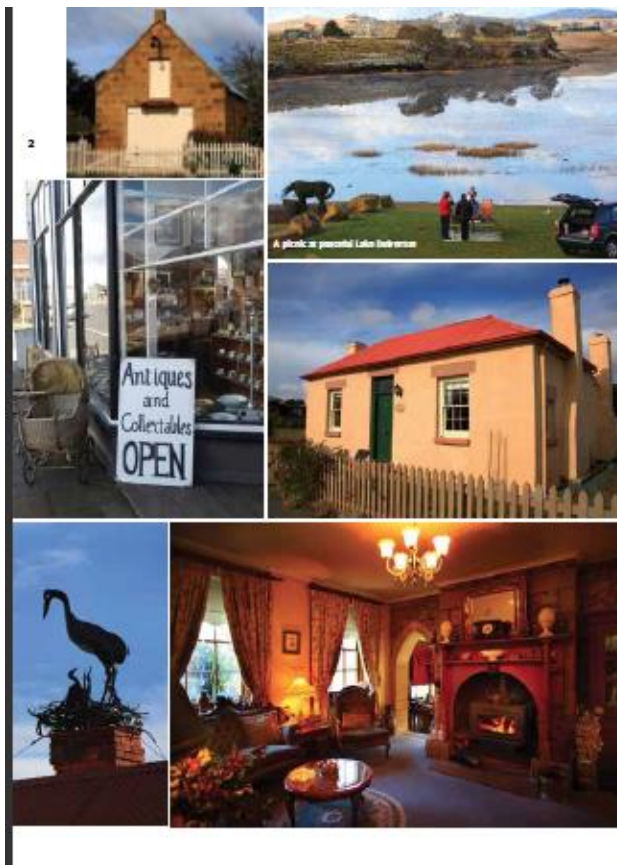
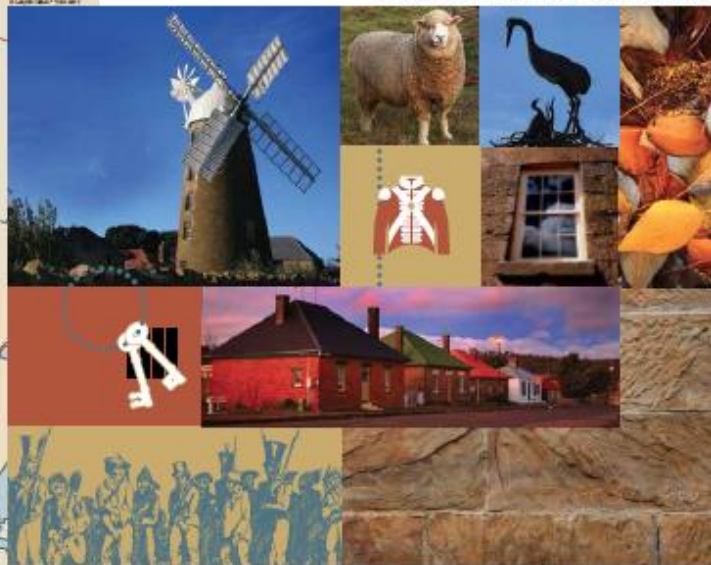


Oatlands
TASMANIA



Welcome to Oatlands: Everything you'll need to know to enjoy your visit

INCLUDES SELF GUIDED STREET TOUR MAP



Welcome to Oatlands

OATLANDS IS A UNIQUE PLACE, seamlessly blending the past with the present. The town offers visitors the opportunity to connect with their heritage in an authentic, genuine environment whilst enjoying all the benefits of contemporary township services. Located in the centre of Tasmania, it is only one hour's drive from Hobart, and a hour and 20 minutes from Launceston, making it an ideal location to stop over on your way, or make it your primary base location as you explore other regions around the state.

With the largest collection of sandstone Georgian buildings in Australia, Oatlands is a beautiful village, however it is the stories contained within the sandstone that offer a rare glimpse into the events and people who helped to shape our history and illuminate who we are. The story of Oatlands ranges from gentry farmers to notorious bushrangers to the military and the convict system to colonial entrepreneurs looking to make their fortune. Walk in the footsteps of the past with one of our self guided or professionally guided walking tours. Original buildings have been reinvented as retail outlets, galleries, cafes and accommodation. Uncover a hidden treasure at one of Oatlands' great antique shops, meet local craftspeople and learn the stories behind their craft or visit Casavon, Tasmania's premier knitwear mill.

For nature lovers, Oatlands is situated on Lake Dulverton, a wildlife sanctuary with abundant bird life. There are numerous picnic and barbecue facilities situated at the lake and a walking track that follows the foreshore. Lake Dulverton has a stopover area where campers can stay for 3 nights free of charge. Black and



grey water disposal facilities can be found on the corner of Wellington and William streets and public toilets are located at the rear of the Town Hall and on the foreshore of the lake.

Oatlands has a number of recreational and sporting facilities, including a popular golf course founded in 1902, making it one of the oldest courses in Tasmania. A bowling green can be found at the rear of the Bx Servicemen's and Women's Club and the Oatlands Swimming Pool, located in the grounds of the old gaol, is open from December to March of every year.

As a major service centre for the Southern Midlands region, Oatlands is perfectly positioned to accommodate all your travel needs, including an on-line Access Centre which can be found at the Oatlands branch of the State Library situated in the school grounds, a Multi-Purpose Health Centre with 24 hour emergency services, and a supermarket.

For more information or bookings please visit:

Oatlands Heritage Highway Visitor Centre
Mill Lane Oatlands TAS 7120
Phone: (03) 6254 1212
Fax: (03) 6254 1467
Open: 9am–5pm, 7 days a week
tourism@southernmidlands.nsw.gov.au
www.southernmidlands.tas.gov.au
www.callingtonmill.com.au



Attractions

HERITAGE	
	The Callington Mill complex: an enduring symbol of our mesmerising colonial past, faithfully restored to full working order.
	The Supreme Court House : one of the oldest Supreme Court Houses in Australia.
	The Military Precinct : a unique insight into Oatlands' foundation and why it nearly became the capital of Van Diemen's Land.
	Historic buildings – the largest collection of Georgian architecture in Australia.
	Three historic churches , including the Pugin-designed St Paul's Catholic Church.
TOURS AND HISTORY	
	Self Guided Walking Brochure Tours : discover the fascinating stories behind Oatlands and its captivating buildings and landscape by grabbing a self-guided map and exploring Oatlands at your own pace.
	Visit the Oatlands Historical Society History Room for a first-hand glimpse into Oatlands' past through displays and images. Entry is by gold coin donation.
SPORTING	
	Golf : one of the oldest courses in Australia, established in 1902. It is a picturesque public course with 9 holes.
	Walking and bike riding : Oatlands has all the facilities suited to walking and bike riding. Bikes can be hired from Callington Mill. The Lake Duivenon Walking Track is a great place to take a leisurely stroll.

Activities

	NATURE
	Bird watching at Lake Duivenon Wildlife Sanctuary.
	Take a nature walk along the Lake Duivenon foreshore.
	Relax with a picnic or barbecue by the lake.
	Fishing : sit back and wait for the fish to bite at Lake Duivenon.
	SHOPPING
	Hunt for hidden treasures at the numerous antique stores on the High Street, along with many other shops and eateries.

Staying in Oatlands?

ROBINSON COTTAGE
72, 74 High Street OATLANDS
TASMANIA 0455 31 31 99
info@robinsoncottage.com.au
www.robinsoncottage.com.au

Accommodation and shopping



Oatlands Retreat
self-contained family accommodation
in the heart of Oatlands

45 High Street Oatlands
Bookings: 03 6247 6405 or 0400 134 950
oatlandsretreat.com.au/bookings

Oatlands Lodge
Colonial Accommodation
BED & BREAKFAST

A National Trust convict built two-story sandstone residence (circa 1834) in the heart of beautiful historic Oatlands. Relax in our guest lounge with a wood fire and enjoy a great hot English breakfast served in our elegant dining room located in the hall. Two ensuite rooms including a family suite, in easy walking distance to the Callington Mill, shops, restaurants and services.

OATLANDS LODGE 50 High Street Oatlands TAS 7120
03 6254 1444 or 0499 878 074
oatlandslodgebigpond.com

For a virtual tour of Oatlands Lodge go to www.fox.com.au/visit/oatlandslodge

Blossoms Cottage

- Comfortable and cozy
- Home-made breakfast basket
- Close to the Callington Mill

BLOSSOMS COTTAGE 03 6254 1946
126 High Street Oatlands TAS 7120
www.blossomscottageoatlands.com.au

BAGDAD POTTERY

I'm the Mug that says "I'm yours"

PERSONALISED MUGS
microwave and dishwasher safe

43 High Street Oatlands
03 6254 0018 or 0400 983 249
www.bagdadpottery.com.au
E: bagdadpotterytas@gmail.com



"A VERY ELIGIBLE SITUATION for a town," said Governor Lachlan Macquarie while passing through the district during a visit to Van Diemen's Land (later named Tasmania) in 1811. He went on to add that the vicinity was "well watered and in the midst of rich fertile country". Apparently the area reminded Macquarie of the grain-producing regions of Scotland, so ten years later, on 3 June 1821, he chose an appropriate name for the district, Oatlands, from oat lands.

Until 1825 the Governor of New South Wales was theoretically in charge of Van Diemen's Land, with local administration falling to a Lieutenant-Governor who acted with a great deal of autonomy. Once control of the colony was made independent, the new Governor of Van Diemen's Land, George Arthur, began to put Macquarie's plan into action.

The early settlement of Oatlands included a military detachment of H.M. 3rd Regiment of Foot (Buffs) who were stationed there in 1825. In 1827 Governor Arthur decided to mark out streets and clear scrub and trees at the Oatlands Village site. Farmers had been settling the region for some time and tradespeople were setting up business, having been encouraged to settle in the area by the previous Lieutenant-Governor. Arthur also sent a large contingent of the Royal Staff Corps to police the

district, particularly to look after the 35 skilled tradespeople who were establishing the village. As the need for the Corps diminished, they were disbanded and many of the men finished up settling at Oatlands. Of these men, some were experienced stonemasons and carpenters, and their work can still be admired in some of the village's old buildings.

Before the Corps were removed from Oatlands a gaol and houses for staff were built, along with accommodation for the chain gang who were building the Main Road between Hobart and Launceston. The convicts working on the road were said to be "well behaved and decorous", credit for which was given to first Police Magistrate, Thomas Anstey. It was said of Anstey that he was strict but genial and had a kind heart.

By 1829, several "very respectable" people had applied to the government for building blocks within the municipality in Oatlands, and a local brewery was under construction. With an abundance of good cheap building material close at hand, including stone sourced from quarries around Oatlands, one of which is still operating today, and clay for brick making from nearby Burbury's Hill, buildings were up quickly. Much of Oatlands' development took place in the 1830s and today many residents of the town still live in these historic buildings.

In 1832, the first proper survey of the town was undertaken by Surveyor William Stanley Sharland who, in a fit of enthusiasm, marked out over 50 miles and 400 acres of streets, visualising Oatlands as the capital city of Tasmania. It failed to eventuate, however, despite this, Oatlands remains one of the finest examples of an historic village with the greatest number of Georgian buildings in Australia.

Today, the township of Oatlands, with a population of approximately 600, continues to be the rural service centre of the Southern Midlands district. Since early settlement, Oatlands' main industry has been primary production. The Municipality of Oatlands was proclaimed in 1861 and remained until the Local Government Amalgamations in April 1993, in which the old Oatlands Municipality together with the Green Ponds Municipality became the Southern Midlands Council, with a population of approximately 5,800.

Lake Dulverton

Oatlands stands on the shore of Lake Dulverton, previously known as Little Lagoon, the less than flattering Sinking Lagoon and later Lake Frederick. Once a popular fishing area and host to many aquatic ovens, Lake Dulverton has often been recorded as being dry over the past 180 years, the longest documented dry occurring recently between 1994 and 2009.

The lake covers 235 hectares, with approximately 1 hectare of the lake filled using bore water and contained by a bund wall. This area has been re-stocked with trout for fishing and to encourage the return of native birds to the wildlife sanctuary. There is a leisurely walking track around the foreshore of the lake,

domed with seats and picnic tables. The small island, which covers just over a hectare in Lake Dulverton, was granted to Mary Anstey (wife of Thomas Anstey, the Police Magistrate), by Governor Arthur as a picnic ground, hence its name Mary's Island.

On the far side of the lake, past Mary's Island, is Weedington. This property is the only land grant in Oatlands still held by the descendants of the original grantees.

Remains of the Oatlands Gaol wall



Guided tours | **Self guided tours**

As well as the self-guided street tours included on the opposite page, Oatlands has four thematic daytime walking tours that take around 40–50 minutes (not including tours that have been packaged together). Bookings are made through the Oatlands Heritage Highway Visitor Centre. These tours are:

Oatlands offers visitors a number of self-guided tours to enjoy at their own pace. Each tour has its own free walking tour brochures, readily available from the Oatlands Heritage Highway Visitor Centre located at the Callington Mill and selected venues. These tours are:

	<p>MILLER'S WAY</p> <p>This tour is focussed on the Callington Mill complex, including climbing the tower, based upon the theme "the fortunes of Callington Mill were as unpredictable as the wind itself". The Callington Mill complex comprises the Mill Owner's House, the Miller's Cottage, the Granary and the Stables. This tour runs every hour from 10am to 3pm, and takes 40 minutes.</p>
	<p>EXECUTIONER'S WALK</p> <p>This is a tour of the Oatlands Military Precinct which includes the Gardier's Residence, Oatlands Gaol, the Supreme Court House and the Military Barracks site. This tour will commence and conclude at the Oatlands Heritage Highway Visitor Centre located at the Callington Mill. This tour takes 50 minutes. Minimum 4 adults and 48 hours notice required.</p>
	<p>OATLANDS TOWN TOUR (each tours only)</p> <p>This tour encompasses the High Street, the main street in Oatlands, the commercial centre and Oatlands' three churches. This tour will commence and conclude at the Oatlands Heritage Highway Visitor Centre located at Callington Mill. This tour takes 45 minutes.</p>

	<p>THE CALLINGTON MILL AT OATLANDS</p> <p>A much loved landmark and enduring symbol of our surprising colonial past, the Callington Mill self-guided walk includes the Mill complex and additional information that complements the interpretation featured in the Granary.</p>
	<p>THE MILITARY PRECINCT AT OATLANDS</p> <p>The township of Oatlands grew up around the Military Precinct. This walking tour takes the visitor around the key military sites of Oatlands, including the Supreme Court House, the Gaol, the Commissariat Store and the Old Barracks. Each site has interpretation on site.</p>
	<p>STREET TOUR OF OATLANDS</p> <p>With the largest collection of Georgian buildings in Australia, Oatlands displays numerous early examples of architecture constructed out of timber, brick and sandstone. Using the text on pages 16 to 27 of this booklet, take a walk along the main street of Oatlands, High Street, detour down the side streets, and gain a fascinating insight into our past through buildings that have stood the test of time.</p>

Callington Mill restoration

Shopping

Roxy IGA Supermarket

55 High Street Oatlands TAS 7120
03 6294 1079
OPEN 7 DAYS 8am – 7pm

Oatlands Roadhouse

- Great quality country style food
- Take away or dine in our front surrounds
- Home of Cookin' Children

Open daily Mon–Thu 8am–4pm,
Fri Sat 7am–7pm, Sun 10am–4pm
47 High Street Oatlands TAS 7120

MANCEY'S

CLOTHING
FOOTWEAR
MEN'S, LADIES' AND
CHILDREN'S

We also stock manchester, bags,
electrical and gift lines

MANCEY'S 67 High Street Oatlands TAS 7120
03 6294 1198
manceys@bigpond.com
Trading weekdays 9-5.30 Sat 10-4

Cellarbrations

Cellarbrations at Oatlands
OPEN 7 DAYS
Come in and see our selection of Tasmanian wines
03 6294 1093

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Street tour



High Street

High Street

1 HIGH ST

Now a private house, this building was originally known as the Windsor Castle Inn during the 1850s, where the general public would gather to drink. As part of its original use as an inn, it included a ballroom and a skittle alley.

12 HIGH SE The Manse

The Manse was built in 1860 by George Wilson for his daughter and her husband, the Reverend Lachlan MacKinnon Campbell, first Presbyterian minister of the Campbell Memorial Church.

The Manse, 12 High Street



30 HIGH SE The Uniting Church

Formerly The Campbell Free Church which opened in 1856, the church had to be rebuilt with the current spire in 1858 when the original 90 ft. high steeple collapsed during a storm, destroying most of the church. The foundation stone for the present church was laid in 1859.

CORNER HIGH ST AND STANLEY ST - Oatlands Wood Cottage

This house was erected in the mid 1840s. The loop path outside has been cut into the natural rock formation, revealing the abundant supply of sandstone that Oatlands was built with.

Uniting Church, 30 High Street



40 HIGH SE Holyrood House

Surrounded by a historic garden, Holyrood House was built in the early 1840s for John Whiteford, a Police Magistrate. The house has had a number of uses over the years, including as a grammar school in 1852. It was also, for many years, the home and surgery of a local doctor, and later became a popular restaurant before becoming a private residence again.

Oatlands Wood Cottage, Corner High St and Stanley St



43 HIGH SE Bagdad Pottery

Having commenced life as a 1950s service station, this building is now home to Bagdad Pottery, a 40-year-old business that recalls from the iconic Salamanca Market in Hobart.

44 HIGH SE Casaveen

Currently a knitwear business using locally produced wool, the rear building was originally the Presbyterian Parish rooms and housed the Sunday school. Oatlands' first preschool was established in 1960 and the premises were later used as a Scout and Guide Hall.

45 HIGH ST

Originally a butcher's shop built in the 1950s, this building now houses two service businesses to the community: one a laundromat, the other self-contained family accommodation.



Above: Holyrood House, 40 High Street

30 High Street

18 47 HIGH SE Oatlands Roadhouse

This sandstone shop was known until 1850 as Wright's Butchery. In 1856, William Fisher acquired it and built the extension containing a dining room and shop. The building later became a general store, an antiquarian book shop and for a time housed the then State Department of Agriculture. The land had a small stone building on it in 1846, and it is thought that this is the building at the rear of the shop. The quality stable at the back is a typical design similar to others in the township.

48 HIGH SE Bakers Cottage

Built by John Baker, this stone-fronted cottage is listed on Surveyor Sharland's 1832 map. The rest of the cottage is built from local bricks. In 1832 it was purchased by Thomas Salmon Jr, the Chief Constable, who had arrived from England in 1816. In 1839 Salmon married Mary Bailey from New Norfolk. The couple went on to have ten children. Thomas passed away in 1868.

50 HIGH ST

This land was originally owned by Dr Frederick John Park, the district surgeon. A wooden building was recorded on the corner block site in 1846, and it is thought that this was William Fisher's General Store, which was open during the 1880s. From 1893 to 1896 the sandstone building housed the Oatlands Grammar School. Since then the building operated as a bank, housing the Commercial Bank of Tasmania, the E.S.A.A. Bank (1921).



Above: Oatlands Roadhouse, 47 High Street

54 HIGH SE Roxy Supermarket

Taking its current name from the building's original use as the local picture theatre, the "Roxy Talkies" showed films twice a week. Originally the back of the site, behind the building was an early brewery (horehound grew profusely in the area and was an essential ingredient in the beer). During the Second World War it operated as a charcoal burning facility.

60 HIGH SE The Kentish Hotel

Erected in 1832, the Kentish Hotel was originally known as the Inverary Castle. A portion of the original building can be seen under the veranda where a dog was kept for free tastings.

61 HIGH SE The Post Office

This was originally identical to the post office at Rozes, but much has changed from the original after a 1950s modernisation. Prior to the building of this post office, postal services were carried out at three other sites in Oatlands.

64 HIGH SE Former Commercial Bank

Built in 1926 for the Commercial Bank, the weatherboard and brick materials used reflect the building constraints and scant supplies of the Depression era.

66 HIGH ST

Built as a residence around 1881, it became Dand's Pharmacy in the early 1950s. Take note of the ornate bargeboards, which were an architectural feature of buildings at the time.

Former Commercial Bank, 64 High Street



Commercial Bank's Store and Guard House, 70 High Street



Oatlands Town Hall, 70 High Street



67 HIGH SE Commandant's House

This house was built in 1833, and was the residence of the Military Commandant for the settlement and district. Its original style is Georgian but it has had later Federation additions made.

71 HIGH SE Oatlands Town Hall

William Henry Lord designed this sandstone building and on 2 October 1880 a contract with W. Duncan was signed for £1,250 (\$2,500) to build it. The Town Hall was completed and handed over to the Oatlands Council in June, 1881. Since then it has been a centre for local government and public entertainment. At the rear, red brick units have replaced the original Church of England Sunday school, constructed of weatherboard. In the 1940s the school rooms from Stonehenge and Stonor were relocated here to serve as a school library and classroom.

73 HIGH SE Roche Hall

Roche Hall was built by W.H. Chayson for £1,750 (\$2,700) and opened as a State School in March 1886, with living quarters upstairs

for the Headmaster. It is still possible to see where stone has replaced the upstairs windows. The sandstone wall in the rear car park is a remnant of the gaol cells for prisoners in transit from the east coast, or between Hobart and Launceston. Roche Hall is currently the office of the Centre for Colonial Heritage Conservation and Restoration.

78 HIGH SE Oatlands Antiques

Now an antique store, it was established in 1881 as The Burton Bros. General Store. A wooden and cast iron veranda originally axed on the front of the building but this was destroyed by a car in 1975. A tannery once operated from the rear of the premises.

79 HIGH SE Commissariat's Store and Guard House

Erected in 1833, the Commissariat was a military food store. The nearby Guard House has since been demolished. The store was for many years a bakehouse run by the Fish family.

81 HIGH SE

This corner cottage was once a bank.

82 HIGH SE Elm Cottage

This cottage, built in 1837 by Joseph McEwan, was once known as Musgrave Cottage. It is where Irish political prisoner Kevin Joad O'Doherty stayed for a short while in 1848. The house has also served as a girls' school, and later as a branch of the Union Bank of Australia. The name related to two elm trees that once grew in the front garden.

82A HIGH SE Apple House Australia

This building was once a bakery and was originally part of 84 High St. Skin sheds were also at one time located at the rear of the building.

83 HIGH SE Police Station

Originally the site of the Oatlands Hotel, which was built by Samuel Page, a well known and successful coach proprietor, and demolished in 1971. The township stocks were alongside the

building, in Barrack Street. The stocks were in a similar frame in which an offender's ankles and wrists were secured in a seated position, exposing them to public ridicule.

84 HIGH ST

Built in 1858 and leased by a saddler from London for many years, it then became a General Store. Towards the Second World War the premises became a shoe maker shop. The shop front was replaced in the 1960s to make way for a modern caraway, hence the expansive windows which are now in place.

85 HIGH SE The Stables

The Stables were originally erected for the adjacent Oatlands Hotel by Samuel Page to change and stable horses for his coaching service. It is now home to the community Radio Station, a restaurant and a meeting area.



86 HIGH SE Raffah

Built prior to 1851 and originally a two storey store and residence until it was destroyed by fire in the early 1900s, Raffah was rebuilt as a single storey home. During the 1930s and 40s it was a popular and busy maternity hospital.

87 HIGH SE Winton Cottage

This cottage was shown on Surveyor Sharland's plan of 1832. In 1846 the buildings in the paddock operated as a tannery.

88 HIGH SE Original Oatlands Hotel

The Oatlands municipality was proclaimed from this building's stone terrace in 1861, six years after it was built. Local legend has it that the Innkeeper of the day bribed the road gang to

put a curve in the road at this point to bring traffic closer to the hotel entrance.

90A HIGH SE Timber and Sandstone Barn

Originally the stables for the Midlands Hotel, it later became a skin store of fellemongers Lockwood & Jillett.

90 HIGH SE Oatlands Pharmacy

Built around 1864, this cottage was once a fancy goods store, before later becoming a bookmaker's shop. It now operates as a pharmacy. There is an old stone cottage at the rear of the building.

91 HIGH SE Midlands Hotel

The Midlands Hotel has been an Inn since 1832. Though extended and rebuilt, part of the

original building can be seen in the restored bar room on the northern side.

92 HIGH SE Oatlands Lodge

A two storey Georgian residence built in the 1830s, it later became a school for young ladies. There was also once a shop on the southern side of the building, but only an outline of this structure remains on the stone facade.

93 HIGH ST

Originally part of the Callington Mill complex, selling bread made from flour ground at the mill, it later became Coops Meat Bar and was one of Oatlands' early post offices. It is now a private residence.

96 HIGH SE Haywood House

Purchased by Thomas Haywood in 1837 for £135, it is a combination of stately dwelling and storefront.

99-103 HIGH SE Lake Frederick Inn

This Inn complex was built by George Aitcheson, a former convict stonemason, in 1833. The Inn now shows the elements of a coaching inn: 99 being the Inn itself, and nos. 101 and 103 originally being cottages for the licensee and yard manager. Between 99 and 101 was the coaching yard, which included a 12 stall stable block at right angles to the remaining coaching house. Each of the dwellings originally had their own yards, kitchen gardens and a paddock for animals stretching back to the lake.



102 HIGH ST

An early building of Oatlands, at one time it was two conjoined shops. Mrs Pugh sold tobaccos and jewellery, while her husband was the town barber and undertaker, with the morgue being in the small shed at the rear of the premises.

104 HIGH ST. Amelia Cottage

A brick house, apart from the north end of the house which is stone, it is currently colonial accommodation. Built by Thomas Burbury in 1898, it operated as a changing station for horses between Launceston and Hobart.

110 HIGH ST

The current building was erected in 1912 to replace an old cottage built in the 1850s that was partly below street level. This building's use has been continually reinvented as a residence, a blacksmith's shop, a second-hand bookshop, a hairdressing salon, a National Trust shop and a biscuit factory.

102 High Street



104 High Street



114-118 HIGH ST

These are Oatlands' only examples of conjoined red brick cottages. Built in 1836, the bricks are convict made from local brickfields.

120 HIGH ST. Cartwell's Store

The original cottage dates from 1840 by the great granddaughter of Lieutenant Governor David Collins, the founder of Hobart Town (1803). The shop was added in 1857 by John Adam. The interior contains a wealth of cedar shelving, fittings and fixtures.

122 HIGH ST. Geary's the Bootmaker and the Public Pound

Robert Geary built this shop in the 1920s and operated his boot making business from here. The Oatlands Public Pound was originally located on the land in the backyard of this property.

Callington Mill, Mill Lane



124-130 HIGH ST

This row of cottages was built on land previously owned (before 1819) by Thomas Browne, the police clerk. The land was consequently subdivided over the years. The area was once known as Wapping.

Mill Lane

CALLINGTON MILL

The Callington Mill was built in 1837 by John Vincent and consists of the Mill, the Mill Owner's House, Granary, Miller's Cottage and Stables. It operated as a wind-driven flour mill for approximately six decades. In later decades wind power was supplemented by the addition of a steam engine for use when there was a lack of wind. By the end of the century grinding flour had ceased and unfortunately a fire destroyed all wooden elements. The mill tower remained an empty shell for most of the 20th century, until restoration work commenced in the 1980s. The reconstruction of the mill was completed in 2014, after 3 years of planning.

Wellington Street

34 WELLINGTON ST. Original Railway Station

This Railway Station served the 7 km spur line from Oatlands to Paratrah, where it joined the North-South Main Line. The spur line operated from May 1885 until June 1949.

37 WELLINGTON ST. The Old Bakehouse

Originally built in the 1850s, it was destroyed by fire in the 1900s. It operated as a bakery for many years by the Fish family who are still producing bread and fruitcakes in Hobart.

Gay Street

3 GAY ST. Former Rechabite Hall

Standing on land purchased around 1816, the Hall was built by Fish Brothers. It has also served as an Anglican Sunday School, a temporary school, dance venue, social events, fairs and the Oatlands Market. It is now a community hall, having been bought and restored by the community.

CORNER OF GAY ST & WILLIAM ST. St Paul's Catholic Church

A beautiful and significant example of a gothic church designed by the English architect Augustus Welby Pugin (1812-52) and constructed in 1850-51 for Robert Willson (1794-1866), the first Bishop of Hobart Town. There is a booklet available about the church's history or visit www.puginfoundation.org/oatlands/ for more information.

St Paul's Catholic Church, corner of Gay Street and William Street



Campbell Street

CAMPBELL ST. The Supreme Court House

Built in 1829, the Supreme Court House is one of the oldest buildings in Oatlands. A feature not to miss is the beautiful domed roof exposed in the main room. Near the back door are the cells where the prisoners awaiting trial were kept. The Supreme Court sat here until 1863. The Supreme Court House is open to the public.

CORNER CAMPBELL ST AND MASON ST

Engulfed by the current RSL, the corner of the current building shows the remains of the Watch House, which originally contained two lock up cells, a solitary confinement cell and accommodation for the police constable. It was designed in 1836 by John Lee Archer.

Mason Street

MASON ST. The Gaoler's Residence

The Gaoler's Residence, as part of the Military Precinct, is a two story classically Georgian sandstone building. It was constructed to house

the Gaoler and his family, and also contained administrative spaces, as well as the original Men's and Women's Division kitchens.

William Street

WILLIAM ST. St Peter's Anglican Church

Building of the Church commenced in 1836 (originally as a Church of England) after a petition was signed by Oatlands residents asking for a church and the appointment of a clergyman for the district. Robert De Little and John Lee Archer drew up the plans. The Rectory, initially two-storied, was built at the same time and both are shown on Calder's map of the area in 1846. The stonemason was George Aitchison.

The Gaoler's Residence, Mason Street



TOWN CEMETERIES

Anglican Cemetery

Adjacent to St Peter's Anglican Church in William St, this cemetery contains the grave of Thomas Ansell (1777-1850).

Old General Cemetery

Located on the corner of Chatham and Stanley streets, this lovely cemetery is the oldest in Oatlands, with records dating back to 1827. Successful businessman and coachman Samuel Page is buried here, the Page family have an impressive monument, as well as many convicts, soldiers and early settlers.

Wesleyan Cemetery

Opposite the Old Railway Station in Wellington Street, this site contains the

remains of the old sandstone Wesleyan Chapel, demolished in the 1960s. This picturesque site still has a number of sandstone tombstones.

Presbyterian Cemetery (Uniting Church)

This lovely cemetery is located on Chatham Street along Paratrah Main Road. It contains graves dating back from the 1850s and has a number of family plots.

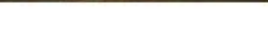
Catholic Church Cemetery

Situated behind a hedge of large pines in Chatham Street (behind the Old General Cemetery), it is set on Lake Duvenor's foresters.

Uniting Church, High Street

St Peter's Anglican Church, W William Street

The Supreme Court House, Campbell Street





HERITAGE HIGHWAY

The Heritage Highway runs through the heart of Tasmania with much of the Heritage Highway touring route following the Midlands Highway (A1) – the main transport route between Tasmania's northern and southern population centres. The Midlands Highway bypasses many of the historic towns that were on the first Main Road built in 1832, however many parts of the original road can be seen from the highway and are still accessible by car. Stray from the established path and rediscover the hidden roads and buildings of Tasmania's past.

THE MAIN ROAD

It was during his first visit in 1811 that Governor Macquarie, who is considered to be the father of Australian roads by some historians, saw the need for a road to join the northern settlement of Port Dalrymple (now George Town) to Hobart in the south. The following year he sent James Meehan, his surveyor general, to peg out and chain a main road between the two settlements, including four sites along the road as military posts. These were Launceston, Perth, Jericho and Brighton.

The Main Road took 15 years to complete, with construction finally being concluded in 1832, however it had been consistently used by travellers during its construction. The route between Launceston and Hobart took 15 hours to complete via stage coach.

HEADING NORTH FROM OATLANDS

Tunbridge

The first mail exchange on horseback took place at Tunbridge in 1836, with settlement of the area coming two years later in 1838. The area grew rapidly as work on the Main Road began, and the town became an important coaching stop between Hobart and Launceston, with three coaching inns, each associated with a different company. Tunbridge is also the site of Australia's oldest single span wooden bridge, built by convicts, and spanning the Blackman River, a rare example of a sandstone bridge with wooden decking. This bridge was used as a meeting place for Irish political exiles during the early days of settlement.

Ross

The history of Ross began in 1811 when a garrison of soldiers was established at the ford of the Macquarie River (Governor Macquarie named it after himself) to protect the development of this future town. In 1836 a stone bridge was built to span the river. It still stands today, making it the third oldest in Australia. Throughout the nineteenth century Ross was an important stopover point between Launceston and Hobart. It was a horse coach changing point, a town for the local garrison and an important destination for produce from the surrounding farms.

Campbell Town

Campbell Town was established in the 1830s as one of the chain of garrison stations between Launceston and Hobart. Today, it is the centre of the fine wool and beef cattle production industry. Of interest is the Harold Gary Memorial. Gary was born at Campbell Town and together with Willoy Post set the record for aerial circumnavigation in 1931. Campbell Town is also the gateway to the East Coast, Swarzea and Bichena, turning off and travelling along Highway B34 towards Lake Leake, which is a popular fishing spot.

HEADING SOUTH FROM OATLANDS

Jericho

Detour slightly off the main highway to see the mud walls of Jericho, the remains of a convict probation station and the Commandant's Cottage, which was built in 1842. Settled in 1816, Jericho is one of the oldest townships in Australia. The main road of Jericho contains many fine examples of early colonial sandstone architecture and constructions, including examples of convict-car culverts, bridges and walls, many of which date from the 1830s. Visit the former St James' Anglican Church (now the Jericho Heritage Centre) cemetery and view the grave of John Huxton Blodde, the first Australian-born recipient of the Victoria Cross.

Kempton

Kempton, originally Kemp Town, was named after Anthony Finn Kemp, the first settler to receive a land grant in the district. Kemp had been a key figure in the infamous NSW 'Rum Corps', and once in Van Diemen's Land he quickly used his position to gain control over the colony's rum trade. By fair means and

trou he increased his wealth and established the grand homestead of Mount Vernon just north of Kempton on the Midlands Highway. Kempton once boasted a flour mill, a brewery and numerous hotels and coaching inns which catered for the travellers of the day.

HEADING EAST FROM OATLANDS

Colebrook

Colebrook, originally named 'Jerusalem', developed around a substantial convict probation station in the 1840s. This, and Colebrook's place on the coaching route, made it seem destined to become an important town, so much so a Pugh designed church, St Patrick's, was built between 1855 and 1862. There are still a number of historic buildings in the area.

Campania

Campania developed for the railway which opened in 1874, on land that was previously part of the Campania Estate, owned by James Brock. The small township of Campana contains several notable examples of colonial architecture and the Flour Mill Park with its bronze sculpture is a nice place to stop for a picnic, barbecue or just a rest.

For further information on historic townships in the region please visit the Oatlands Heritage Highway Visitor Centre, Mill Lane, Oatlands.



Useful information

30 Banks and ATMs:

ANZ Bank ATM, 56 High St
Commonwealth Bank, 76 High St

Fuel:

BP Service Station, 52 High St, PH 6254 1533

Hairdresser:

Freshair, 56 High St, PH 6254 1125

Historical Society:

107 High St, PH 6254 1111

Internet Access:

Online Access Centre, High St (In the Oatlands District High School), PH 6254 0093

Open: 10am-1pm Monday to Friday, 2pm-4pm Tuesday and 2pm-5pm Thursday

Laundromat:

45 High St, PH 6254 0075

Medical:

Midlands Multi-Purpose Centre (24 hours),
33 Church St, PH 6254 5155

Pharmacy:

90 High St, PH 6254 1165

Newsagency:

65 High St, PH 6254 1175

Police Station:

83 High St, PH 6254 0014

For emergencies please dial 000

Postal Service:

Australia Post, 61 High St, PH 6254 1160

Public Toilets:

Public toilets are located at the rear of the Town Hall, 71 High St, and on the foreshore of Lake Dulverton, on the Esplanade.

Southern Midlands Council/ Service Tasmania:

71 High St, PH 6254 5000

Supermarket:

IGA 54 High St, PH 6254 1183





Heritage Highway
TOURISM REGION TASMANIA

Highlands Lakes Road
To Bothwell and Central Tass Lakes

To Oatlands & Launceston

MELTON MOWBRAY

KEMPTON

Harbath Road

Green Valley Road

BAGDAD

Chauncy Vale Road

Gargoola Lane

Wynbold Road

Goodwin Road

Book Bush Road

MANGALORE

Shine Road

Rifle Range Road

PONTVILLE

To Hobart

Kempton, originally Kemp Town, was named after Anthony Fern Kemp, the first settler to receive a land grant in the district. Kemp had been a key figure in the infamous NSW "Rum Corp" and once in Van Dieman's Land he quickly used his position to gain control over the colony's rum trade. By fair means and foul he increased his wealth and established the grand homestead of "Mount Vernon" just north of Kempton.

Kempton once boasted a flour mill, a brewery and numerous hotels and coaching inns which catered for the travellers of the day.



KEMPTON
BAGDAD • MANGALORA



- ◆ Police
- ◆ Doctor
- ◆ Council Offices
- 1 St Peter's Catholic Church
- 2 St Mary's Church of England
- 3 Chauncy Vale Wildlife Sanctuary

KEMPTON

<ul style="list-style-type: none"> 1 Melton Mowbray Hotel 2 Mood Food & Fuel 3 Huntington Tavern 4 Wilmot Arms 5 Kempton Old Books 6 Helga's Treasures 7 Woodfield Centre 8 Kempton Post Office 9 Kooper Tasmania 10 Winstead Vinyard 11 Hobart Gun Club 12 Kempton General Store 13 The Blue Place 	<ul style="list-style-type: none"> 14 Shiver-Me-Timbers 15 Furniture Restorer & Table Maker 16 Old and Odd 17 Old Bootmakers Antiques & Collectables 18 Bagdad BP Service Station 19 Bagdad Store and Post Office 20 Bagdad Community Golf Club 21 Bagdad Community Club 22 Lythgo's Row 23 The Crown Inn 24 Pontville Historic Room
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SOUTHERN MIDLANDS COUNCIL

For more information on Southern Midlands Council
phone (03) 6254 5000

Central Tasmanian Tourism Centre
Heritage Highway Centre

85 High Street, Oatlands
Phone: (03) 6254 1212
Email: oatlands@tasinfo.com.au

13.3 Business

Strategic Plan Reference 2.3.1a, 2.3.1b & 2.3.1c

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

13.3.1 ECONOMIC DEVELOPMENT & TOURISM STRATEGY (WORKSHOP OUTCOMES)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 21 MARCH 2019

ISSUE

To report on the outcomes of the Council Workshop held 5th March 2019.

BACKGROUND

The purpose of the workshop was to:

- a) consider the possible scope of an 'Economic Development & Tourism Strategy'; and
- b) to advance the preparation of a draft consultancy brief to prepare same.

DETAIL

At the commencement of the workshop, the Deputy General Manager presented a 'Southern Midlands Economic Development Strategy' paper that was used as the basis for discussion.

The paper included the following components:

- The Economic Development Vision
- Role of Council
- Strategic Alignment
- Framework (example)
- Principles
- Priority Sectors and Actions
- Underpinning Priority Sectors
- Monitoring and Evaluation

The following dot points were captured during the discussion which highlighted the range of issues identified.

- Separate dedicated workshop to focus on the Southern Midlands Council Historic Heritage Strategy - suggested Heritage Tourism Sub-Committee.
- Need to review T21 Key Strategy + Heritage Highway Tourism Region Association Destination Action Plan.
- UTas research into Oatlands – World Heritage sites.

- Marketing issues / requirements:-
 - Lake Dulverton (bird watching/walking track/camping etc.)
 - Op Shop/Bargain Centre (open 7 days)
 - Visitor Information / Heritage Hub
 - Brochures (travelling the SM – update required?)
 - Old Kempton Distillery / Wineries etc. in municipal area
 - Chauncy Vale
 - Food/beverages to compliment heritage sites
- Constraints: Lack of resources / expertise.
- Combine strategies into 1 succinct document with set actions? Discussion that the Strategic Plan is the strategy.
- Drive to develop tourism.
- Specific development opportunities (Rhyndaston gorge/wildlife/native).
- Lobby State Government re Highway upgrades and the impact on towns and villages due to extended travel times (visitors not stopping).
- Partnerships – continue partnerships with local traders groups etc.
- Request Tourism/DST representative(s) to address Council.
- Tourism Development Strategy Report from early 2000 (Bob Graham).

At the conclusion of the Workshop, it was generally acknowledged that the engagement of a Consultant would be premature as there were sufficient number of priorities and initiatives that can be addressed in the short-term. Any available resources can then be directed into specific projects or activities.

At this initial workshop, the following priorities were identified under the individual 'framework' headings:

1. Agriculture, Forestry and Fishing
2. Construction
3. Manufacturing and Food
4. Energy (service level support for development opportunities)

- *Transend Infrastructure*

- *Community / Farm Solar*

5. Events
6. Retail and Service Sector
7. Visitor Economy

- *Focus on conversion / spend / quality*

- *Heritage & Cultural Tourism*

- *Food & Beverage Tourism*

Visitor Information

- *Digital / Paper / Site Specific (municipal area)*

Infrastructure –

- *Accommodation Facility*
- *Development of Lake Dulverton*
- *Structure Plan (Oatlands) – Linkages/Parking/Access/Signage*
- *Development of Parks / Gardens / Playgrounds*

Further detail can be inserted under each category as each of the respective issues are addressed and plans/actions confirmed.

Following endorsement of the broad outcomes from the workshop, Action Plans will be prepared for each of the priorities identified.

Human Resources & Financial Implications – To be addressed as part of developing the action plans.

Community Consultation & Public Relations Implications – To be addressed as part of developing the action plans.

Policy Implications – N/A

Priority - Implementation Time Frame – subject to available funding.

RECOMMENDATION

THAT:

- a) The information be received;
- b) The outcomes of the workshop held 5th March 2019 be confirmed, noting that action plans will be prepared for each of the priority issues identified; and
- c) A representative from Destination Southern Tasmania be invited to address Council at its next meeting, the intent being to inform Council of the organisation's activities and the resources that may be available to assist Council in its endeavours.

DECISION

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

THAT

- a) **The information be received;**
- b) **The outcomes of the workshop held 5th March 2019 be confirmed, noting that action plans will be prepared for each of the priority issues identified; and**
- c) **A representative from Destination Southern Tasmania be invited to address Council at its next meeting, the intent being to inform Council of the organisation's activities and the resources that may be available to assist Council in its endeavours.**

CARRIED

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

13.3.2 PROPOSED DEVELOPMENT OF AN OATLANDS STRUCTURE PLAN

Author: MANAGER DEVELOPMENT & ENVIRONMENTAL SERVICES (DAVID CUNDALL)

Date: 21 MARCH 2019

Attachment:
Project Business Case – Oatlands Structure Plan

ISSUE

Consideration of a proposal to develop a structure plan for the township of Oatlands.

BACKGROUND

Councillors will be aware of previous local strategic land use planning exercises such as the Bagdad Mangalore Structure Plan, the Campania Structure Plan, the Oatlands Integrated Development Strategy (OIDS), and the Midlands Economic Development and Land Use Strategy (MEDaLS).

An initiative is now proposed to formulate a structure plan for the township of Oatlands.

The catalyst for a structure plan has been the following recent events:

- The granting of the permit for the Aquatic Centre; and
- Securing grant funding for the Aquatic Centre
- The Whiskey Distillery and associated rezoning at 99 High Street and Callington Mill
- The handover of Callington Mill to Callington Mill Pty Ltd n association with the whiskey distillery; and
- Current closure of the Callington Mill Visitor Centre and visitor services such as tours, café and retail
- Council furthering the recommendations of the MEDaLS to:
 - Support a large scale accommodation venue in Oatlands
 - Zone land to allow for a “Rural Services Precinct” in the vicinity of the current Light Industrial Zoned land in Stanley Street (toward the Midland Highway) and encourage such business in Oatlands.
 - Progress of the Heritage Hub/Centre for Heritage at the Commissariat land
- Success of the Heritage and Bullock Festival
- Progress of the Master Plans for the Oatlands Gaol and Commissariat
- The Destination Action Plan adopted by Council in Council’s Strategic Plan recommends the following actions to grow and sustain tourism - summarised:
 - Improved way finding and visitor precinct experiences
 - Improved visitor amenities and rest stops
 - Structured planning for villages in the Midlands.
 - Improved event spaces.
 - Collect data on visitor experiences and implement programs to meet visitor needs or address issues
 - Build visitor walking and track experiences i.e. links between heritage High Street precinct and Lake Dulverton and Callington Park.

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

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

In summary, a range of factors and issues now point to a need for a detailed structure plan to be undertaken in Oatlands.

A structure plan would mean that Council has:

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

There are many titles, descriptions and differing approaches to achieving these outcomes. These can take the form of “Local Area Plans”, “Master Plan” or “Urban Design Framework”. The term “structure plan” is given to this project as such a plan can be encompassing of both high level strategic directions and also provide detailed design solutions.

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

DISCUSSION

Council Officers have met on two (2) occasions to discuss progressing a structure plan.

A steering committee will need to be established should Council seek to progress with the Recommendations of this report.

A structure planning exercise will focus on the following (in no particular order):

- Focus on the area of land around Callington Mill, Callington Park, Lake Dulverton Foreshore, Council Chambers, and the Aquatic Centre as the “central hub”; and
- Any plan will need to consider the town as a whole with linkages to school, recreation ground, Midlands Multi-Purpose Health Centre, High Street Shopping, Lake Activities, access to and from the Midland Highway and parking areas;
- Any plan will need to identify and consult with the whole community beyond the “central hub” area
- Stakeholders, community (and of course Council) must come on board early
- Further the following objectives:
 - Encourage greater visitor numbers to stop and stay for longer in Oatlands
 - Encourage greater retention of population and encourage new residents
 - Support local business and service providers through improved town amenity, greater visitor numbers, and through residential and business growth
 - To involve the community in future use/development and accessibility to Callington Park
 - To maximise the use of space and linkages between key development areas
 - To ensure any plan is aligned with current State, Regional and Local Strategy
 - To attract further investment and funding for infrastructure
 - To leverage off planned development and the current values of the town.
 - Through healthy urban design and modern open spaces continue to grow a healthy active community.
- Other key issues to be addressed:
 - How can we better use the Callington Park as a thoroughfare between the High Street and Lake Dulverton; and
 - A traffic management study and plan to address parking, access and related traffic management issues.
 - Review zoning of land
 - Create a detailed parking plan for Oatlands
 - Ensure urban design, infrastructure works meet obligations and requirements under the Disability Discrimination Act; and
 - Take into consideration the *Healthy By Design*, active living guidelines
 - Ensure there is adequate land and infrastructure available to meet future demands

In dealing with all the above issues, within one integrated process, the plan would constitute a structured and strategic approach for the future development and direction of Oatlands.

PROPOSED APPROACH

It is proposed that Council secure external funding to engage a suitably qualified consultant to undertake the public consultation, data gathering and to prepare the plan. The consultant would be guided by Council via a steering committee.

Two (2) elected members should sit on the steering committee.

A project brief will need to be prepared. The brief will detail, as provided in this report, the background and need for such a plan and the required outputs (deliver a strategic planning document with the associated design plans).

Public consultation is an integral component of the plan and the community will be engaged early in the process. The scope of the consultation and the methodology is a matter for the consultant, in any response to the brief, but in principle the consultation must be open and all inclusive. This could be a mixture of workshops, communications through social media and written submissions.

The project will therefore be a number phases in the following order:

- Data gathering and snapshot of Oatlands, including any projections and assumptions
- Community Consultation
- First draft plan completed
- Community consultation of draft plan
- Steering Committee to endorse plan
- Council and funding organisation to endorse plan

COST AND POTENTIAL FUNDING

The *Campania Structure Plan 2015*, was a similar exercise, funded between Council, former Department Economic Development Tourism and the Arts (DEDTA) and the Education Department. Each contributed \$5000 for a total \$15,000.

It is expected a plan for Oatlands would require some more detailed design guidelines and plans for open spaces, parking and potentially street scaping. The total cost is likely to be higher than \$15,000. An amount of \$25,000 would be considered a reasonable amount.

If external funds can be found, it is likely Council would need to contribute a percentage of the total. Council should be prepared to provide at least \$10,000 in cash plus in kind resources.

FINALISING A PROJECT PLAN

Per the Recommendations of this report, a working group will need to be established. The group can prepare a project plan together with the project brief.

Human Resources & Financial Implications - The proposal is for Council to budget an amount of \$10,000 cash. This would be a suitable figure to assuming the total cost would be in the vicinity of \$25,000 plus in kind resources.

Council officer time would be required for project management and technical input. A number of Council officers would be involved.

Community Consultation & Public Relations Implications - Though it is proposed to undertake an all-inclusive public consultation process it is essential that key stakeholders such as government agencies and service providers are targeted in any consultation.

The project plan – which would be drafted with the working group - would clarify the opportunities for involvement of the key stakeholders and the general community.

Policy Implications - The process will likely result in recommendations to Council for amendments to the planning scheme, capital works and ongoing maintenance programs, other policy documents and partnerships.

RECOMMENDATION

THAT Council:

- A. Undertake a structure planning exercise for the township of Oatlands – if appropriate funding can be sourced.
- B. Council to dedicate upto \$10,000 cash budget allocation, plus in-kind support from Council officers - to be further considered post Council Budget Workshops.
- C. Council to seek cash funding from Department of State Growth and/or other organisation.
- D. Council to nominate two (2) elected members to join the project steering committee.
- E. A report be provided to a future Council meeting with a project plan and proposed funding arrangements for confirmation to proceed.

DECISION

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

THAT Council:

- A. Undertake a structure planning exercise for the township of Oatlands – if appropriate funding can be sourced.
- B. Council to dedicate up to \$10,000 cash budget allocation, plus in-kind support from Council officers - to be further considered post Council Budget Workshops.
- C. Council to seek cash funding from Department of State Growth and/or other organisation.
- D. Clrs Dudgeon and McDougall join the project steering committee.
- E. A report be provided to a future Council meeting with a project plan and proposed funding arrangements for confirmation to proceed.

CARRIED

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

ENCLOSURE

Item 13.3.2

Project Business Case

Oatlands Structure Plan

Author: David Cundall (Manager Development and Environmental Services)
Date: March 2019

Southern Midlands Council
Project Business Case – Oatlands Structure Plan

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Southern Midlands Council
Project Business Case – Oatlands Structure Plan

Executive Summary

Purpose

For Council to prepare and endorse a structure plan for the township of Oatlands, focusing on the area of land around the Callington Mill and Park, Council Chambers, aquatic centre land, and the local historic sites and nearby streets.

The plan will factor in parking demand, pedestrian access, linkages between sites, promoting business and above-all ensuring the town can meet community and visitor needs into the future.

A structure plan for the town will ensure the town is adequately serviced to meet community needs and expectations. A plan will avoid adhoc development, unexpected costs (and demands) and create a proactive and forward thinking strategy.

As identified further in this business case and the report to the March Council Meeting (2019), Oatlands is on the cusp of entering a period of significant development.

There are a number of reasons why a "Structure Plan" is appropriate for Oatlands.

This business case will detail the need for a structure plan looking at "what is a structure plan?" and taking into account strategic alignments, to existing strategy, for Oatlands and Southern Midlands.

The preparation of a structure plan will likely cost in the vicinity of \$25,000 and will be funded between Council through cash and in-kind resources together with funding by a yet unsecured external grant.

Methodology

In preparing this business case (and identifying a need for a Structure Plan for Oatlands) the following recent development and events were identified:

- The granting of the permit for the Aquatic Centre; and
- Securing grant funding for the Aquatic Centre
- The Whiskey Distillery and associated rezoning at 99 High Street and Callington Mill
- The handover of Callington Mill to John Ibrahim to continue milling operations in association with the whiskey distillery; and
- Current closure of the Callington Mill Visitor Centre and visitor services such as tours, café and retail

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Project Business Case – Oatlands Structure Plan

- Council furthering the recommendations of the MEDaLS to:
 - Support a large scale accommodation venue in Oatlands
 - Zone land to allow for a “Rural Services Precinct” in the vicinity of the current Light Industrial Zoned land in Stanley Street (toward the Midland Highway) and encourage such business in Oatlands.
 - Progress of the Heritage Hub/Centre for Heritage at the Commissariat land
- Success of the Heritage and Bullock Festival
- Progress of the Master Plans for the Oatlands Gaol and Commissariat
- The Destination Action Plan adopted by Council in Council’s Strategic Plan recommends the following actions to grow and sustain tourism - summarised:
 - Improved way finding and visitor precinct experiences
 - Improved visitor amenities and rest stops
 - Structured planning for villages in the Midlands.
 - Improved event spaces.
 - Collect data on visitor experiences and implement programs to meet visitor needs or address issues
 - Build visitor walking and track experiences i.e. links between heritage High Street precinct and Lake Dulverton and Callington Park.
- Parking demand has increased with calls from the community seeking better parking solutions along the High Street retail and service areas.

Council Officers began the process after reviewing current and former strategic documents and plans that apply to land use and development in Oatlands.

In particular the concept of an “Oatlands town centre” and “Urban Design Framework”. Which were identified in several previous strategic plans but have never progressed.

One of the issues in progressing with this concept alone is that it risks being developed in isolation of the wider township. Detailed design should not commence until Council and the Community understand the cost and benefits.

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Project Business Case – Oatlands Structure Plan

In any event, major civil and amenity works, in Oatlands should be done so in accordance with a greater plan.

The methodology follows:

1. Collating and assessing current related strategic plans and documents
2. Identifying major projects and development already planned (or in planning)
3. Identify changes and demands for services (i.e. parking and pedestrian linkages)
4. Monitoring and recording visitor activity and numbers
5. Preparing for the future with the community through initiating a structure planning exercise (this project).

Assumptions

The assumptions are that a Structure Plan will pre-empt and address demand for services, land and community needs into the future.

But, before that assumption can be explored it is important for Council to completely understand the specifics of a Structure Plan.

What is a Structure Plan

A Structure Plan is a document consisting of text and maps which identifies how land is intended to be developed or is being developed and provides a broad framework to guide Council when it considers development proposals, capital works and furthering community engagement programs.

A structure plan provides a framework for the coordinated provision and arrangement of future land use, subdivision and development in new urban areas. They are intended to coordinate the provision of transport networks, public open space, utility and service networks, water management and development standards across an area comprised of multiple properties and ownership.

Key benefits of structure plans include:

- Infrastructure coordination — identification of infrastructure priorities that are determined based on strategic directions;
- Resolution of potential land use conflicts;
- Land supply monitoring — identification of likely future demand for land and prospective yields;
- Efficiency — by resolving broader planning issues ahead of detailed planning for subdivision and development, structure plans allow for a more efficient subdivision and development approvals;

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- Guidance — structure plans assist landowners and planning authorities to identify the specific issues and actions required to progress future developments;
- Implementation of regional and sub-regional planning policy at a local level.

A structure plan for Oatlands will likely detail the following:

- A current snapshot of Oatlands. This would include population data, business data, trends and strategic direction (from the Strategic Plan, Planning Scheme, Southern Tasmanian Regional Land Use Strategy, Midlands Economic Development and Land Use Strategy etc)
- Create a vision for Oatlands and objectives
- Working with the community through consultation to identify community values and needs
- Drivers for change
- Solutions for problems; such as
- Address parking demands with parking plans
- Address linkage issues between the High Street and the back streets; and
- Address linkage issues between the High Street and the Lake Dulverton foreshore and the Callington Park
- Ensure there is sufficient land for inner residential, different types of business and industry, and community facilities and organisations (not just based on previous assumptions)
- Address ways to retain locals and encourage new residents and businesses

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

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

Appendix one (1) of this documents provides the executive summary of two (2) similar structure planning exercises together with the “table of contents”. These are the *Campania Structure Plan* and the *Legana Structure Plan*.

Business Need

Problem/Opportunity Description

Existing planning strategy for Oatlands is primarily captured in the *Southern Midlands Interim Planning Scheme 2015*. The Planning Scheme is the principle tool used to apply the *Land Use Planning and*

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Approvals Act 1993- mostly used in regard to the assessment of Applications for Permits (for land use and development). The Planning Scheme takes into consideration, by virtue of the Act, Council's *Strategic Plan*. Also having basis in existing strategy such as the *Oatlands Integrated Development Strategy (2008)*, the *Joint Land Use Planning Initiative (various works)*, *Midlands Economic Development and Land Use Strategy*, the *Southern Midlands Heritage Project (2007)*. All of which, in the past 10 years, have had a link with one another and linkages to previous strategy such as the *Callington Mill Precinct Plan (2006)*, and the *Oatlands Streetscape Plan (1999)*.

None of these plans present a distilled and detailed Structure Plan for Oatlands. Several plans and strategies recommend that a structure plan or Urban Design Framework be prepared for Council. But nothing has ever progressed.

There is now an opportunity to create a modern, up-to-date plan for Oatlands that recognises the recent changes and planned changes to the township.

Case Study 1 – Aquatic Centre

The *Oatlands Integrated Development Strategy* is now over 10 years old. It was reviewed in 2012. The Strategy recognised and recommended the restoration of the Oatlands Gaol and relocation of the swimming pool (together with an improved and modern facility). The strategy did not however provide a detailed framework for the development of the town beyond construction of the pool, other than to "prepare such a framework". Planning ahead of the pool means Council and the community are ready for the increased activity around the pool area. This would be people using the pool, opportunities for further parking near the pool, opportunities for walking to the pool and undertaking other activities before and after using the pool.

There is clearly opportunity for further community services or retail services, for example, in the vicinity of the pool. A structure plan would assist in examining the land around the pool for its suitability for further development. A plan would maximize the return on investment in a swimming pool.

There is also opportunity for further recreational facilities around the pool area. A structure plan would assist in examining how people could move between areas. An example would be ways to encourage people to walk between the pool, Callington Park, Lake Dulverton and High Street retail areas and Midlands Multi-Purpose Health Centre and nearby residential areas. This would achieve the following outcomes:

- Benefit business owners
- Healthier active community
- Council can plan capital works in advance – knowing the linkages between space
- Ensure parking, pathways and other urban design features are suitable for everyone – families, elderly, persons with disabilities, pets etc

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- Interest from other businesses and service providers wanting to locate close to these facilities
- Interest from people looking to move to Oatlands due to onset of new activity;
- Further flow effects

Case Study 2 – Large Accommodation Facility in Oatlands

A developer wants to build a 30 room plus accommodation facility in the centre of Oatlands. Somewhere close to the Callington Park, Lake Dulverton, High Street Shops etc. This is a very conceivable prospect – identified in the *Midlands Economic Development and Land Use Strategy, Destination Action Plan, and Council's Strategic Plan*.

A structure plan would build upon this concept and ensure services are available (or should be made available) and look at connectivity between likely development sites and other key development areas and precincts in the town. An example would be to examine the suitability of the footpaths and pathways between sites.

There are many streets around the Callington Mill area that do not have footpaths. People need to walk on the road.

A Structure Plan would look at appropriate design guidelines for developing this type of infrastructure taking into account usability, safety, community needs, community expectations and values (also heritage values). A structure plan would also look at flow of traffic and direct people in the right direction.

Alternatives Analysis

There are really only two (2) options in the alternatives analysis. Option 1 is the "Do Nothing" and Option 2 is "prepare a Structure Plan".

Option 1 – Do Nothing

Pros

The following dot points list the "pros" of doing nothing:

- Council avoids dedicating cash and resources to preparing a structure plan;
- Council avoid any risks associated with preparation of a structure plan

Cons

The following dot points list the "cons" of doing nothing:

- Council is on the backfoot trying to catchup with new development
- The community, Council, service providers and developers struggle to plan for the future

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- Council does not have a clear plan for Oatlands and struggles to articulate the future of open space, infrastructure upgrades etc
- Ad-hoc development and capital expenditure
- Missing opportunities to foster development and obtain external funding or grants

Option 2 – Prepare a Structure Plan

Pros

The following dot points list the “pros” of preparing a structure plan:

- A contemporary vision and set of objectives for the growth and development of Oatlands
- Building upon existing strategy
- Council and community have a plan that is clear and succinct
- Council and community have a far better chance of attracting funding and investment in Oatlands
- Forward planning capital works;
- Proactive planning
- Parking plan for Oatlands
- Streetscape and linkages; and
- Design guidelines or more detailed design plans
- Review zoning of land and review site suitability
- Avoid adhoc planning and development in isolation- some real examples are:
 - Upgrades to open space such as new children’s play equipment
 - Parking plans or parking facility upgrades without consideration of the flow-on effects
 - Footpath and pathway upgrades without strategic basis

Cons

The following dot points list the “cons” of preparing a structure plan:

- In commencing a project of this nature it is essential that a risk assessment and risk management plan is prepared in the project plan. This must be reviewed and updated through the project lifecycle. In any project there is a degree of risk. This is either risk to the project as a whole or risk to elements of the project. Risks are identified under the heading “key issues and risks” in this business case.

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Recommendation

Project Description

The project will consist of the following (in brief) – in order:

1. Preparation of Project Brief
2. Procurement of Consultant in response to brief
3. Consultant commences preparation of plan:
 - a. Data gathering and needs analysis
 - b. Public consultation
 - c. First draft of plan
 - d. Public consultation of first draft
 - e. Endorsement of plan by Council
4. Project review, evaluation and Close Project

The Plan will need to be monitored and reviewed post completion. This can be a review of the plan (review data and relevance) but also a periodic review to ensure recommendations and plans are actually being implemented as they were intended.

Goals and Objectives

Project Objectives

The project, at this stage, aims to achieve and further the following objectives:

- Encourage greater visitor numbers to stop and stay for longer in Oatlands
- Encourage greater retention of population and encourage new residents
- Support local business and service providers through improved town amenity, greater visitor numbers, and through residential and business growth
- To involve the community in future use/development and accessibility to Callington Park
- To maximise the use of space and linkages between key development areas
- To ensure any plan is aligned with current State, Regional and Local Strategy
- To attract further investment and funding for infrastructure
- To leverage off planned development and the current values of the town.
- Implement healthy urban design and modern open spaces; and

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- Continue to grow a healthy active community.

Organizational Impact

A steering committee led by the Project Manager will be established to guide the project and assist the Project Manager. This will be undertaken through existing Council resources.

The steering committee will comprise of Council Officers and two (2) Elected Members. The make-up of the committee is not yet finalised.

A consultant, once engaged, will also attend steering committee meetings as necessary.

Constraints

Council Officers, to date, have only identified the commencement of construction of the pool in mid-2019 and the pending construction of the Whiskey Distillery as two examples of large scale development that will heavily influence the growth of the town and highlight the need for a structure plan.

A further constraint (and risk) is that Council does not commit to funding in part of the project or that funding cannot be secured.

The structure planning project should formally commence as soon as funding becomes available.

There are no further constraints identified.

Cost Benefit Analysis

At this stage the cost of the project is estimated at \$25,000 plus Council in-kind resources. It is envisioned that Council will contribute upto \$10,000 and the balance will be sourced through external funding by the State Government.

The actual costs of the project are relatively minimal compared to the pending and potential investment in and around Oatlands over the coming 5 years. The figures are provided in Table 1.

The figures are comprised of development that has been approved and pending construction, development that has been identified to have strong strategic merit or strong business case. These developments are either planned or highly likely of commencing within the next 5 years.

Development (in no particular order)	Estimated Cost	Comment
Pool cost	\$5.5 million	Approved pending construction
Whiskey distillery & associated bond stores	\$15 million	Approved pending construction
Oatlands Accommodation (30 bed/4 star)	\$6 million (estimated)	Business case in preparation and identified in local strategy

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Rural Services precinct	\$4 million (estimated)	Identified in local strategy
Play equipment and open space upgrades -	\$750,000 (estimated)	Identified in local strategy
Midlands Multi-Purpose Health Centre upgrades and expansion	\$5million (estimated over 5 years)	Part approved and yet to commence
Tas Police residential development	\$1million (estimated)	Planned and yet to commence design and procurement
Old Gaol redevelopment	\$1.75 million (estimated over 5 years)	Planned and yet to commence
Highway upgrade works north and south sections adjacent to Oatlands (that will improve access and travel times to Oatlands)	\$24 million	Commenced and funded
Upgrades to the Oatlands Race Course	\$1.5 million (estimated over 5 years)	Identified in local strategy
TOTAL	\$ 64.5 million (estimated)	

Table 1: Proposed/Potential Investment in Oatlands over 5 years

The benefits of a structure plan have been otherwise articulated in this document under the “pros” and “opportunity” sections.

A fundamental value of a structure plan or other quality strategy is that all of the projects described in Table 1 have a far greater chance of succeeding when they are strategically aligned. This has been identified in numerous studies and cases such as the *Infrastructure Planning and Delivery: Best Practice Case Studies* (December 2010) prepared by Department of Infrastructure and Transport.

Further to this a Structure Plan, pending public consultation, can identify and recommend further projects that will leverage off those already planned or proposed. Again this is a fundamental reason for pursuing a structure plan.

On the whole a dollar value benefit of a structure plan is difficult to calculate before a detailed project plan is prepared and before any further projects can be clearly identified. A Structure Plan by its very nature is a multi-faceted plan.

Ultimately development, community groups and partnerships will flow from a structure plan and purse the triple bottom line.

Strategic Alignment

The need for a structure plan has been foreshadowed in the following strategic documents and plans:

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- OIDS – specifically the development of the Oatlands Urban Design Framework that would facilitate better access to facilities, such as recreation facilities and event spaces, provide attractive streetscapes, and improved linkages between key sites.

Also to ensure that services, facilities, retail space, together with parking areas are accessible and convenient.

- *Joint Land Use Planning Initiative- Settlement and Open Space Strategy, July 2010* – specifically create an “Oatlands Civic Hub” to create an important link to and from Lake Dulverton, Callington Mill and the residential areas, design a network of corridors that encourage walking and cycling. Also to create a central space in the township.
- *Oatlands Streetscape Plan, 1999* – elements of the plan have been progressed over the past 20 years. However it is very much in need of review and no longer considered the guiding plan.
- MEDaLS – Stage 1 of the project identified a number of actions and initiatives to be undertaken by Council. Of relevance to Oatlands are further support for the Oatlands Heritage Precinct, supporting a large scale accommodation facility in Oatlands, support a heritage collection facility in Oatlands, support heritage construction and education, and a rural support services precinct.
- *Callington Mill Precinct Plan, October 2006* – In need of review, but essentially a plan to improve accessibility and increase visitor numbers to the Callington Park area.

Key Issues and Risks

A full risk assessment will be prepared should the project be initiated. This will be periodically reviewed and updated through the lifecycle of the project.

Risks, at this stage, are not progressing with the project as identified in the “pros” and “cons” section of this report.

Also there is always a risk that the scope of the project is eroded through the lifecycle of the project. It is important that the project plan identifies a form of quality control to ensure that the project stays on track by working towards the desired outcomes and still aligns with the project objectives. Of course, some of these objectives and outcomes are set to be expanded through the public consultation and meetings with the Council, but in principle, the project should not stray away from the core scope i.e. the spatial area should be the land around the Callington Park, Council Chambers, Lake Dulverton foreshore, Aquatic Centre etc.

There is also risk that the budgeted amount is insufficient to attract an appropriate consultant or to meet the objectives. If this is the case then the matter will need to be addressed by Council in a separate and potentially amended business case.

Southern Midlands Council
Project Business Case – Oatlands Structure Plan

Approvals

Approval by the people listed below indicates an understanding of the purpose and content of this document and an agreement of the business need and proposed project outlined. This approval indicates an acknowledgement to proceed to the next step of the project.

Approved By: [print name, title here]

Signature: _____ Date: _____

Approved By: [print name, title here]

Signature: _____ Date: _____

Revision History

Change Made By	Date Change Made	Details of Change	Change Reviewed/ Approved by	Date change reviewed/ approved

Southern Midlands Council
Project Business Case – Oatlands Structure Plan

Appendix

Legana Structure Plan (2014)

Key aspects of the plan include:

- A revitalised town centre with an improved street layout
- A wider range of commercial activities in the town centre
- A major access boulevard from the town centre to the southern side of Legana.
- Capacity for street closures to host markets and festivals.
- New recreation facilities.
- Space for education sites.
- A river edge park and improved walking tracks.
- More land open for residential development.

Contents

- 1 Background
- 2 Reference Area and Study Areas
- 3 Study Purpose and Supporting Objectives
- 4 Demand Requirements
- 5 District Context
- 6 Constraints and Planning Principles
- 7 Consultation Process
- 8 Structure Plan
- 9 Implementation Framework
- 10 Conclusions

[EXERT]

Background

The Legana Structure Plan is a physical framework plan to co-ordinate future planning and development of future urban areas in the Legana district over the next 20 years and beyond (refer Figure 1). In February

Southern Midlands Council
Project Business Case – Oatlands Structure Plan

2013, Council commissioned Renaissance Planning Pty Ltd to undertake the plan. A preliminary draft plan was presented to the Steering Committee on 13 May 2013 and the draft report was submitted to Council on 11 June 2013. This report sets out the background to the plan and explains the objectives and key elements, together with the underlying principles. BACKGROUND The Legana district is the most significant developing residential area in West Tamar municipality, and the district has been identified by Council as the preferred area for future residential development consolidation over the next 20 years (Refer West Tamar Sustainable Development Management Strategy, 2002, West Tamar Planning Scheme, 2012). West Tamar municipality, together with the other four Councils of the greater Launceston area (Launceston City Council and the municipalities of George Town, Meander Valley and Northern Midlands) are currently engaged in the preparation of the Greater Launceston Plan (GLP). This is a major initiative being co-ordinated by the City of Launceston. The plan is scheduled for completion by September 2013. It is intended to provide an overarching community vision, policy framework and physical land use and transport strategy to guide the sustainable development of the greater Launceston region over the next 20 years and beyond. Council has sought to ensure that structure planning for the Legana district was sufficiently resolved to form part of the GLP and reflect one of the major planning and development priorities for the greater urban area. This has provided the impetus for Council to require the resolution of structure planning for the Legana district.

[EXERT]

Southern Midlands Council
Project Business Case – Oatlands Structure Plan

Campania Structure Plan 2015

The Structure Plan summarises the existing issues and potential future directions for the township and translates those findings into actions with guidance for implementation. The key features of the Structure Plan include addressing residential growth, use of public open space, public safety, and social and employment opportunities. The Structure Plan integrates the civil cost of the proposed actions with the Council budget.

The community was able to express their wishes and concerns for the township through a charrette process. This led to endorsement of the Structure Plan by the community and the Council.

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1.3 Study Area & Location

2 Existing Conditions

2.1 Land Use Pattern

2.2 Cultural Heritage

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4.1 Southern Tasmania Regional Land Use Strategy 2010-2035

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Southern Midlands Council
Project Business Case – Oatlands Structure Plan

4.4 Joint Land Use Planning Initiative — Settlement & Open Space Strategy 2009

4.5 Imagine Campania

4.6 Southern Midlands Planning Scheme 1998

4.7 Southern Midlands Interim Planning Scheme 2014

5 Consultation

5.1 Community Workshops ('charrettes')

5.2 Student Consultation

5.3 Suggestion Boxes

5.4 Steering Committee Meetings

5.5 Targeted Surveys

5.6 Public Exhibition

PART 2 — PLANNING FOR CAMPANIA'S FUTURE

5.7 Vision & Desired Outcomes for Campania

5.8 Strategic Response

6 Implementation

7 References

Appendix A — Student Feedback

Appendix B — Implementation Plan

[EXERT]

13.4 Industry

Strategic Plan Reference 2.4.1 & 2.4.2

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

Nil.

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

14.1 Heritage

Strategic Plan Reference 3.1.1, 3.1.2 & 3.1.3

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

14.1.1 HERITAGE PROJECT PROGRAM REPORT

Author: MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

Date: 20 MARCH 2019

Attachment:

Final Project Report - 5x5x5 and Heritage reGeneration Project

ISSUE

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

DETAIL

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

- Fit-out and preparation for the 'soft opening' of the Oatlands Heritage Hub and preparations for the official opening. Further details to be provided to Councillors once the date has been finalised in conjunction with the Australian Government representatives. Meanwhile the trial opening of the Heritage Hub has commenced with 5-day per week opening in conjunction with local artisans.
- An event for Keep Australia Beautiful judges was held at the Oatlands Commissariat and 79 High Street, with tours of various heritage sites and projects as part of the wider program.
- Establishment of an online booking platform for Council's heritage buildings.
- Meeting with Communities for Children & Hobart City Mission to increase school holiday program to incorporate a junior archaeology program to be based at the Commissariat precinct.
- Hosting a chamber music rehearsal event at the Court House, Gaol and Commissariat.
- Debriefs and report production for the Convict Archaeology in Southern Midlands (CASM) project.
- Providing assistance to the University of Tasmania for an archaeological geophysics program in preparation for next year's CASM project – in search of the Kempton Road Station site.
- Finalisation of research for a forthcoming Tasmanian Historical Research Association publication.

- Co-ordinating the artists-in-residence program: two major residencies in planning, one for winter, one for spring 2019.
- Nearing completion on Kempton Council Chambers works.
- Several statutory heritage referrals have been completed this month.
- Finalisation of the project report for the 5x5x5/Heritage regeneration project for the Heritage Education and Skills Centre. A copy of the project report is provided for information, given that SMC was a partner council in the initiative.

Note that Brad Williams is currently undertaking some work for Derwent Valley Council and Glamorgan-Spring Bay Council on a charge-out basis via Council's resource sharing arrangement.

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

14.2 Natural

Strategic Plan Reference 3.2.1 & 3.2.2

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

14.2.1 LANDCARE UNIT – GENERAL REPORT

Author: NRM PROGRAMS MANAGER (MARIA WEEDING)

Date: 19 MARCH 2019

ISSUE: Southern Midlands Landcare Unit Monthly Report.

DETAIL

- The part-time Weeds Officer position has been filled following an interview process held on 5th March 2019. The new officer will commence work on Monday 25th March 2019.
- Kempton Streetscape - follow up from the last meeting of the group has been in progress ready for reporting to the next meeting scheduled for Monday 25th March 2019.
- Signage for the shower block, the BBQs / playground and power meter boxes at Callington Park and toilets block at Oatlands has been received and almost all is now in place. This was mostly replacing existing temporary or old signage.
- Helen Geard has done some follow up plant maintenance work around the foreshore of Lake Dulverton and along the walking track. Generally the plants are growing well, but the younger planting sites (less than 5 years old) still need quite a bit of maintenance.
- A Lake Dulverton & Callington Park Management Committee meeting was held on the 12th March 2019 – see separate minutes document.
- The Tidy Towns judge was here to look over Lake Dulverton and other areas of Oatlands. The judge spent some time talking to the NRM staff about Lake Dulverton and the work that has been done in the area in the last two years.

RECOMMENDATION

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

DECISION

Moved by Cllr D Fish, seconded by Cllr R McDougall

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

CARRIED

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

14.3 Cultural

Strategic Plan Reference 3.3.1

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

Nil.

14.4 Regulatory (Other than Planning Authority Agenda Items)

Strategic Plan Reference 3.4.1

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

Nil.

14.5 Climate Change

Strategic Plan Reference 3.5.1

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

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LIFESTYLE)

15.1 Community Health and Wellbeing

Strategic Plan Reference 4.1.1

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

Nil.

15.2 Youth

Strategic Plan Reference 4.2.1

Increase the retention of young people in the municipality.

Nil.

15.3 Seniors

Strategic Plan Reference 4.3.1

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

Nil.

15.4 Children and Families

Strategic Plan Reference 4.4.1

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

Nil.

15.5 Volunteers

Strategic Plan Reference 4.5.1

Encourage community members to volunteer.

Nil.

15.6 Access

Strategic Plan Reference 4.6.1a & 4.6.1b

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

Nil.

15.7 Public Health

Strategic Plan Reference 4.7.1

Monitor and maintain a safe and healthy public environment.

Nil.

15.8 Recreation

Strategic Plan Reference 4.8.1

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

Nil.

15.9 Animals

Strategic Plan Reference 4.9.1

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

Nil.

15.10 Education

Strategic Plan Reference 4.10.1

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

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Capacity

Strategic Plan Reference 5.1.1 & 5.1.2

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

Nil.

16.2 Safety

Strategic Plan Reference 5.2.1

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

Nil.

16.3 Consultation & Communication

Strategic Plan Reference 5.3.1

Improve the effectiveness of consultation and communication with the community.

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

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

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

Nil.

17.2 Sustainability

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

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

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

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 20 MARCH 2019

Enclosure(s):

Local Government Shared Services – Council Update – February 2019
Local Government Shared Services Update – February 2019

ISSUE

To inform Council of the Common Services Joint Venture activities for the month of February 2019.

BACKGROUND

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

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

DETAIL

Refer 'Local Government Shared Services – Council Update' attached.

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

Councillors will note that the Southern Midlands Council provided 151.5 hours of service to other Councils and received 8 hours of services from other Councils.

Details of services provided are included in the enclosures.

Community Consultation & Public Relations Implications – Nil

Policy Implications – N/A

Priority - Implementation Time Frame – Ongoing.

RECOMMENDATION

THAT the information be received.

DECISION

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

THAT the information be received.

CARRIED

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

ENCLOSURE

Item 17.2.1

Local Government Shared Services – Council Update

Council

Southern Midlands

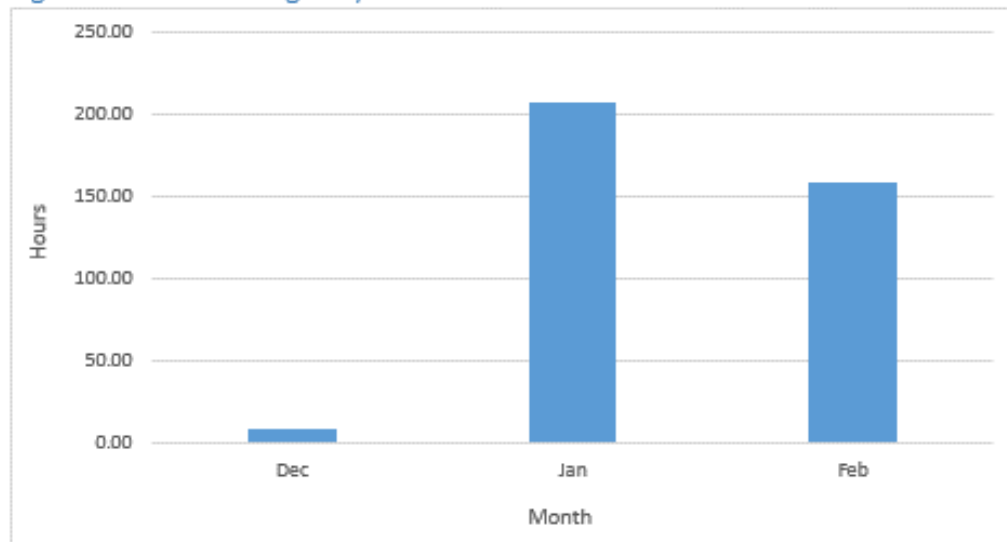
Shared Service Participation in February 2019

159 hours

Summary

In February 2019, 159 hours of shared services were exchanged by the Southern Midlands Council. From this total, Southern Midlands provided 151.5 hours to other Councils and received 8 hours of services from other Councils. Total hours of exchange decreased by 23% when compared to January 2019 (208) and were well above the three-month average of 125 hours per month.

Fig 1 – Services Exchanged by Southern Midlands Council in Recent Months



* Council is not currently a member of LG Shared Services

Services Provided by Southern Midlands Council

Fig 2 - Services Provided by Southern Midlands during February 2019 by Council

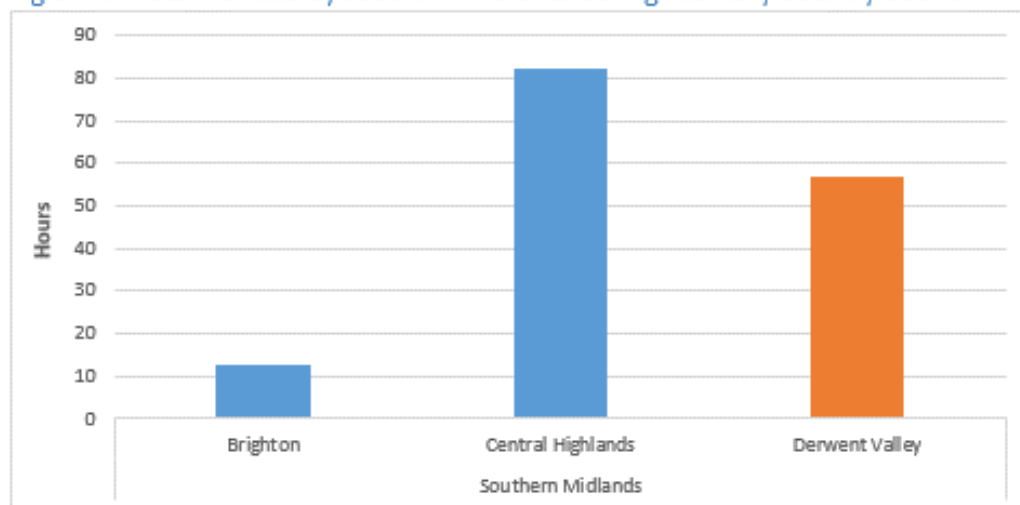


Fig 3 - Services Provided by Southern Midlands during February 2019 by Service Category

Southern Midlands	152	Summary of Services Provided
Brighton	13	
Permit Authority - Plumbing	13	On site plumbing inspections
Central Highlands	82	
Planning	76	Planning Services
Animal Control	6	Animal Control Services
Derwent Valley	57	
Asset Management	7	Heritage Advice Willow Crt Subdivision
Permit Authority - Plumbing	50	On site plumbing inspections

* Council is not currently a member of LG Shared Services

Services Received by Southern Midlands Council

Fig 4 - Services Received by Southern Midlands during February 2019 by Council

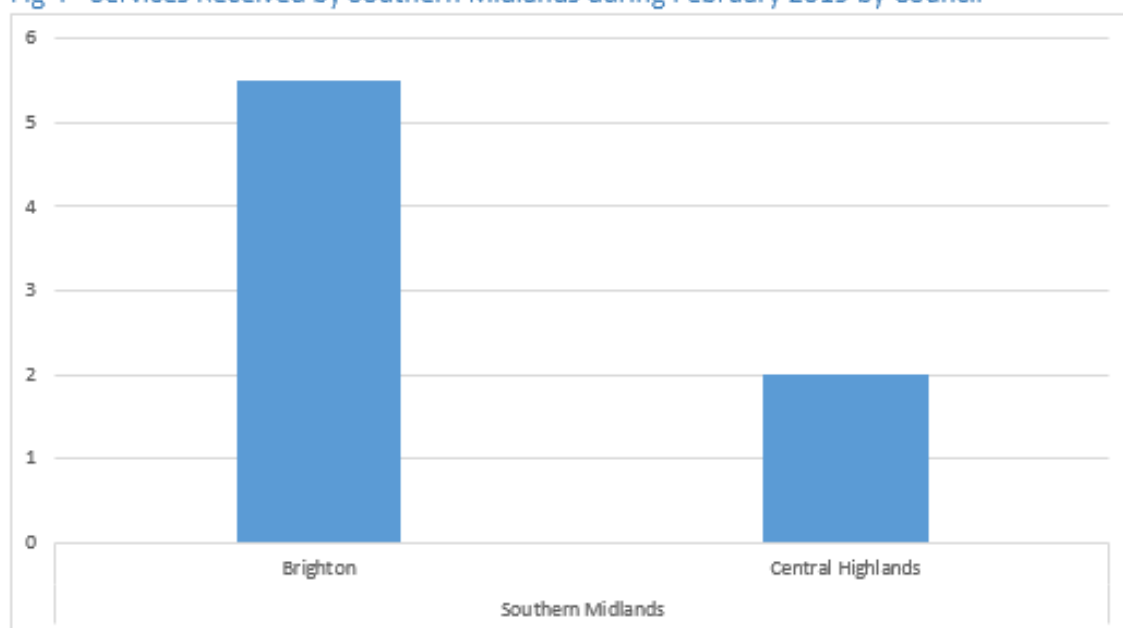


Fig 5 - Services Received by Southern Midlands during February 2019 by Service Category

Southern Midlands	8	Summary of Services Received
Brighton	6	
Development Engineering	6	Subdivision Approvals & Inspections
Central Highlands	2	
Works Services	2	Online Contractor Inductions

* Council is not currently a member of LG Shared Services

LG Shared Services Update

February 2019

Summary of Recent Shared Services Activity

945 hours of Shared Services were exchanged between Councils in February 2019, which is an increase of 13% when compared to hours exchanged in January 2019 (834 hours) and is above the three-month average of 729 hours per month.

Fig 1 - Shared Service Exchange Hours in Recent Months

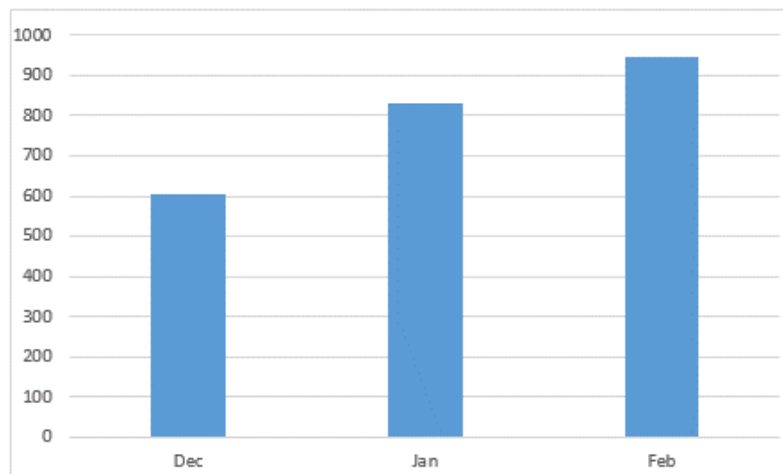
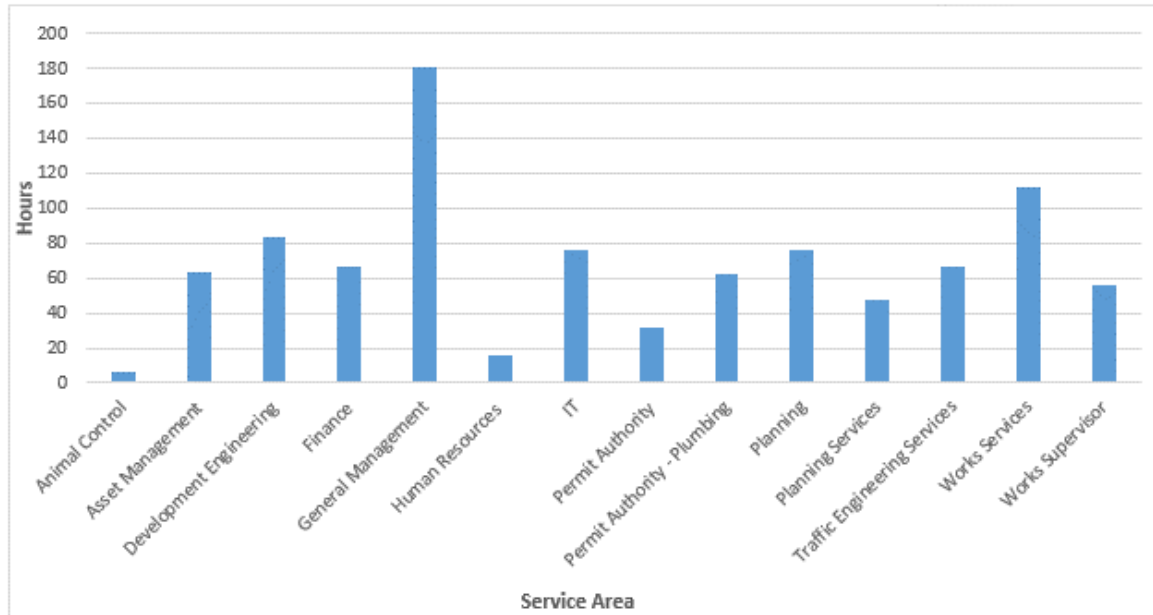


Fig 2 - Details of Current Exchange of Services by Council during February 2019

Provider Council	Client / Organisation							
	Brighton	Central Highlands	Derwent Valley	GSB	Glenorchy	Sorell	Southern Midlands	Tasman
Brighton			8	55	67		5	332
Central Highlands	2					2	2	2
Sorell				44				274
Southern Midlands	13	82	57					
Tasman								

* Council/Organisation not currently a member of the Shared Services Joint Venture Agreement

Fig 3 - Details of Current Exchange of Services by Service Category during February 2019



Savings to Local Government

A total of 945 hours of shared services were exchanged between Councils last month. Analysis of Shared Services provision has indicated that both the Provider Council and the Client Council save money through the exchange of Shared Services at an approximate ratio of 50%.

Due to this, it is estimated that the provision of shared services between Councils saved participating Councils and Local Government as a whole \$62,525 for the month of February. This was a result of increasing the utilisation of current Council Staff at Councils providing services and from Client Councils utilising Shared services from within Local Government as opposed to external consultants (on average LG Shared Services rates can be procured at significant discount to external consultant fees).

17.2.2 ORDINARY COUNCIL MEETINGS – MEETING COMMENCEMENT TIMES

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 20 MARCH 2019

ISSUE

1. Council to consider feedback received in relation to the commencement of Meeting Times; and
2. Council to set the Commencement Time for Ordinary Council Meetings.

BACKGROUND

Regulation 4 (4) of the *Local Government (Meeting Procedures) Regulations 2015* states that an ordinary meeting of a council is to be held at least once in each month.

Regulation 6 of the *Local Government (Meeting Procedures) Regulations 2015* states:

“Times of meetings

- (1) *A meeting is not to start before 5 p.m. unless otherwise determined by the council by absolute majority or by the council committee by simple majority.*
- (2) *After each ordinary election, a council and a council committee are to review the times of commencement of meetings.”*

At present, Council Meetings are held on the fourth Wednesday of every month commencing at 10.00 a.m.

Meetings generally alternate between Oatlands and Kempton, with the exception that during the summer months, Council conducts its’ meetings at the various community halls within the municipal area.

The “public question time” session at these Ordinary Meetings commence at 12.30 p.m.

DETAIL

At the Induction Workshop held 12th November 2018, Councillors gave preliminary consideration to the issue of meeting commencement times.

Following discussion, it was agreed that the current Meeting Schedule, which is based on meetings commencing at 10.00 a.m., should be endorsed as an interim measure.

This position was reached pending a review following a community consultation process and whether there was sufficient interest to warrant meetings being held of an evening.

Following from this decision to consult the community, an article was included in the January 2019 issue of the Council Newsletter (refer following) and posted to Council’s

Facebook page and website. It should be noted that the Newsletter is a direct mail-out to all ratepayers in the municipal area.

PUBLIC COMMENT SOUGHT - Commencement Time of Council Meetings

Following the most recent election, the Southern Midlands Council must review and determine the commencement time for its Ordinary monthly meetings. The *Local Government (Meeting Procedures) Regulations 2015* state that a meeting is not to start before 5.00 p.m. **unless otherwise determined by Council.**

Note: The Annual General Meeting, held in December each year, does commence at 5.00 p.m.

At present, monthly meetings commence at 10.00 a.m. and the Agenda includes a 'Public Question Time' section which commences at 12.30 p.m.

Prior to making a determination in relation to future Council meeting times, **Council seeks input from the community in terms of whether there is sufficient interest to warrant meeting after 5.00 p.m., and whether this would increase the level of community attendance.**

In considering this issue, there are a number of factors that need to be considered, including:

- ◆ The anticipated level of community attendance (and interest) if meetings were held after 5.00 p.m.
(*or commenced earlier and extended beyond 5.00 p.m.*)
- ◆ Whether persons that may be required to address Council in respect of certain matters may be available after hours (e.g. State Government officers are generally more accessible during normal operating hours);
- ◆ Additional costs associated with Council officers attending meetings out-of-hours;
- ◆ The likelihood of late night travel if meetings extend late into the evening. This is particularly relevant where Council elects to meet in the smaller communities during the summer months; and
- ◆ The ability to source additional information during office hours if an unexpected issue arises.

Prior to making a decision in respect to this matter, Council seeks feedback from the broader community.

Written submissions can be sent to the General Manager, 71 High Street, Oatlands or emailed to mail@southernmidlands.tas.gov.au.

Submissions will be received up until the close of business on the 31st January 2019.

A total of six (6) submissions were received:

Margaret Headlam - Woodbury

I think the meetings should be after business hours so more business people would be inclined to stand for council. I would also like to see the meeting times shorter

Too much time is wasted with morning tea and lunch. Whether more people would attend is a valid question. I would also like to see genuine community consultation committees introduced.

Yes it would be difficult to chase up information and interview experts.

The Hobart City council meets in the evening.

Kat Wittmann - Oatlands

At times I would like to attend council meetings and this is not possible with daytime meetings. My business is open 10am to 4pm. Many businesses in Oatlands have similar opening hours.

Council decision making is of great interest to local businesses. The local government process should be accessible to all working residents.

As a new resident I find it extraordinary that in the past meetings would start mid-morning and run for over two hours *before* public submissions are taken ("At present, monthly meetings commence at 10.00 a.m. and the Agenda includes a 'Public Question Time' section which commences at 12.30 p.m."). It should not be normal for a meeting to run over two hours, including questions, the asking of and responses to which should be limited to 2 or 3 minutes.

A 4.30 to 5.15pm start time would ensure an efficient meeting.

It should be possible for key staff to occasionally work eg. 10 - 6pm in order to represent their area. No extra expense to ratepayers should be incurred.

A .5pm start time would avoid mealtimes and not require breaks necessitated by running over 'lunch'. I would be interested to know how often a State government representative, for example, addresses a council meeting. Video conferencing technology should enable remote address in any case. If face to face meetings are necessary, we must remember that Oatlands is not the end of the known world, and travel times are an accepted part of work.

I look forward to being able to make the choice to attend a council meeting.

Jill Bloomfield – Oatlands

I would just like to register my support for the proposed time changes for Council Meetings from 10.00 to 17.00.

As a full time worker, I am not able to attend meetings as they currently stand.

I'm sure you are aware, that I am very interested in improving the accessibility of Oatlands, to make it more elder and disabled friendly.

Having an open dialogue with our local Council, is an important factor in trying to achieve this. This isn't my core business & I would not be able to leave work to attend meetings etc, unless I could make a connection to my workplace.

If the Council meetings are held at a time that I can attend, without having an impact on my workplace, I would be very thankful

Helen Scott - Woodsdale

I wish to lodge my objection to Council meetings commencing at 4.30 pm.

I understand that according to the Local Government Act that council meetings commence at 5.00 pm but if the majority of the council votes for meetings to commence earlier then they may do so.

Having been a councillor for over 12 years I found people only went to the public consultation if they had a problem in the community (e.g. Broadmash it was the waste transfer station and Tunbridge the water plus the tip) On those occasions they would turn

up to voice their frustration. At the time I was elected the meetings were every 3 weeks and meetings commenced at 2.00 pm. This meant that we had afternoon tea and tea as on many occasions' meetings went passed 7pm. (The best tea was at Colebrook we were served corned silverside vegetables served with parsley sauce.) This was ok in the summer and daylight savings but during winter it was dangerous because of the frost and snow.

Then meetings commenced at 10am. People if they wanted knew what the consultation time was and would turn up. Usually it was the same faces every time.

I do recommend that you keep council meetings commencing at 10am and public consultation at 12.30 pm.

Karen Mathieson – Oatlands

One of the key talking points prior to elections was to improve communications within the community. Whilst that promise was fantastic, the reality is that people need the chance to see and hear council in action in a way that is not feasible by reading minutes alone, and also to be provided the opportunity to interact on a personal level with Council and Council Management.

I would like to express my interest and support for Council to change their meeting time.

At present Council meetings begin at 10 am. People in the community that are interested in attending but are employed, and due to the nature of that employment (e.g. self employed, no flex time available) are generally unable to attend a meeting at 10 am. Some may be able to attend if they use an annual leave day or make arrangements with their employer.

Additionally many in the community that are interested in attending meetings work as volunteers and are unable to attend a day time meeting.

I have provided links to the Councils surrounding the Southern Midlands area, and have noted the start times of their meetings:

Hobart Council and Committee Meetings- start time 5 pm.

Glenorchy Council - start time 6 pm

Northern Midlands- start time is 5 pm with public question time scheduled for 6:45 pm

Sorell Council- start time 6 pm

Central Highlands - open to public at 10 am

Brighton - 5:30 pm

Glamorgan-Spring Bay- 2 pm or 5 pm (depending on time of year)

The majority of councils meet in the evening. Also of interest is the fact that several of the councils **live stream** their meetings.

Having the council meet at a time that most interested parties can attend will serve in achieving your stated goal of better communication.

I look forward with interest further developments on this subject.

Martin Bloomfield – Oatlands

With reference to a change in the scheduled time for council meetings from 10am until 5pm;

In the January SMC newsletter you have listed a number of considerations for not moving the commencement time and yet not listed any positive reasons for doing so. This does not reflect a balanced view of the matter and one may draw an inference that this issue will not be subject to considered reflection regardless of community response.

For persons employed or self employed locally 9 - 5, the current time of 10am does not allow for attendance. For those working in Hobart or out of area, likewise. A number of people I have spoken with will attend a 5pm start time.

A 5pm start would enable locally employed people to attend and give the potential for those out of area to also attend with minimal disruption to the working day.

In respect to meetings scheduled in 'the smaller communities' where lower public attendance is likely, consideration could be given to retaining a 10am start and live streaming proceedings.

Other areas already hold council meetings in the evening in deference to negative factors you raise in the newsletter.

Hobart Council and Committee Meetings- start time 5 pm.

Glenorchy Council - start time 6 pm

Northern Midlands- start time is 5 pm with public question time scheduled for 6:45 pm

Sorell Council- start time 6 pm

Central Highlands - open to public at 10 am

Brighton - 5:30 pm

Glamorgan-Spring Bay- 2 pm or 5 pm (depending on time of year)

I support the change from 10am to 5pm

In addition to the above, Councillors are reminded of the following two Motions which were raised from the floor of Council's Annual General Meeting held in December 2018.

1. Council Meeting Times

MOTION

Moved by Terry Loftus, seconded by Martin Bloomfield

THAT the elected council trial a six month period with Council Meetings starting at 4.30 p.m. and conclude by 8.30 p.m. Then conduct a community review regarding the best time for all future Council Meetings

CARRIED

2. Public Question Time

MOTION

Moved by Terry Loftus, seconded by Martin Bloomfield

THAT Council retain Public Question Time as Item 9 on the agenda and taken prior to the Council's determination of any reports on that day's agenda

CARRIED

In response to the first Motion, Council resolved that the content of the Motion be considered in conjunction with the overall feedback as part of the broader community consultation process.

In response to the second Motion, it has been agreed 'in-principle' that Public Question Time be held (and advertised) 30 minutes after the commencement of the Ordinary Council Meeting.

DISCUSSION

In reference to the four submissions received, there are differing views (including the suggested commencement time). Other related comments are also provided in the submissions with two people raising the length of Council Meetings as being an issue.

The number of submissions received, or the lack thereof, could also be viewed as an indication of the low level of interest within the community in regard to the timing of Council meetings. This comment recognises the minimal number of comments received knowing the considerable number of people that receive the Council Newsletter together with Facebook and website notifications.

Assuming that Ordinary Meetings will continue to be held on the 4th Wednesday of each month, Council must simply determine the commencement time. Councillors are reminded that Regulation 6 of the *Local Government (Meeting Procedures) Regulations 2015* states:

“Times of meetings

- (1) *A meeting is not to start before 5 p.m. unless otherwise determined by the council by absolute majority or by the council committee by simple majority.*
- (2) *After each ordinary election, a council and a council committee are to review the times of commencement of meetings.”*

Note: A revised forward Meeting Schedule will be prepared pending the outcome of Council’s deliberations.

Human Resources & Financial Implications – To be considered, noting that road safety has been raised as an issue if meetings extend late into the evening. This is particularly relevant during the winter period.

Community Consultation & Public Relations Implications –.Refer detail provided.

Policy Implications - Policy position.

Priority - Implementation Time Frame – Council to determine an implementation date as part of its decision.

RECOMMENDATION

THREE OPTIONS ARE PROVIDED FOR DISCUSSION PURPOSES

OPTION 1:

THAT:

- a) **Ordinary Meetings of Council be held on the 4th Wednesday of each calendar month;**
- b) **All Ordinary Meetings commence at 10.00 a.m. with Public Question Time scheduled for 10.30 a.m.; and**

- c) A forward meeting schedule be prepared based on this decision.

OPTION 2:

THAT:

- a) Ordinary Meetings of Council be held on the 4th Wednesday of each calendar month;
- b) All Ordinary Meetings commence at (time to be set) with Public Question Time scheduled for 30 minutes after meeting commencement; and
- c) A forward meeting schedule be prepared based on this decision.

OPTION 3:

The commencement time for meetings could vary depending on the time of the year.

DECISION

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

THAT

- a) Ordinary Meetings of Council be held on the 4th Wednesday of each calendar month;
- b) All Ordinary Meetings commence at 10.00 a.m. with Public Question Time scheduled for 10.30 a.m.; and
- c) A forward meeting schedule be prepared based on this decision.

CARRIED

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

17.2.3 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA - GENERAL MANAGEMENT COMMITTEE ELECTIONS

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: MARCH 2019

Enclosure:

LGAT Nomination Form

ISSUE

In accordance with the Rules of the Local Government Association of Tasmania (adopted at the AGM of the Association on 25 July 2018), an election is required to fill the vacancy on the General Management Committee (GMC) for the position of President and 6 members for a two year term

DETAIL

The LGAT has asked the Tasmanian Electoral Commission to conduct the 2019 election of President and 6 members of the General Management Committee for a two year term.

For a nomination to be valid it must be endorsed through a decision at a Council meeting as described in the *Local Government (Meeting Procedures) Regulations 2015*. Further nomination requirements can be found on the nomination form attached. If a ballot is required, all Councils are entitled to vote.

Priority - Implementation Time Frame – see below timetable.

Nominations open:.....Thursday, 28 February 2019
Nominations close: 5.00pm Tuesday 30 April 2019
Ballot material posted (*if a ballot is required*):..... Friday 3 May 2019
Close of postal ballot: 10.00am Wednesday 19 June 2019
Declaration of result:..... Wednesday 19 June 2019

RECOMMENDATION

THAT:

- a) The information be received; and
- b) That Council consider any nominations for election to Local Government Association of Tasmania General Management Committee (GMC).

DECISION

Moved by Clr A Bantick, seconded by Clr D Fish

THAT

- a) The information be received; and
- b) That Clr A Bisdee OAM be endorsed as a nominee for the Local Government Association of Tasmania General Management Committee (GMC).

CARRIED

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

Electoral Districts

(for the purpose of electing members to the General Management Committee)

NORTH WEST AND WEST COAST ELECTORAL DISTRICT

Members within the electoral district having a population less than 20,000 – **one position**

Burnie City Council
Circular Head Council
King Island Council
Waratah-Wynyard Council
Kentish Council
Latrobe Council
West Coast Council

Members within the electoral district having a population of 20,000 or more – **one position**

Devonport City Council
Central Coast Council

NORTHERN ELECTORAL DISTRICT

Members within the electoral district having a population less than 20,000 – **one position**

Break O'Day Council
Flinders Council
Meander Valley Council
Dorset Council
George Town Council
Northern Midlands Council

Members within the electoral district having a population of 20,000 or more – **one position**

Launceston City Council
West Tamar Council

SOUTHERN ELECTORAL DISTRICT -

Members within the electoral district having a population less than 20,000 – **one position**

Brighton Council
Glamorgan-Spring Bay Council
Derwent Valley Council
Southern Midlands Council
Central Highlands Council
Huon Valley Council
Sorell Council
Tasman Council

Members within the electoral district having a population of 20,000 or more – **one position**

Clarence City Council
Glenorchy City Council
Kingborough Council

PUBLIC QUESTION TIME (12.30 PM)

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 were advised that, at the time of issuing the Agenda, three 'Questions on Notice' had been received from Martin Bloomfield, Nan Bray & Terry Loftus (see over).

Deputy Mayor E Batt then invited questions from members of the public in attendance.

There were four (4) members of the public in attendance.

9.1 Permission to Address Council

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

- Nil.

Martin Bloomfield - Oatlands

Sent: Wednesday, 20 March 2019 9:00 AM
To: SMC Mail
Subject: Question for Council, FAO Tim Kirkwood GM

Hello

I have a question for Mayor Alex Green and Council at the forthcoming Council meeting at Levendale on Wednesday 27th March 2019;

At the council meeting held in Tunbridge on Tuesday 26th February 2019 I presented to Council the results of a survey carried out with eighteen business's based on Oatlands High Street, which accounts for 90% of the total notwithstanding bed and breakfasts. The consistent factor highlighted was the lack of a focused Tourism/Marketing entity with Council. This was further supported by showing Oatlands lack of presence on search engines such as Tripadvisor and Tourism Tasmania.

In concluding the presentation I raised the subject of a need for council to establish a Tourism sub-committee and the immediate benefits of doing so. I subsequently sent a follow up email two days following the presentation to all Councillors in which I again addressed the need for a Tourism sub-committee.

'As Chairperson for ODP, having spoken at length with business owners for the survey we undertook and engaging with others who have vested interests in developing tourism for Oatlands, I would like to re-iterate the immediate benefits of a Tourism orientated sub-committee. Such a sub-committee, with key representatives of the community, would enable; identification of resources available to be utilised within the community, direct lines of communication, a continual feedback loop with which to monitor progress, identification of challenges and importantly opportunities.'

I received only one, two word, acknowledgement of receiving the email.

As councillors your role is to engage with those in your municipality through meaningful dialogue, not ignore them.

So, I ask of council

"Will council establish a Tourism/Heritage sub-committee and when? If the decision is no, then what reasons does council provide in explanation to the business's and people of Oatlands"

Thank you

Yours Sincerely

Martin Bloomfield
PLEASE CONFIRM RECEIPT OF THIS EMAIL

General Manager's Comments:

This question is directed at Councillors for a response.

Related Comment: Reference is made to Agenda Item 13.3.1 – Economic Development & Tourism Strategy (Workshop Outcomes).

Subject to confirmation of the outcomes from the Workshop, action plans are to be prepared to advance each of the confirmed priority items.

It follows, that whilst the establishment of such a sub-committee may be considered as part of this process, any decision should be deferred until such time as the need is confirmed and the 'roles; purpose; membership etc.' of any sub-committee are clearly defined.

Nan Bray - Oatlands

Question with Notice for Southern Midlands Council Meeting 27 March 2019

At the recent public forum with councillors (16 March 2019), I was deeply troubled that none of the councillors had the information to answer a direct question from one of the members of the audience regarding the immediate future of the mill itself and access to the mill precinct.

Specifically:

- Will public access to the mill precinct be closed at any time over the next year?
- If so, why, and for how long?
- Will the milling operation be terminated?
- If so, why?

Could you please answer those questions now.

Both of these actions, if true, go against the spirit of the publicly funded mill renovation, and would be a serious disservice to the community. Public access to the mill precinct is a major, if not *the* major tourist drawcard to Oatlands. Terminating the economically successful milling operation is terribly unfair to Peter Shultz, the miller, who has devoted his energy for several years to creating the whole enterprise, from organising local production of organic grain, ensuring the correct harvesting conditions, through the complex and demanding process of stone-grinding, and then finding markets to sell the premium, Tasmanian-made product. Aside from the fact that this is one of the few business operations of council that actually makes money for the rate payers, stone-ground flour from Oatlands' convict-era mill is a major advertisement for the community.

The fact that none of the councillors was in possession of the information to answer these questions seems like a serious failure of the process of leasing the mill precinct to the new operator. From the answers given, there is no final agreement of detailed terms regarding the lease, something which surely should have been in place, and approved by councillors, before any actions were taken. That we are many months into the process, without that agreement being provided *even to councillors* seems highly irregular. Questions include, but are not limited to:

- Why was no detailed agreement document produced at the beginning of the process?
- Why did council not take this lease out for public tender?
- When will the agreement content be made available to the councillors, and what, if any action will they be able to take at this point if they disagree with the terms?
- When will the agreement be made available for public scrutiny?
- Is there a development application pending for the construction of storage vats for the distillery at their off-site location, which I believe is on Hasting St?
- If not, why not?
- Has council produced a formal cost-benefit analysis of the lease so that rate payers can be assured their financial interests will not be harmed by the decision to lease the mill precinct?
- If so, have the councillors seen and/or approved it, and will it be made available to the public?

Nan Bray
Oatlands

General Manager's Comments:

- Will public access to the mill precinct be closed at any time over the next year? If so, why, and for how long?

It is apparent that public access to the Mill Precinct may be restricted (or possibly prohibited) during some stages of the construction process. This recognises that certain works associated with construction of the adjoining Distillery will be undertaken from within the Mill Precinct, but there will also be other works that are planned for the precinct itself. These include drainage improvements; installation of interpretations and other general restoration works.

The extent of public access during the construction phase will be influenced by the level of public risk exposure; and occupational health and safety considerations.

At this stage, and pending discussion with the project construction team, the extent of restrictions or actual timing cannot be confirmed.

Beyond the construction phase, 'Use of Premises' (as defined in the Sub-Lease) requires general public access to the precinct seven days per week; and there are more specific provisions relating to access to the Heritage Garden and the Community Blacksmith area.

- Will the milling operation be terminated? If so, why?

The Callington Mill itself will continue to be an operational Mill and be maintained (and operated) for that purpose. The Mill will certainly be used to process the barley for use at the Distillery. The extent of commercial flour production is at the discretion of the Sub-Lessee (i.e. Callington Mill Pty Ltd) and be dependent of the company's business plan.

Other Related comments:

The Callington Mill Precinct is owned by the Tasmanian Government. As opposed to terminating the existing Lease and effectively 'stepping back' to enable privatisation, the Southern Midlands Council elected to negotiate and enter into a new Lease which will extend for a period of forty (40) years. In addition to the fresh Lease, a Sub-Lease has been negotiated and the necessary approvals obtained from the State Government. This Sub-Lease is between the State of Tasmania, the Southern Midlands Council and Callington Mill Pty Ltd.

Council's decision to remain as a party to the Lease arrangements reflected the level of investment in the precinct and the significant local community interest that exists in this major heritage asset.

In reference to the statement that the milling operation is one of the few business operations of council that actually makes money for the ratepayers, this is incorrect. Whilst the milling operation still required an operating subsidy, this was considered to be acceptable to Council taking into account the fact that capital grant funding was received for the purpose of reconstructing the Mill as an operational Mill; the ongoing need to maintain the precinct as a whole; and the broader tourism benefit(s).

In response to the supplementary questions, the following comments are provided:

- Why was no detailed agreement document produced at the beginning of the process?

Full draft Lease documents were submitted to the Council Meeting held in October 2018. They were fully endorsed and approved for signing, subject to then proceeding through the final State Government processes. These approvals have been secured and the documents are being executed.

- When will the agreement be made available for public scrutiny?

A decision of Council will be required to make the agreements(s) available for public scrutiny, however this will also require consent from the other parties to the Lease and Sub-Lease (i.e. State Government and Callington Mill Pty Ltd).

- Why did council not take this lease out for public tender?

As previously indicated publicly, the relatively recent option to call tenders (or some form of expression of interest) for the operation of the Precinct was given considerable consideration by Council. In determining the appropriate response, Council acknowledged that following reconstruction of the Mill in 2010 an Expression of Interest process was widely advertised to operate the Mill, with no formal responses being received. Considering that lack of response back then, Council had no alternative than to run the operation of the Mill itself, given the expectations of the community that the Mill would be operational. Council ran the operations in the Callington Mill Precinct for seven years. As previously reported this was a significant loss making venture that was being subsidised by the Southern Midlands community. Despite a number of refinements of the management systems and processes over the seven years, losses were reduced but not to a significant extent. Clearly, Council could not continue the operation of the Precinct. Indeed Council had received a large number of representations from ratepayers questioning the financial losses of the Mill operations and constant rallies to quit the enterprise. An opportunity then presented itself for the devolution of the Precinct when a Developer purchased the adjoining property for the establishment of a distillery enterprise in Oatlands. He approached Council to see if there were any options for him to lease the Callington Mill Precinct from the State Government (owners of the Property). After a rigorous due diligence process and lengthy consideration, Council took the view that this opportunity should be explored. Discussions were held with the State Government who took the view that this was not dissimilar to other lease arrangements with developers that they were entering into throughout the State.

Council then took the view that a loss making enterprise has no value to any party, other than someone that has an allied interest on an adjoining property, so with the State Government's support an arrangement was agreed in principle. Council considered that it should continue to maintain some degree of interest in the site so it was agreed that there would be a head lease between Council and the State Government, with a sub-lease, mirroring by enlarge the head lease with the Developer.

For information I include a copy of the Media Release issued on 17th October 2017.

- When will the agreement content be made available to the councillors, and what, if any action will they be able to take at this point if they disagree with the terms?

Councillors were provided with full copies of the Agreement in October 2018 at the time of endorsement. Recognising that there are two new Councillors since that time, copies can be made available however in order to do so, the individual Councillors must give a confidentiality undertaking as required by a provision contained within the Local Government Act 1993. This undertaking is necessary as the agreements were considered through the 'Closed Session' of Council.

- Is there a development application pending for the construction of storage vats for the distillery at their off-site location, which I believe is on Hasting St?

Yes

- If not, why not?

Not applicable.

- Has council produced a formal cost-benefit analysis of the lease so that rate payers can be assured their financial interests will not be harmed by the decision to lease the mill precinct?

Assurance is provided that Council was fully aware of the benefits / cost savings achieved through its decision to lease the Mill Precinct. A formal cost-benefit analysis was not considered necessary having knowledge of the current budget requirements.

- If so, have the councillors seen and/or approved it, and will it be made available to the public?

Not applicable.

The following is a copy of the Media Release issued by Council in October 2017:

Media Release

Tuesday, October 17, 2017

**Whisky Distillery Plans Set to Breathe New Life
Into Callington Mill precinct**

A new whisky distillery in the main street of the township of Oatlands is set to be a major driver of tourists and visitors if it gets rezoning and planning approvals.

Mayor Tony Bisdee OAM made the announcement today as part of the Southern Midlands Council's review of its operation of the Callington Mill precinct, which will involve the closure of the visitor centre and café from mid October.

"When we did the restoration and redevelopment of Callington Mill in 2010, it was never intended that Council would operate the site," Mayor Bisdee said.

"But due to a lack of investor interest at the time, we had no choice, and we have had to wear the losses in the vicinity of \$250,000 annually. This is unsustainable and not in line with what ratepayers want or expect," he said.

Eight jobs will be lost, with all receiving their full entitlements and help to find alternate work.

However, while negotiations with the new investor are underway, Mayor Bisdee said the flour milling and sale operations of the Mill will continue unchanged, and the site will remain open to the public, especially for the Community Blacksmith and the Community Heritage Garden.

Mr John Ibrahim owns the adjoining property at 99 High Street, Oatlands, and has expressed keen interest in sub leasing the operation of the Callington Mill precinct as part of his development plans for a new whisky distillery. But there is a process to go through, including rezoning, and the timeframe is unclear.

Mayor Bisdee said the Council was committed to assisting the developer through the normal open and transparent development approvals process, and he was hopeful some of the current staff will be recruited in addition to new job opportunities being created.

'Mr Ibrahim has developed a total passion for the Tasmanian Single Malt Whisky industry' and he has a vision that seeks to incorporate whisky with heritage and how these two interests can align in a meaningful way for the community."

Southern Midlands Council has held talks with the State Government, which owns the precinct.

It will continue to own the site and lease it to the Council. The plan is to sublease to Mr Ibrahim."

[END]

Terry Loftus - Oatlands

From: Southern Midlands Regional News <info@smnews.com.au>
Sent: Wednesday, 20 March 2019 10:48 AM
To: Timothy Kirkwood <tkirkwood@southernmidlands.tas.gov.au>; Alexander Green <agreen@southernmidlands.tas.gov.au>
Subject: Wrritten Questions for the upcoming SM council meeting - 27 March.

**ATTENTION: Mr T Kirkwood, General Manager
Southern Midlands Council**

Dear Sir,

I submit the following questions for the upcoming council meeting. I submit these questions as a private citizen, not in my capacity as SMRN Editor/Manager.

Does Southern Midlands Council have a year on year Maintenance and Repairs policy to ensure the council is fully complying with major heritage grants terms and conditions of each grant?

If so, can a copy of the policy be provided?

Where in the annual budget and/or in the monthly finance report presented in the agenda are these expenses documented?

The council owns a large number of heritage premises and other building across the municipality, how many are under any type of finance or loans?

Are all these council owned properties fully insured for full replacement value?

If so, how much does the council pay each year to insure these properties?

What percentage of the council's budget is incurred to cover all staff payments for wages, superannuation, sick leave, holiday pays and other benefits such as training, use of vehicles, conferences and other benefits?

Many thanks, I look forward to reading the council's response in the March agenda.,

Terry Loftus
22 Wellington St, Oatlands.

M: 0475 096 245
E: tloftus47@gmail.com

General Manager's Comments:

- Does Southern Midlands Council have a year on year Maintenance and Repairs policy to ensure the council is fully complying with major heritage grants terms and conditions of each grant?

No.

The intent of this Question is unclear as I am unaware of any requirement for Council to have a 'Maintenance and Repairs Policy' to fully comply with major heritage grants terms and conditions.

- If so, can a copy of the policy be provided?

Not applicable.

Where in the annual budget and/or in the monthly finance report presented in the agenda are these expenses documented?

Further clarification is required in relation to what expenses?

- The council owns a large number of heritage premises and other building across the municipality, how many are under any type of finance or loans?

Council has three loans relating to properties / sporting facilities:

1. *Oatlands Community Centre*
2. *Callington Mill*
3. *Recreation Ground Lighting – Campania and Oatlands*

- Are all these council owned properties fully insured for full replacement value?

Yes.

- If so, how much does the council pay each year to insure these properties?

The total cost of Council's Industrial Special Risks Policy (which includes buildings and contents plus other incidentals) for 2018/19 was \$33,113 (GST excl.)

- What percentage of the council's budget is incurred to cover all staff payments for wages, superannuation, sick leave, holiday pays and other benefits such as training, use of vehicles, conferences and other benefits?

Council's total Budget for 2018/19 is \$10.971 million. Total Wages and On-Costs for all Council activities total approximately \$3.915 million. This represents about 35.7% of total budget. A further \$721K is allocated for use of Council plant and machinery which represents an additional 6.6% of budget.

Nan Bray - Oatlands

Question regarding Callington Mill milling operation or is the decision for the flour milling component entirely up to the sub-lessee?

The Deputy Mayor advised that the lease documents indicate that the Mill must be operational and it is up to the sub-lessee what is milled.

Nan advised that the milling of barley for whiskey is a different process for flour and believes that it is not an appropriate use of a stone ground mill to process barley for whiskey. Do Council intend to continue to employ Peter Schutz as the miller?

The Deputy General Manager advised that Mr Schulz' is no longer employed by Council.

Clr Bisdee advised that the lease contains a clause that the mill must be operational and believes it will be used to grist barley for malting.

Nan Bray stated that in her opinion it is a failure of process in defining clauses in the lease (being silent that flour production will be continued) and there is a lot of misinformation around the community, more transparency and knowledge about what is occurring would be helpful.

The Deputy General Manager advised that negotiations are occurring with Callington Mill Pty Ltd to use excess stock and that there is still the potential for the productions of flour on a contract basis (this effectively means that the client will provide the raw grain for production into flour at a pre-negotiated contract price).

David Cundall (Manager, Development and Environmental Services) left the meeting at 12.39 p.m.

Helen Scott - Woodsdale

Helen thanked Council for it's support of the Levendale/Woodsdale History Room market weekend and in particular thanked Councillors Dudgeon and McDougall for attending.

Clr A Bisdee OAM left the meeting at 12.42 p.m.

Clr A Bisdee OAM returned to the meeting at 12.43 p.m.

Question regarding Woodsdale Cemetery, are there any updates?

Question taken on notice.

Question regarding 10 days on the Island and whether Council give monetary support for this?

The Deputy General Manager advised there is nothing in the current budget allocated for 10 days on the Island, however, Council have contributed to this in the past if events were held in the Southern Midlands.

Request for climbing walls for the Woodsdale Playground and if they can be purchased separately and attached to current play equipment?

The Deputy General Manager advised that he will investigate and advise further.

Advice that the roller is breaking up the sides of bitumen on Woodsdale Road along from Campbells Road.

Request for signs for Woodsdale/Runnymede/Whitefoord/Baden – issues have occurred with people getting lost and appropriate signage would alleviate this.

Noted and to be actioned accordingly.

Question regarding the tourism centre/visitor information in Oatlands, is anything happening with this?

The Deputy Mayor advised that a visitor information centre should be on High Street and how it is delivered needs to be looked at. Cllr Bisdee OAM advised he would request a council workshop to look at this issue.

Question regarding gravel royalties and believed they had been increased to \$1.10 cubic metre?

Question taken on notice

Andrew Gloudemans - Tunnack

Concern about the community garden at the Callington Mill precinct and what occurs with that once it is taken over privately?

The Deputy General Manager advised that volunteers have been running the community garden/blacksmith forge and those facilities have been included in the lease to continue and it will remain status-quo.

Deputy Mayor further advised that there were funds in the budget for signage for the community garden etc.

David Norgrove – York Plains

Question regarding TasRail' proposal to upgrade the Parattah Rail Siding for logs and the tonnage is considerable. What impact will this have on Council for road maintenance?

The Deputy General Manager advised that given the size of development, planning applications may be necessary and only preliminary discussions have occurred with TasRail at this stage. Will be subject to a further report to Council in the near future.

DECISION

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

THAT the meeting be adjourned for lunch at 1.02 p.m.

CARRIED

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

DECISION

Moved by Clr D Fish, seconded by Clr K Dudgeon

THAT the meeting be reconvened at 1.37 p.m.

CARRIED

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

17.2.4 SOUTHERN MIDLANDS COUNCIL - CUSTOMER SERVICE CHARTER (REVIEW)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 21 MARCH 2019

Enclosure:

Draft Customer Service Charter

ISSUE

Council to review and adopt the Southern Midlands Council – Customer Service Charter (as amended).

BACKGROUND

Section 339F of the *Local Government Act* provides the following:

- (1) *A council must adopt a customer service charter on or before 1 January 2006.*
- (2) *The customer service charter is to –*
 - (a) *specify the principles relating to services provided by the council; and*
 - (b) *specify a procedure for dealing with complaints relating to services provided by the council; and*
 - (c) *include any prescribed matter.*
- (3) *The general manager is to make the customer service charter available –*
 - (a) *for public inspection at the public office during ordinary office hours; and*
 - (b) *on the council's internet site free of charge; and*
 - (c) *for purchase at a reasonable charge.*
- (4) *A council is to review its customer service charter within 12 months after a council election.*
- (5) *The general manager is to provide the council with a report at least once a year of the number and nature of complaints received.*

DETAIL

Please refer to the Customer Service Charter – enclosed.

A marked-up version has been provided to show proposed minor amendments to the Charter.

Human Resources & Financial Implications –.Nil

Community Consultation & Public Relations Implications –.directly related to Customer Service Charter.

Policy Implications –.Section 339F of the *Local Government Act 1993* requires each council to adopt a Customer Service Charter.

Priority - Implementation Time Frame – Under section 339F of the *Local Government Act 1993* (the Act), a council must review its customer service charter within 12 months after a council election.

RECOMMENDATION

THAT Council adopt the ‘Southern Midlands Council – Customer Service Charter (as amended).

DECISION

Moved by Cllr R McDougall, seconded by Cllr K Dudgeon

THAT Council adopt the ‘Southern Midlands Council – Customer Service Charter (as amended).

CARRIED

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

ENCLOSURE

Item 17.2.4

SOUTHERN
MIDLANDS
COUNCIL



Customer Service Charter

S.339F *Local Government Act 1993*

DRAFT

May 2016

March 2019



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1. PURPOSE

This Customer Service Charter specifies the Southern Midlands Council's customer service commitment and principles relating to the services it provides.

2. GENERAL PRINCIPLES

2.1 Honesty and Integrity

- (a) We will treat you with respect and be courteous at all times;
- (b) We will be honest and transparent in all dealings with you; and
- (c) We will be consistent and impartial in administering our statutory and regulatory functions.

2.2 Professionalism

- (a) We will always be polite, listen to your enquiry and respond in a professional manner;
- (b) We will endeavour to correct things promptly when they have gone wrong;
- (c) We will provide you with straightforward information and try to provide you with an alternative avenue if we are unable to help with your request;
- (d) We will respond to all enquiries within the timeframe set out in this document; and
- (e) We expect that our customers treat fellow customers, Council team and Councillors with respect and courtesy. Anti-social behaviour including offensive or abusive language, and/or harassing or threatening behaviours, is not acceptable and will not be tolerated. Any Councillor or Council team member ~~have~~has the right to ask a customer to cease a conversation or indeed they may leave, if the customer's actions breach this code of behaviour.

2.3 Privacy

- (a) We will respect our customers' privacy and handle personal and confidential information in accordance with the *Personal Information Protection Act 2004*; and
- (b) We will only access confidential information for authorised work-related tasks.

3. CONTACTING THE COUNCIL

3.1 In Person

- (a) The Council's Administration Centres are located at 71 High Street, Oatlands and 85 Main Street, Kempton and they are open Monday to Friday from ~~9.00am~~9.00 a.m. – ~~4.30pm~~4.30 p.m. (closed on Public Holidays); ~~and~~.



3.2 By Phone

(a) Telephone number at Oatlands is (03) ~~62-645-000~~6254 5000 and Kempton is (03) ~~62593014~~6259 3011

(b) The Council's Switchboard is operational Monday to Friday from ~~8.30am~~8.30 a.m. – ~~4.30pm~~4.30 p.m. (closed on Public Holidays), a recorded message function is available after ~~ours~~hours that includes an after hours emergency contact number.

3.3 By Email

Email address: mail@southernmidlands.tas.gov.au

3.4 In Writing

You may write to:

The General Manager
Southern Midlands Council
PO Box 21
OATLANDS, TAS 7120

~~3.5~~

3.5 Councillors

Contact details for the Mayor and Councillors can be found on the Council's website- www.southernmidlands.tas.gov.au

3.6 Service Request

(a) A service request may be lodged as an appeal for assistance to inspect, remove, replace, repair or reinstate Council infrastructure which may be damaged, missing or not operating. It can also be a request for a Council service or an appeal for action to be taken in respect of a nuisance, including stray or barking dogs.

(b) To make a Service Request, please use one of the following options:

~~(a)~~

- o Complete an online Service Request on the Council's website Home Page: [Service Request](#);
- o ~~(b)~~ Complete a Service Request form, these forms are available from the [Oatlands and Kempton Council offices](#); ~~Administration Centres; or~~

~~(c) The telephone numbers are~~ Phone Oatlands (03) ~~62-645-000~~

- o 6254 5000 or Kempton (03) ~~62-603-014~~6259 3011.

4. COMPLAINTS

A complaint may be lodged as an expression of dissatisfaction, made to the Council in relation to its services, where a response or resolution is expected. Unsatisfactory conduct of an Officer(s) or failure to comply with the Service Standards will be treated as a complaint.

All complaints will be treated with seriousness, however if the complaint is found to be malicious, or is a repeated complaint to which a response has previously been given, the Council will take no further action. The customer will be informed of this decision in writing by the General Manager.

To make an official complaint, please write to the relevant ~~party~~departmental Manager and ensure the following details are included:

- (a) ___ Your full name, address and telephone number, anonymous complaints may be accepted where there is a potential risk to persons or property; and
- (b) ___ Sufficient details for the complaint to be actioned.

If a Council Officer or Manager is unable to resolve your complaint, or if you are not satisfied with the suggested resolution, you may choose to escalate your complaint to the General Manager. In this case, please forward your original complaint and related information to:

The General Manager
Southern Midlands Council
PO Box 21
OATLANDS, TAS 7120

If you are dissatisfied with the Council's attempt to address your complaint, you may contact the Mayor or escalate your complaint further by contacting:

~~(a)~~
The Ombudsman
GPO Box 960
HOBART TAS 7001
Phone: 1800 001 170
Email: ombudsman@ombudsman.tas.gov.au

~~(b)~~ The Director
Local Government Division
Department of Premier and Cabinet
GPO Box 123
HOBART TAS 7001
Phone: 03 6232 7022
Email: lqd@dpac.tas.gov.au

While you can refer your complaint directly to these bodies at any time, we strongly encourage you to approach the Council to investigate your complaint in the first instance.



Where a customer makes a complaint that the Council, a Councillor or the General Manager has failed to comply with the *Local Government Act 1993* or any other Act or may have committed an offence under that Act, the customer may, where they are not satisfied with the response, lodge the complaint with the Director of Local Government in accordance with *Section 339E* of the Act.

5- LEGISLATION AND COUNCIL POLICIES

Related legislation and internal documents include:

- (a) ___ *Local Government Act 1993*
- (b) ___ *Personal Information and Protection Act 2004*
- (c) ___ *Right to Information Act 2009*
- (d) ___ *Unreasonable Complainant Conduct Policy.*

It should be noted that some legislation determines approval, public notification and related response times that are outside the framework of this Customer Service Charter eg *Land Use Planning Approval Act 1993*, *Right to Information Act 2009*, etc. For further information in respect of State legislation please refer to the legislation online site www.thelaw.tas.gov.au.

6- SERVICE STANDARDS

6.1 ___ Contact by telephone

- (a) ___ Our team will answer telephone enquiries promptly and courteously;
- ___ (b) ___ We aim to answer all questions at the first point of contact; and
- ___ (c) ___ If specialist attention is needed and the person required is available they will answer the call. Where the person required is not available, the call will be returned within ~~one working day~~ two working days. (Noting that some officers work on a part-time basis and depending on the timing of the call it will be returned on their next scheduled working day).

___ 6.2 ___ Contact in writing

- ___ (a) ___ We aim to acknowledge both written and electronic (including social media) communication within three working days of receiving it and respond to the communication within 10 working days;
- ___ (b) ___ If we cannot respond within the set timeframes we will make contact to explain the reason for the delay and when a full reply can be expected;
- ___ (c) ___ We will use language that is clear and concise.

6.3 Service Requests

- (a) Where a service request is urgent and the matter places the safety of the community at a high risk, the matter will be dealt with immediately;
- (b) Where the matter is urgent and there is little risk to the safety of the community, the matter will be responded to within 2448 hours;
- (c) Routine service requests will be dealt with according to the policies and procedures of the Council and guidelines as required by legislation.

6.4 Complaints

If you are dissatisfied or have concerns about the services, decisions or actions of the Council we would like to hear about it:

- (a) We will acknowledge receipt of your telephone complaint within one working day and resolve or respond to your complaint within 10 working days;
- (b) If we are unable to resolve your complaint within 10 working days we will contact you to explain why and advise the timeframe in which we will be able to resolve it;
- (c) If you are not satisfied that your complaint has been adequately resolved you can request a review against the complaint resolution process. The complaint will be escalated to the General Manager who will then undertake an investigation of the issue and make a determination on the matter; and
- (d) We will ensure all of our correspondence includes the name and contact details of the Officer dealing with the matter.

The *Local Government Act 1993* requires that the General Manager provide the Council with a report at least once a year detailing the number and the nature of the complaints received. Complaints received are reported in the Annual Report of the Council.

7.- APPROVAL PROCESS

Review every two years

Section 339F(4) of the *Local Government Act 1993* requires a Council to review its customer service charter within 12 months after a council election.

<u>First Council Meeting Date:</u>	<i>November 2005</i>
<u>Final Council Meeting Date:</u>	<i>December 2005</i>
<u>Repealed Council Meeting Date:</u>	
<u>Updated Council Meeting Date:</u>	<i>25th May 2016</i>
<u>Updated Council Meeting Date:</u>	

17.2.5 REQUEST FOR FEE REVIEW – BROADMARSH & ELDESLIE PROGRESS ASSOCIATION INC

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 20 MARCH 2019

Enclosure(s):

1. *Request Letter from B&E Progress Assn dated 8 March 2019*
2. *SMC Invoice for Building Services Fees \$960.00*
3. *SMC Policy – Remission of Development & Environmental Services Fees for Charitable, Community & Sporting Bodies*
4. *Design Plans for a Rebound Wall at the Broadmarsh Community Hall*

ISSUE

Council have received correspondence from the Broadmarsh & Elderslie Progress Association Inc. requesting that Council consider reviewing the application of Building Services Fees for the construction of a rebound wall at the Broadmarsh Community Hall. Given the request is seeking a modification to the Approved Fee Schedule, this matter requires a decision of Council.

DETAIL

Natalie Geard, President of the Broadmarsh & Elderslie Progress Association wrote to Council on the 8 March 2019 requesting that Council reconsider the charging of the Building Service fees in respect of the construction of a small rebound wall at the Broadmarsh Community Hall, Broadmarsh. A copy of the Design Plans are attached.

Natalie's letter is self-explanatory and in it, she does raise the matter of the Council Policy - *Remission of Development & Environmental Services Fees for Charitable, Community & Sporting Bodies*. That policy was developed many years ago to respond to cases of Community organisations undertaking works where Council could provide some fee relief for building projects.

A copy of the policy is attached and whilst Council are reflecting on that document, Natalie has asked that Council consider the significant contribution that the Broadmarsh & Elderslie Progress Association makes to its Community.

RECOMMENDATION

THAT Council receive and note the report.
For Discussion and Decision

DECISION

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

THAT the Remission of Development & Environmental Services Fees for Charitable, Community & Sporting Bodies Policy be applied and a 50% remission be approved.

CARRIED

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

ENCLOSURE

Item 17.2.5



8 March 2019

The Mayor and Councillors
Southern Midlands Council
PO Box 21
OATLANDS TAS 7120

We write to you, *inter alia* to seek your view on recognising the significant role of the Broadmarsh Elderslie Progress Association in the Southern Midlands Community. We own and successfully operate our own Community Centre, the Broadmarsh Hall as well as creating/managing a wide range of Community activities in and around the Broadmarsh Hall.


As you would know, Council have no facilities in the Broadmarsh / Elderslie district and little in the way of Council funds are required to be spent on infrastructure in the district. However, it is certainly acknowledged that both Council and State Government have supported our Community organisation through their respective competitive grant programs. Those grant funds supported by our significant 'in kind' contributions, have been invested in our Community Hall to support the wide demographics consistent in our district, from toilet upgrades, kitchen upgrade as well as playground development.

The latter is the main reason for this letter; we received a grant from the State Government under the Community Infrastructure Grants to develop a playground, along with a rebound wall on the old tennis court. The rebound wall required a design from a Structural Engineer as well as construction drawings, given the wall is concrete block, 7.00m long by 3.00m high.

Regrettably, we did not understand that it would require Building Approval, by Council and therefore we did not scope Council fees in the grant submission. The Council fees are \$960.00 (copy of invoice attached). It is understood that Council have a policy covering 50% reduction of fees for Community Groups and this is highly commendable of Council in support of its Community. However, we would request Council consider the 'forgiving' of the total fee invoice, given this would be a gesture in acknowledgement of the services referred to earlier in this letter, provided in our district by our Association at no cost to Council.

We look forward to your consideration of this matter.

Yours sincerely



Natalie Geard
President
Broadmarsh/Elderslie Progress Association
0407 862 135



B Whelan
1181 Elderslie Road
BROADMARSH TAS 7030

Tax Invoice

Date of Issue: 26/02/2019

Invoice Number..... 16978
ReqApp Reference BA 2019 / 00017
Development Description..... Rebound Wall
Property Address 1218 Elderslie Road, Broadmarsh
Property Number..... 5022495

Fee Name	Fee Amount	GST
Council Lodgement Fee Category 3 Notifiable Work	\$240.00	\$0.00
Category 3 Notifiable Works Councils Building Surveying Services max 108m2 for 10, 7b or 10b building works	\$720.00	\$85.45
Total (GST Inclusive)	\$960.00	



Billpay Code: 253401
Reference Number: 24764458

Payment Options

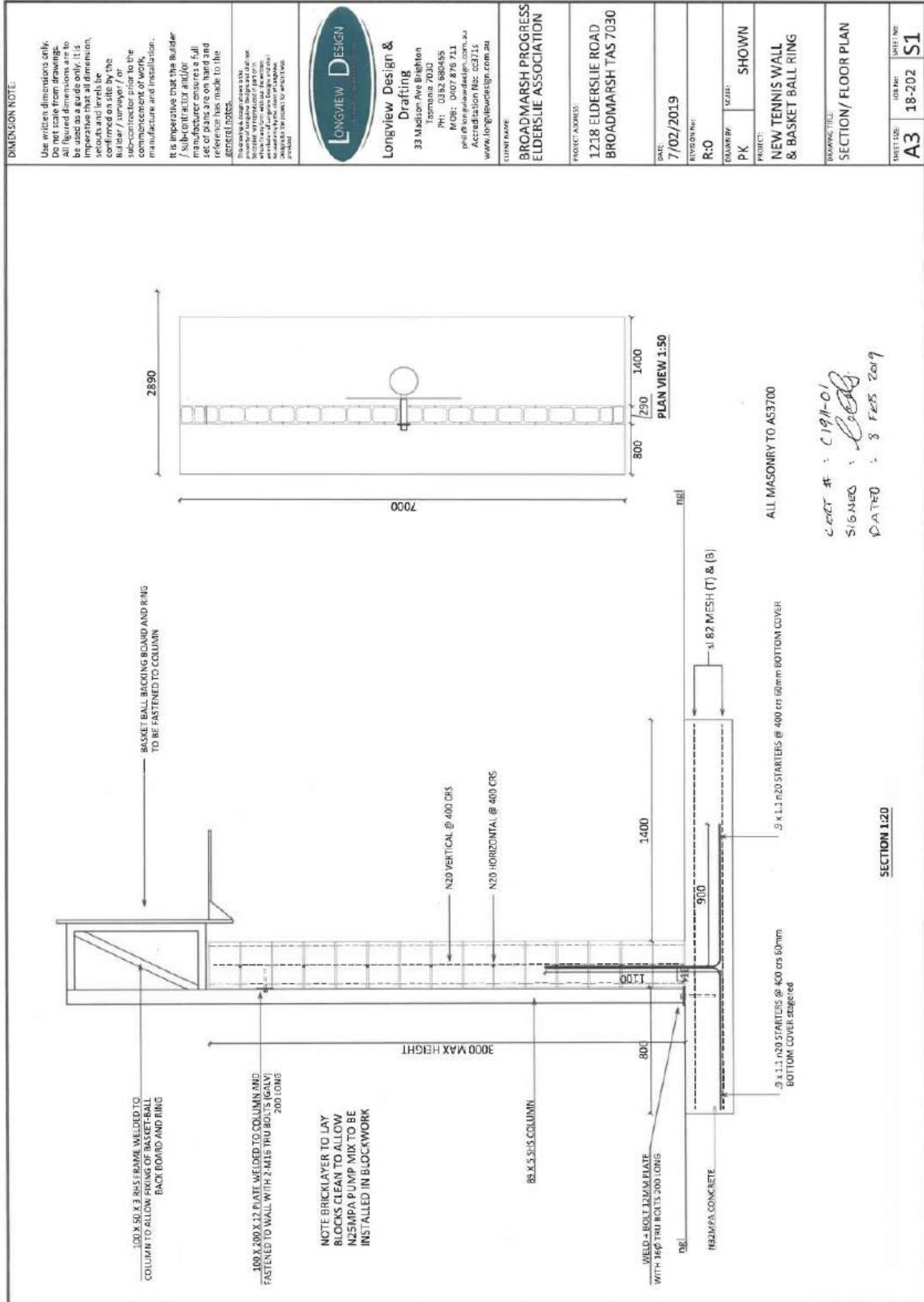
IN PERSON: Council Offices Mon-Fri 9.00am – 4.30pm

BY MAIL: to P O Box 21, Oatlands, Tas, 7120 along with Cheque or Money Orders made Payable to Southern Midlands Council and ~~marked~~
"Not Negotiable"

INTERNET & TELEPHONE PAYMENT can be made through www.southernmidlands.tas.gov.au or Phone 1300 886 451.
Please have a valid credit card ready and use the BPAY Biller Code and Reference Number above.

BPAY TELEPHONE & INTERNET BANKING. Contact your participating financial institution to pay from your cheque, savings or credit card account and use the BPAY Biller Code and Reference Number above.

Address all correspondence to: The General Manager, PO Box 21 Oatlands Tasmania 7120
Head Office: 71 High Street, Oatlands Tas 7120 Phone (03) 6254 5000 Fax (03) 6254 5014
Kempton Office: 85 Main Street, Kempton Tas 7030 Phone (03) 6259 3011 Fax (03) 6259 1327
Email: mail@southernmidlands.tas.gov.au Web: www.southernmidlands.tas.gov.au
ABN 68 653 459 589





Council Policy

REMISSION OF DEVELOPMENT & ENVIRONMENTAL SERVICES FEES FOR CHARITABLE, COMMUNITY & SPORTING BODIES

Approved by:
Approved date:

Council
4th February 2004 (C/04/02/048/6598)

1. PURPOSE

- 1.1 This policy is aimed at establishing a framework for the remission of fees associated with development and building applications submitted by charitable, community & sporting bodies.

2. ELIGIBLE ORGANISATIONS

- 2.1 Incorporated and non-incorporated organisations or community bodies are eligible for a remission of a portion of the application fees associated with a development project, provided that:
- (a) The organisation exists for the purpose of providing a community benefit, facility or service on a non-profit basis;
 - (b) The project is directly related to achieving the purpose of the organisation;
 - (c) The development is to be readily accessible to a majority of the immediate community (recognising that it may involve a membership fee).
- 2.2 Non-incorporated organisations are to provide evidence, to the satisfaction of Council, proving (a), above.

3. PROCEDURE

- 3.1 Organisations seeking a remission of a portion of their fees, are to submit a written request to Council, demonstrating eligibility under this policy.
- 3.2 Requests are to be determined on a case-by-case basis by Council, taking into consideration:
- (a) The level of public good generated by the organisation generally,
 - (b) The level of community benefit anticipated to flow from the particular project.
- 3.3 All external costs incurred by Council will not be subject to a remission.
- 3.4 All other applicable fees may be remitted, to a maximum proportion of 50%.
- 3.5 All fees are to be paid in full upon lodgement of the necessary applications. Any fees waived by Council are to be remitted upon completion of the development.

17.2.6 'THE SOUTHERN MIDLANDS - A HISTORY' BOOK

Author: DEPUTY GENERAL MANAGER, MANAGER COMMUNITY & CORPORATE DEVELOPMENT (ANDREW BENSON)

Date: 21 March 2019

ISSUE

The Southern Midlands Council produced book by author Alison Alexander 'The Southern Midlands – A History' has been out of stock since not long after its release in 2012.

Requests have been received over the years for copies of the book. It is timely for Council to determine if they have an appetite to consider a print re-run.

Following the last report to Council in relation to this matter, a request was made for further pricing to be provided.

BACKGROUND

[EXTRACT from the Minutes of the Council Meeting Dated 12 December 2018]

ISSUE

The Southern Midlands Council produced book by author Alison Alexander 'The Southern Midlands – A History' has been out of stock since not long after its release in 2012.

Requests have been received over the years for copies of the book. It is timely for Council to consider if they have an appetite to consider a print rerun.

BACKGROUND

Council received a generous grant from the State Government, through the then Premier, Lara Giddings, to aid in the production of the History of the Southern Midlands. Council also contributed extensively to fund the research by Dr Alison Alexander over a number of years.

The author of this report project managed the grant, consultation, production, design and sales of the book, along with the then Mayor Clr Tony Bisdee OAM. Dr Alison Alexander spent many years in gathering the valuable research, spending time with families throughout the Southern Midlands. Julie Hawkins did a tremendous job of the design & layout of the book and the BPM Printing Group (Australian Company) produced a very attractive end product.

The end product was an amazing book which was launched by the then Governor, the late Peter Underwood, AO, Governor of Tasmania (2008 – 2014).

In determining the number of books to initially order, Andrew Benson sought information from Brighton Council, with the earlier production of their History Book. They had ordered 1,000 copies and at the time they had many, many copies left over from the purchase. Therefore based on that information an order was placed for 750 books. Print costs were \$35.00/book. The sale price was \$49.50 incl GST prior to the official launch of the book and then \$59.50 after the launch. This price was basically a

'break-even' price after taking all costs into account as well as the grant from the State Government. The Book Launch was in mid-2012 and by December 2012 all of the books had been sold/distributed.

DETAIL

Over the years we have received many enquiries about re-prints of the book to which we have said that a small print run would make the book unaffordable for the purchaser.

A recent enquiry has been received and the person did present an emotive case for them to be able to purchase a copy. That representation has prompted this report. Pricing has been sought from the original printers as detailed below and any costs to council would be recovered by the purchase price.

QUOTATION ONE – Same Quality as Original Book

Job Description: History Book 300 x 230mm-296pp + Ends + Jacket + Cover

4pp Cover: Case Wibalin over 2400 Board, Gold Foil OFC & Spine
 2 x Ends printed 2 colours x 2 sides on 135gsm Offset
 4pp Jacket printed 4 process colours x 1 side only on 170gsm Premium Silk
 Gloss Cello x 1 side
 296pp Text printed 4 common process colours throughout
 on 150gsm Premium Silk with an allover machine varnish x 2 sides
 Fold, Collate, Section Sew with Cased Cover, Square Back, H&T bands
 Crease & Fit Dust Jacket
 File supplied ready for output - Focus to supply proofs
 Deliver to: 1 x Kempton TAS Address

Quantity	Price	GST	Total Amount
100	\$23,923.00	\$2,392.30	\$26,315.30
200	\$25,488.00	\$2,548.80	\$28,036.80

QUOTATION TWO – Modified Quality from the Original Book

Job Description: History Book 300 x 230mm-296pp + Cover

4pp Cover digitallly colour printed one side only on 260gsm 1/S Board
 Gloss Cello x 1 side
 296pp Tex digitially colour printed throughout on 150gsm Premium Silk
 Fold, Collate, PUR bind and Trim to 300 x 230mm
 File supplied ready for output - Focus to supply proofs
 Deliver to: 1 x Kempton TAS Address

Quantity	Price	GST	Total Amount
100	\$7,525.00	\$752.50	\$8,277.50
200	\$14,695.00	\$1,469.50	\$16,164.50

For discussion and decision.

RECOMMENDATION

THAT the report be noted and the information be received.

DECISION

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

THAT the report be noted and that two additional printing quotes be obtained prior to making a determination.

CARRIED

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

[END EXTRACT from the Minutes of the Council Meeting Dated 12 December 2018]

DETAIL

The following pricing has been sourced for a local high quality printing firm in Launceston providing three options

F&P Option 1

DESCRIPTION:	SIZE:	300 x 230mm		
	INK:	Cover: 4 Colour Process Contents: 4 Colour Process Throughout		
	PAGES:	296pp + Cover		
	STOCK:	Contents: 150gsm Silk End Papers: 140gsm Offset. Dust Jacket: 170gsm Silk		
	FINISHING:	Fold, Sew, Case Bind in Wibalin over 2400um Boards End Paper, Head and Tail Bands, Dust Jacket Folded and Fitted Dust Jacket - Gloss Laminated Outside. Gold Foil on Cover & Spine		
	ARTWORK:	Print Ready Files Supplied. PROOF: Inkjet		
	DELIVERY:	To 1 Tasmanian Address		

Quantity :	100	200	300
Printing(\$)	19,990.00	23,350.00	26,690.00
GST(\$)	1,999.00	2,335.00	2,669.00
TOTAL(\$)	21,989.00	25,685.00	29,359.00
Unit Price(\$)	199.90	116.75	88.97

F&P Option 2

DESCRIPTION:	SIZE:	300 x 230mm
	INK:	Cover: 4 Colour Process Contents: 4 Colour Process Throughout
	PAGES:	296pp + Cover
	STOCK:	Cover: 250gsm Silk Contents: 150gsm Silk
	FINISHING:	Fold, Sew & Draw on Covers Cover Gloss Laminated Outside
	ARTWORK:	Print Ready Files Supplied
	PROOF:	Inkjets
	DELIVERY:	To 1 Tasmanian Address

Quantity :	100	200	300
Printing(\$)	17,890.00	19,850.00	21,750.00
GST(\$)	1,789.00	1,985.00	2,175.00
TOTAL(\$)	19,679.00	21,835.00	23,925.00
Unit Price(\$)	178.90	99.25	72.50

F&P Option 3

DESCRIPTION:	SIZE:	300 x 230mm
	INK:	Cover: 4 Colour Process Contents: 4 Colour Process Throughout
	PAGES:	296pp + Cover
	STOCK:	Cover: 250gsm Silk Contents: 150gsm Silk
	FINISHING:	Fold & Perfect Bind Cover Gloss Laminated Outside
	ARTWORK:	Print Ready Files Supplied
	PROOF:	Inkjets
	DELIVERY:	To 1 Tasmanian Address

Quantity :	100	200	300
Printing(\$)	17,450.00	19,090.00	20,750.00
GST(\$)	1,745.00	1,909.00	2,075.00
TOTAL(\$)	19,195.00	20,999.00	22,825.00
Unit Price(\$)	174.50	95.45	69.17

SUMMARY					
	Quantity	100	200	300	
BPA Quotation 1	Printing	\$ 23,923.00	\$ 25,488.00	\$ 29,133.82	
	GST	\$ 2,392.30	\$ 2,548.80		
	Total	<u>\$ 26,315.30</u>	<u>\$ 28,036.80</u>		
	Unit Price	\$ 239.23	\$ 127.44	\$ 97.11	
BPA Quotation 2	Printing	\$ 7,525.00	\$ 14,695.00	\$ 16,796.98	
	GST	\$ 752.50	\$ 1,469.50		
	Total	<u>\$ 8,277.50</u>	<u>\$ 16,164.50</u>		
	Unit Price	\$ 75.25	\$ 73.48	\$ 55.99	
F&P Option 1	Printing	\$ 19,990.00	\$ 23,350.00	\$ 26,690.00	
	GST	\$ 1,999.00	\$ 2,335.00	\$ 2,669.00	
	Total	<u>\$ 21,989.00</u>	<u>\$ 25,685.00</u>	<u>\$ 29,359.00</u>	
	Unit Price	\$ 199.90	\$ 116.75	\$ 88.97	
F&P Option 2	Printing	\$ 17,890.00	\$ 19,850.00	\$ 21,750.00	
	GST	\$ 1,789.00	\$ 1,985.00	\$ 2,175.00	
	Total	<u>\$ 19,679.00</u>	<u>\$ 21,835.00</u>	<u>\$ 23,925.00</u>	
	Unit Price	\$ 178.90	\$ 99.25	\$ 72.50	
F&P Option 3	Printing	\$ 17,450.00	\$ 19,090.00	\$ 20,750.00	
	GST	\$ 1,745.00	\$ 1,909.00	\$ 2,075.00	
	Total	<u>\$ 19,195.00</u>	<u>\$ 20,999.00</u>	<u>\$ 22,825.00</u>	
	Unit Price	\$ 174.50	\$ 95.45	\$ 69.17	
Note:					
Figures in red have been interpolated from the average difference in the last three quantity rates					

CONCLUSION

Given that this History Book will be a saleable item and be sold on a full cost recovery, Council with maybe a small margin will, to some extent be able to offset the delayed cost recovery for the whole consignment if Council chose to purchase the 300 books. Would Council have an appetite for say \$10,000, decreased each year being tied up as inventory over a period of say ten years?

As an alternative would Council be keen to invest in the next book as a follow-up to the original 'Southern Midlands – A History'?

RECOMMENDATION

For Discussion and Decision

DECISION

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

THAT Council elect not to proceed with a re-print of ‘The Southern Midlands – A History’ book.

CARRIED

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

DECISION

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

THAT the Deputy General Manager obtain costings on the printing of a new Southern Midlands History book (Volume 2) and advise further at the April Council meeting.

CARRIED

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

17.2.7 TABLING OF DOCUMENTS

Nil.

17.3 Finances

Strategic Plan Reference(s) 6.3.1, 6.3.2 & 6.3.3

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

17.3.1 MONTHLY FINANCIAL STATEMENT (PERIOD ENDING 28 FEBRUARY 2019)

Author: FINANCE OFFICER (COURTNEY PENNICOTT)

Date: 20 MARCH 2019

ISSUE

Provide the Financial Report for the period ending 28th February 2019.

BACKGROUND

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

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

DETAIL

The enclosed Report incorporates the following: -

- Statement of Comprehensive Income – 1 July 2018 to 28 February 2019
- Operating Expenditure Budget Report – as at 28 February 2019
- Capital Expenditure Estimates – as at 28 February 2019 (*to be circulated as report cannot be generated due to system outage*)
- Cash Flow Statement – 1 July 2018 to 28 February 2019
- Rates & Charges – as at 13 March 2019

OPERATING EXPENDITURE ESTIMATES (OPERATING BUDGET)

Overall, operating expenditure to end of February 2019 was \$4,766,142, which represents 95.54% of YTD Budget.

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

Strategic Theme - Infrastructure

Sub-Program – Bridges – expenditure to date (\$50,283 – 192.16% of YTD Budget) relates to engineering assessments required for NHVR (Special Purpose Vehicles network assessment) which is a one-off exercise at a cost of \$20,802. This assessment

also relates to the Road Program and the amount expended can be offset against the Road Program Budget.

Sub-Program – Walkways – expenditure to date (\$158,116 – 106.65% of YTD Budget). Costs relate to annual township mowing, spraying and litter collection. Budget to be monitored for remainder of financial year.

Sub-Program – Public Toilets – expenditure to date (\$48,768 – 109.72%). Additional unforeseen costs associated with internal sewerage blockages at Colebrook History Room Toilets.

Sub-Program – Signage – expenditure to date (\$5,501 – 108.93%). Additional costs are associated with the tidy town signage, and traffic management signs relating to tree maintenance.

Strategic Theme – Growth

Nil.

Strategic Theme – Landscapes

Sub-Program – Heritage – expenditure to date (\$229,071 – 113.67%). Expenditure relates to general running expenses, maintenance, insurance costs on Heritage Buildings.

Sub-Program – Natural – expenditure to date (\$141,684 – 116.94%). Expenditure relates to works at the Chauncy Vale Reserve (i.e. safety upgrades) and land care facilitator costs. Costs will be monitored to reduce expenditure in the remainder of the financial year.

Strategic Theme – Lifestyle

Nil.

Strategic Theme –Community

Sub-Program – Capacity – expenditure to date (\$51,683 – 252.73%). Expenditure includes Council's contribution of \$5K to the Green Ponds Progress Association (being its contribution towards the purchase of a community bus) and costs associated with the Heritage Festival and the Kempton Memorial Avenue event.

Strategic Theme –Organisation

Nil.

RECOMMENDATION

THAT the Financial Report be received and the information noted.

DECISION

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

THAT the Financial Report be received and the information noted.

CARRIED

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

STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD
1st JULY 2018 to 28th FEBRUARY 2019

	Annual Budget	Year to Date as at 28th FEBRUARY	%	Comments
Income				
General rates	\$ 5,390,741	\$ 5,355,813	99.4%	Budget includes Interest & Penalties to be imposed to end of June 2019
User Fees (refer Note 1)	\$ 730,602	\$ 642,953	88.0%	
Interest	\$ 177,000	\$ 134,376	75.9%	
Government Subsidies	\$ 24,000	\$ 11,751	49.0%	Heavy Vehicle Licence Fees & Road Rescue MAIB reimbursements
Contract Income	\$ 0	\$ 0	0.0%	
Other (refer Note 2)	\$ 162,000	\$ 84,334	52.1%	
Sub-Total	\$ 6,484,343	\$ 6,229,227	96.1%	
Grants - Operating	\$ 3,356,130	\$ 1,282,091	38.2%	\$1,277,327 FAGS; \$4,764 ANZAC
Total Income	\$ 9,840,473	\$ 7,511,319	76.3%	
Expenses				
Employee benefits	\$ (3,914,764)	\$ (2,273,180)	58.1%	Less Roads - Resheeting Capitalised
Materials and contracts	\$ (3,042,876)	\$ (2,275,277)	74.8%	Less Roads - Resheeting Capitalised, Includes Land Tax
Depreciation and amortisation	\$ (2,855,500)	\$ (1,903,762)	66.7%	Percentage Calculation (based on year-to-date)
Finance costs	\$ (30,723)	\$ (20,094)	65.4%	
Contributions	\$ (221,180)	\$ (110,590)	50.0%	Fire Service Levies
Other	\$ (141,075)	\$ (87,000)	61.7%	Incls Rate Discounts
Total expenses	\$ (10,206,118)	\$ (6,669,904)	65.4%	
Surplus (deficit) from operations	\$ (365,645)	\$ 841,415	-230.1%	
Grants - Capital (refer Note 3)	\$ 1,669,375	\$ 128,005	7.7%	
Sale Proceeds (Plant & Machinery)	\$ 353,000	\$ 63,547	0.0%	
Net gain / (loss on disposal of non-current assets)	\$ 0	\$ 0	0.0%	
Surplus / (Deficit)	\$ 1,656,730	\$ 1,032,967	62.3%	

NOTES				
1. Income - User Fees (Budget \$730,602) includes:				
- All other Programs	\$ 399,869	\$ 360,000	90.0%	Actual Income Received (i.e. excluding Debtors)
- Private Works	\$ 170,733	\$ 203,820	119.4%	
- Callington Mill	\$ 160,000	\$ 79,133	49.5%	
	\$ 730,602	\$ 642,953		
2. Income - Other (Budget \$162,000) includes:				
- Tas Water Distributions	\$ 152,000	\$ 76,000	50.00%	
- HBS Dividend	\$ 10,000	\$ -	0.0%	
- Other	\$ -	\$ 8,334	0.0%	
	\$ 162,000	\$ 84,334	52.1%	
3. Grant - Capital (Budget \$1,669,375) includes:				
- Swimming Pool	\$ 1,250,000	\$ -	0.0%	
- Kempton Comm Health Centre	\$ 75,000	\$ -	0.0%	Received 30/6/18
- Roads To Recovery Grant	\$ 344,375	\$ 4,146	1.2%	
- Commissariat NSRF Grant	\$ -	\$ 123,859	0.0%	
	\$ 1,669,375	\$ 128,005	7.7%	
4. Grant - Operating (Budget \$1,669,375) includes:				
Operating Grants				
FAGS	\$ 3,356,130	\$ 1,277,327	38.1%	
ANZAC Memorial Grant	\$ -	\$ 4,764		
	\$ 3,356,130	\$ 1,282,091		

	INFLOWS (OUTFLOWS) (July 2018)	INFLOWS (OUTFLOWS) (August 2018)	INFLOWS (OUTFLOWS) (September 2018)	INFLOWS (OUTFLOWS) (October 2018)	INFLOWS (OUTFLOWS) (November 2018)	INFLOWS (OUTFLOWS) (December 2018)	INFLOWS (OUTFLOWS) (January 2019)	INFLOWS (OUTFLOWS) (February 2019)	INFLOWS (OUTFLOWS) (Year to Date)
Cash flows from operating activities									
Payments									
Employee costs	- 285,779.85	- 295,693.96	- 410,844.19	- 269,413.22	- 283,683.04	- 290,906.17	- 194,373.00	- 277,637.38	- 2,308,330.81
Materials and contracts	- 482,830.14	- 220,305.02	- 185,394.11	- 460,711.50	- 272,557.44	- 234,037.43	- 150,807.88	- 248,831.51	- 2,255,475.03
Interest	- 4,426.65	-	-	-	- 3,530.34	- 7,847.96	- 4,288.97	-	- 20,093.92
Other	- 25,671.40	- 41,219.25	- 71,621.86	- 92,680.45	- 29,909.04	- 35,452.97	- 127,530.20	- 25,699.36	- 449,784.53
	- 798,708.04	- 557,218.23	- 667,860.16	- 822,805.17	- 589,679.86	- 568,244.53	- 477,000.05	- 552,168.25	- 5,033,684.29
Receipts									
Rates	114,381.50	1,201,186.32	1,358,690.78	235,199.99	452,880.36	285,301.89	440,823.51	308,115.18	4,396,579.53
User charges	979,934.15	78,692.91	66,852.70	97,915.47	71,652.87	61,926.41	- 57,440.99	64,210.98	1,363,744.50
Interest received	15,678.88	19,293.05	16,295.02	18,406.88	18,528.99	14,239.46	21,354.28	10,579.55	134,376.11
Subsidies		11,751.00	-	-	-	-	-	-	11,751.00
Other revenue grants	-	425,775.75	-	-	429,921.75	-	-	425,834.84	1,281,532.34
GST Refunds from ATO									-
Other	7,715.98	65,480.21	45,845.86	6,626.13	129,033.57	- 40,643.48	- 70,504.78	81,407.37	224,960.86
	1,117,710.51	1,802,179.24	1,487,684.36	358,148.47	1,102,017.54	320,824.28	334,232.02	890,147.92	7,412,944.34
Net cash from operating activities	319,002.47	1,244,961.01	819,824.20	- 464,656.70	512,337.68	- 247,420.25	- 142,768.03	337,979.67	2,379,260.05
Cash flows from investing activities									
Payments for property, plant & equipment	- 140,397.25	- 369,085.11	- 311,770.44	- 132,413.29	- 180,280.39	- 590,148.80	- 159,515.48	- 95,630.81	- 1,979,241.57
Proceeds from sale of property, plant & equipment				909.09	40,909.09	92.89	21,636.36	-	63,547.43
Proceeds from Capital grants	-	-	-	4,764.00	-	-	123,800.00	-	128,564.00
Proceeds from Investments	-	-	-	-	-	-	-	-	-
Payment for Investments	-	-	-	-	-	-	-	-	-
Net cash used in investing activities	- 140,397.25	- 369,085.11	- 311,770.44	- 126,740.20	- 139,371.30	- 590,055.91	- 14,079.12	- 95,630.81	- 1,787,130.14
Cash flows from financing activities									
Repayment of borrowings	- 6,781.93	-	-	-	- 14,013.38	- 17,144.62	- 6,919.61	-	- 44,859.54
Proceeds from borrowings									-
Net cash from (used in) financing activities	- 6,781.93	-	-	-	- 14,013.38	- 17,144.62	- 6,919.61	-	- 44,859.54
Net increase/(decrease) in cash held	171,823.29	875,875.90	508,053.76	- 591,396.90	358,953.00	- 854,620.78	- 163,766.76	242,348.86	547,270.37
Cash at beginning of reporting year	11,567,278.62	11,739,101.91	12,614,977.81	13,123,031.57	12,531,634.67	12,890,587.67	12,035,966.89	11,872,200.13	11,567,278.62
Cash at end of reporting	11,739,101.91	12,614,977.81	13,123,031.57	12,531,634.67	12,890,587.67	12,035,966.89	11,872,200.13	12,114,548.99	12,114,548.99

SOUTHERN MIDLANDS COUNCIL : OPERATING EXPENDITURE 2018/19

SUMMARY SHEET

PROGRAM	YTD ACTUAL (as at 28 Feb 19)	YTD BUDGET (as at 28 Feb 19)	YTD VARIANCE	YTD VARIANCE %	FULL YEAR BUDGET - REVISED INC. GRANTS & OTHER
INFRASTRUCTURE					
Roads	777,940	917,383	139,443	84.80%	3,176,074
Bridges	50,283	26,168	24,115	192.16%	372,719
Walkways	158,116	148,262	9,854	106.65%	194,893
Lighting	48,066	57,680	9,614	83.33%	86,520
Irrigation	-	-	-	-	-
Drainage	7,021	18,695	11,674	37.56%	80,042
Waste	550,118	536,787	13,331	102.48%	825,181
Public Toilets	48,768	44,448	4,320	109.72%	64,173
Communications	-	-	-	-	-
Signage	5,501	5,050	451	108.93%	7,575
INFRASTRUCTURE TOTAL:	1,645,813	1,754,473	108,660	93.81%	4,807,177
GROWTH					
Residential	-	-	-	-	-
Business	276,155	282,628	6,473	97.71%	1,173,941
Tourism	31,834	33,967	2,133	93.72%	43,950
Agriculture	-	-	-	-	-
GROWTH TOTAL:	307,990	316,595	8,605	97.28%	1,217,891
LANDSCAPES					
Heritage	229,071	201,531	27,540	113.67%	298,546
Natural	141,684	121,157	20,527	116.94%	173,266
Cultural	1,406	6,400	4,994	21.97%	9,600
Regulatory	453,300	528,055	74,755	85.84%	792,083
Climate Change	-	6,698	6,698	-	10,047
LANDSCAPES TOTAL:	825,462	863,841	38,379	95.56%	1,283,542
LIFESTYLE					
Youth	178,054	173,084	4,970	102.87%	257,126
Aged	383	1,667	1,284	23.00%	2,500
Childcare	5,130	6,667	1,537	76.95%	7,500
Volunteers	25,283	36,667	11,384	68.95%	40,000
Access	-	-	-	-	-
Public Health	3,028	6,729	3,701	45.00%	10,093
Recreation	252,863	326,703	73,840	77.40%	473,710
Animals	61,550	70,368	8,818	87.47%	105,552
Education	1,630	-	1,630	-	-
LIFESTYLE TOTAL:	527,921	621,885	93,964	84.89%	896,481
COMMUNITY					
Retention	-	-	-	-	-
Capacity	51,683	20,450	31,233	252.73%	27,925
Safety	25,432	35,767	10,335	71.11%	56,650
Consultation	10,552	15,867	5,315	66.51%	23,425
COMMUNITY TOTAL:	87,668	72,084	15,584	121.62%	108,000
ORGANISATION					
Improvement	63,263	69,989	6,726	90.39%	104,984
Sustainability	1,146,548	1,120,887	25,661	102.29%	2,256,362
Finances	161,478	168,923	7,445	95.59%	296,680
ORGANISATION TOTAL:	1,371,288	1,359,799	11,489	100.84%	2,658,026
TOTALS	4,766,142	4,988,677	222,535	95.54%	10,971,117

SOUTHERN MIDLANDS COUNCIL				
SUMMARY OF RATES AND CHARGES LEVIED, REMITTED AND COLLECTED				
	This Financial Year 13th March 2019		Last Financial Year 13th March 2018	
Arrears brought forward as at July 1		\$ 419,894.17		\$ 379,430.89
ADD current rates and charges levied		\$ 5,297,178.42		\$ 5,113,865.33
ADD current interest and penalty		\$ 62,345.53		\$ 63,172.34
TOTAL rates and charges demanded	100.00%	\$ 5,779,418.12	100.00%	\$ 5,556,468.56
LESS rates and charges collected	72.37%	\$ 4,182,395.14	71.89%	\$ 3,994,433.38
LESS pensioner remissions	3.94%	\$ 227,524.96	4.11%	\$ 228,444.16
LESS other remissions and refunds	0.34%	\$ 19,770.59	0.15%	\$ 8,154.13
LESS discounts	0.49%	\$ 28,524.85	0.47%	\$ 26,244.14
TOTAL rates and charges collected and remitted	77.14%	\$ 4,458,215.54	76.62%	\$ 4,257,275.81
UNPAID RATES AND CHARGES	22.86%	\$ 1,321,202.58	23.38%	\$ 1,299,192.75

18. MUNICIPAL SEAL

18.1 FORMAL SIGNING/SEALING OF THE DEED OF AGREEMENT – TWIN ARENAS PROJECT – MANGALORE RECREATION GROUND

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 20 MARCH 2019

Attachment(s):

Grant Deed of Agreement

Grant Application

Supplier Letter from VEC

Aboriginal Heritage Assessment Report

Enclosure:

Site Plan

ISSUE

Council are required to enter into a formal Grant Deed in respect of Grant funds received from the State Government.

DETAIL

The following is specific to the project;

GRANT BODY

*State Government Department of Premier & Cabinet –
Communities Sport & Recreation*

Program

2018 / 2019 Sport and Recreation Major Grants Program

APPROVED PURPOSE

To assist in the construction of twin equestrian arenas at the Mangalore Recreation Ground.

Grant Amount

The amount of the grant is thirty six thousand seven hundred and eighty four dollars (\$36,784.00) (excluding GST). paid up front to Council.

SMC PROJECT MANAGER

Andrew Benson, Deputy General Manager

Southern Midlands Council is the land owner of the Mangalore Recreation Ground at 22 Blackbrush Road Mangalore. The ground is used by the Brighton & Southern Midlands Pony Club and the Brighton Equestrian Club, as well as the TasShep Dog Club. All of those Clubs are members of the Mangalore Recreation Ground Management Committee, therefore Council took the lead in submitting this grant application. This takes away from the Clubs the responsibility of Project Management, and financial accountability, placing that responsibility with Council to fulfil those

obligations and leaves the Clubs to do what they do well in the sport & recreation space.

The existing site at the Mangalore Recreation Ground contains one 60m x 20m horse arena (built in 2009) and the rest of the site is a grassed area. The grassed area is comprised of reactive clay material and opens up cracks in the surface during the summer months, some up to approximately 80mm wide and therefore too dangerous for horse events, with the Event Day Risk Management checklist determining that the grounds are unable to be used. There is also an area that becomes saturated during the winter months at the SE corner of the site.

Council developed a ten year development plan for the Mangalore Recreation ground back in 2009 and by enlarge that Plan has been achieved. This twin arenas project is the start on the next phase of the site development.

The Mangalore Recreation Ground Management Committee has been in the process of researching / planning a response to the dilemma of the ground condition for some time. An agricultural assessment was undertaken of the soil conditions to address the issue of the ground cracking, thinking that ploughing, bringing in new topsoil then installing a bore pump / irrigation could be undertaken to get the ground condition consistent and acceptable. This took some time to get the results and finally the experts advised that such actions would not be able to remedy the issue of poor ground condition.

Preliminary plans for a new arena were in their infancy and they were refined by Greg Blackwell (in kind) to create the twin arenas project when discussions were held with the civil construction firm, VEC who are upgrading the Midland Highway at Mangalore. VEC Project Manager Tom de Meillon mentioned that they had some suitable base course material that they could divert to the Recreation Ground from the old Midland Highway road pavement. He said that they would be willing to provide that material plus some plant & equipment to undertake the construction works of the twin arenas as a contribution to the project (refer to attached letter from VEC).

The construction of the proposed twin arenas with a base course of compacted min. 300mm depth base course along with a 75mm gravel course then a 75mm washed coarse river sand surface course would provide another all year riding surface that would add a 200% increase to the existing arena. Subsoil drainage would also be installed to ensure that the new twin arenas and the adjoining areas are well drained.

The opportunity from VEC to provide the material for the base of the twin arenas was an opportunity too good to miss however, the twin arenas construction sequence needed to take advantage of that opportunity to fit into VEC's Midland Highway construction program, otherwise the opportunity would be lost. Therefore the works needed to start as soon as the grant application was lodged.

The contribution by VEC certainly represents tremendous value for money at \$6.10/m³ (in kind), as to purchase the same material alone from a quarry would be \$22.00/m³. If Council had to purchase all of the material from the quarry it would be \$33,000, plus additional cartage of say \$10.00/m³ (which would equate to a further \$15,000).

In effect the VEC materials contribution could be valued at \$48,000, rather than the \$9,150 as shown in their in-kind value statement. Without this type of contribution by VEC, plus the potential of the remaining 50% Grant funding through the State Government contribution, the project would never have gotten off the ground. This project will succeed because the timing is right and Council will have seized the day. Imagine how many lamingtons the Clubs would have to have sold to make up \$48,000!

Unfortunately, when the twin arenas construction stage started some aboriginal heritage was discovered on the site, which required a stop to the works. This required an archaeological dig with fifteen test pits and an Aboriginal Heritage Assessment Report being prepared by an Aboriginal Heritage Tasmania (AHT) Consulting Archaeologist. That report has been prepared and reviewed by AHT. A Permit Application has been submitted to the Aboriginal Heritage Council for consideration of the issuing of a Permit to cover over the 'findings' and resume the construction. That meeting of the Council will be on the 29th March 2019. The VEC material has been stockpiled on site during the archaeological assessment period.

CONCLUSION

The process for Grant funds being received is the signing and sealing of the relevant Grant Deeds. The Deed of Agreement was required to be signed and returned to the Department of Premier & Cabinet as a matter of urgency to enable the funds to be transferred out of State Government coffers.

Human Resources & Financial Implications - As detailed within grant application.

Community Consultation & Public Relations Implications - Consultation has been undertaken with the Mangalore Recreation Ground Management Committee and their respective Club Members in respect of this project.

Website Implications - Brief project outline to be prepared for the SMC website.

Policy Implications – N/A.

RECOMMENDATION

THAT Council

1. Receive and note the Report; and
2. Sign and Seal the Grant Deed of Agreement between the State Government and the Southern Midlands Council for the Twin Arenas Project at the Mangalore Recreation Ground for the sum of \$36,784.00.

DECISION

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

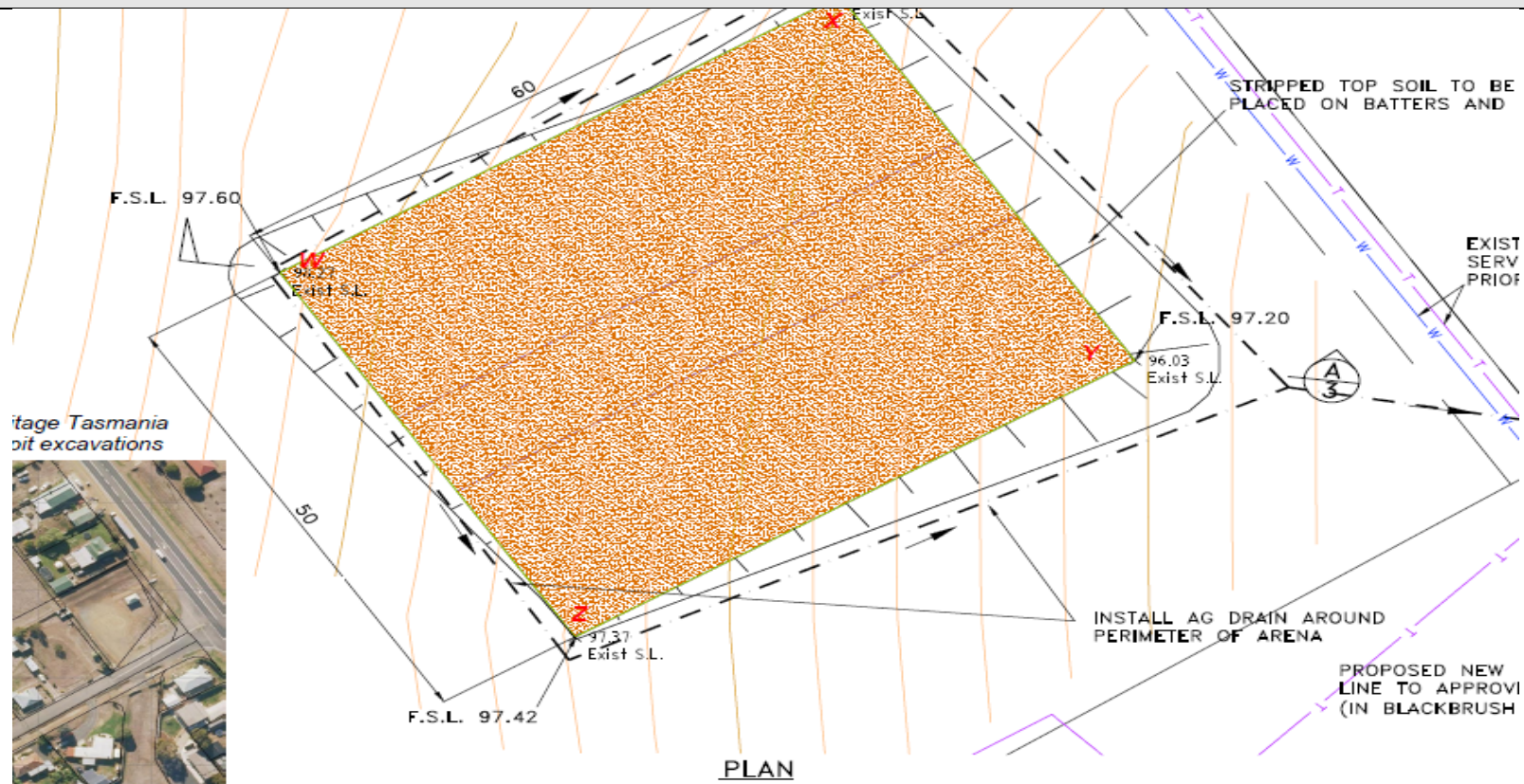
THAT Council

1. Receive and note the Report; and
2. Endorse signing and sealing the Grant Deed of Agreement between the State Government and the Southern Midlands Council for the Twin Arenas Project at the Mangalore Recreation Ground for the sum of \$36,784.00.

CARRIED

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

ENCLOSURE
Item 18.1



W	X	Y	Z
97.27	97.00	96.03	97.37
97.60	97.38	97.20	97.42
97.53	97.31	97.13	97.35
97.46	97.24	97.06	97.28
97.19	96.97	96.79	97.01
97.08	-0.03	0.76	-0.36

COMMENCING ANY EXCAVATIONS.
WITH THE RELEVANT CODES AND STANDARDS

PROPOSED

THE BRIGHTON & PON

TITLE: _____ SITI

SCALE: 1:500 (A3)

DATE: OCT 2018

grade Finished Surface Level up higher than
the construction level of the site

0.2m contours

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

19.1 SOUTHERN TASMANIAN COUNCILS AUTHORITY – FUTURE

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 20 MARCH 2019

ISSUE

To provide Council with a further update in relation to the future of the Southern Tasmanian Councils Authority (STCA).

BACKGROUND

The STCA is a joint authority under the *Local Government Act 1993*. The STCA grew out of the Hobart Metropolitan Councils Association (HMCA) which was established in the 1980s and comprised the four metropolitan councils (Clarence, Glenorchy, Hobart and Kingborough) and Brighton Council.

Initially the focus of the STCA was local government sustainability and representation and the collaboration of local government (at a regional level) with other stakeholders.

A copy of the STCA rules is an attachment (**attachment A**).

Council, at its previous meeting, was provided with a copy of a Discussion Paper relating to the future of the Southern Tasmanian Councils Authority (STCA).

This Discussion Paper was initially considered by the STCA Board, at its meeting held 18th February 2019, and the Board resolved as follows:

“That the STCA continue in its current format with:

- ***2019/20 secretariat support being funded out of reserves;***
- ***2019/20 member subscriptions being set at nil;***
- ***Waste Strategy South and the Regional Climate Change Initiative continue for a further 12 months, subject to appropriate due diligence.***

A report be provided to the Board prior to 31 March 2019 on proposed 2019/20 STCA actions and what advocacy role it can play for the Southern region.”

The STCA’S Board resolution was subsequently endorsed by the Southern Midlands Council at the February 2018 meeting – refer following council resolution:

“THAT:

- a) ‘in-principle’, the Southern Midlands Council support maintaining a regional body that, as a minimum, is capable of acting in an advocacy role for the entire region; and
- b) Council support and endorse the Motion passed by the STCA Board which effectively provides a further twelve months to consider and confirm the future of the Southern Tasmanian Councils Authority.”

DETAIL

The STCA Board held a further meeting on Monday 18th March 2019 to receive feedback from the individual Councils and to consider what actions may be taken during the course of 2019/2020. A copy of that Minutes from that meeting have been received by Council (refer Agenda Item 4.1).

Specifically in relation to the future of the STCA, the Board were informed at this meeting that both the Clarence and Glenorchy City Councils were yet to formally determine their position.

As an outcome of that meeting, the following recommendation was supported by members:

- *Waste Strategy South and the Regional Climate Change Initiative continue for a further 12 months (at an estimated cost of \$243,395);*
- *2019/20 secretariat support be funded out of reserves (at an estimated cost of \$30,000);*
- *2019/20 members subscriptions be set at nil.*

The Board noted that based on the financial analysis undertaken that it is anticipated that there will be approximately \$136,715 in funds available for 2020/21 given the 2019/20 financial commitments for administrative support, Regional Climate Change Initiative, Waste Strategy South and the Regional Planning Initiative.

A Mayor’s workshop be convened in mid-May 2019 to discuss ongoing regional collaboration, the role of the STCA after June 2020 and that this be supported by a communications strategy. Councils are to provide key priorities for regional collaboration for discussion at the workshop to the secretariat by end of April.”

Note: The Clarence City Council has since confirmed its decision to withdraw from the STCA.

Despite the above, and pending the outcome of the decision to be made by the Glenorchy City Council (and possibly Kingborough based on media reports), the intent of this Agenda Item is to identify Council’s priorities for the STCA that can be raised for discussion at the proposed workshop.

Potential priorities that could be considered are:

- STCA to maintain an advocacy and lobbying role

- STCA be positioned to undertake projects which may potentially involve multiple Councils (e.g. Waste Management, Climate Change, Tourism) – members may opt in / opt out and participating Councils self-fund
- STCA to continue to play a key role (and be the referral body) in regional land-use planning (e.g. review of the Regional Land Use Planning Strategies);
- STCA to lobby for active participation in the planned traffic studies for the Hobart metropolitan area (acknowledging that this issue does impact on the outer lying Councils);

Human Resources & Financial Implications –.The 2018/19 subscription for the Southern Midlands Council was \$1,142.00. From a budget perspective it is a relatively minor consideration and is certainly considered worthwhile in order to maintain a regional structure that can be an advocate for the region, or have the ability to deliver projects on a regional basis.

Community Consultation & Public Relations Implications –.Whilst the STCA may not have a high public profile at present, it certainly has the capability of adequately representing the southern region and improving its public standing.

Policy Implications –.Policy position.

Priority - Implementation Time Frame – direction is sought prior to the workshop scheduled for May 2019.

RECOMMENDATION

THAT:

- a) The information be received;
- b) The Southern Midlands Council confirm its support for maintaining a regional body that, as a minimum, is capable of acting in an advocacy role for the entire region; and
- c) Council consider its priority issues for consideration at the STCA Mayor's Workshop to be held mid-May 2019.

DECISION

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

THAT

- a) The information be received;
- b) The Southern Midlands Council confirm its support for maintaining a regional body that, as a minimum, is capable of acting in an advocacy role for the entire region; and
- c) Council consider its priority issues for consideration at the STCA Mayor's Workshop to be held mid-May 2019.

CARRIED

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

DECISION

Moved by Clr K Dudgeon, seconded by Clr D Fish

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

Matter	Local Government (Meeting Procedures) Regulations 2015 Reference
<i>Closed Council Minutes - Confirmation</i>	15(2)
<i>Applications for Leave of Absence</i>	15(2)(h) <i>Applications by councillors for a leave of absence</i>
<i>Property Matter – Tunnack</i>	15(2)(g)
<i>Property Matter - Oatlands</i>	15(2)(c)

CARRIED

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

DECISION

Moved by Clr K Dudgeon, seconded by A Bisdee OAM

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

CARRIED

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

CLOSED COUNCIL MINUTES

20. BUSINESS IN “CLOSED SESSION”

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

20.1 CLOSED COUNCIL MINUTES - CONFIRMATION

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

20.2 APPLICATIONS FOR LEAVE OF ABSENCE

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

20.3 PROPERTY MATTER - TUNNACK

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

20.4 PROPERTY MATTER - OATLANDS

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

DECISION

Moved by Clr A Bisdee, seconded by Clr D Fish

THAT Council move out of “Closed Session”.

CARRIED

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

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 2.23 p.m.