

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday, 28th April 2021
10.00 a.m.

Campania Hall
Reeve Street, Campania

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OPEN COUNCIL MINUTES

**MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL
HELD ON WEDNESDAY, 28th APRIL 2021 AT THE CAMPANIA HALL, CAMPANIA
COMMENCING AT 10:04 A.M.**

1. PRAYERS

Rev Dennis Cousens recited prayers.

2. ATTENDANCE

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

Mr T Kirkwood (General Manager), Mr A Benson (Deputy General Manager), Mrs W Young (Manager Community & Corporate Development), Ms G Smith (Administrative Officer/Development & Environmental Services), Mr D Richardson (Manager, Infrastructure & Works), Mr J Lyall (Project Manager), Mr D Cundall (Manager Development & Environmental Services), Mrs J Crosswell (Executive Assistant).

3. APOLOGIES

Nil.

4. MINUTES

4.1 Ordinary Council meeting

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 24th March 2021, as circulated, are submitted for confirmation.

DECISION

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

THAT the Minutes (Open Council Minutes) of the previous meeting of Council held on the 24th March 2021, as circulated, be confirmed.

CARRIED

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

4.2 Special Committees of Council Minutes

4.2.1 Special Committees of Council - Receipt of Minutes

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

- Lake Dulverton & Callington Park Management Committee – Monday 19th April 2021
- Kempton Streetscape Committee – Monday 19th April 2021

RECOMMENDATION

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

DECISION

Moved by Clr R McDougall, seconded by Clr K Dudgeon

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

CARRIED

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

4.2.2 Special Committees of Council - Endorsement of Recommendations

- Lake Dulverton & Callington Park Management Committee – Monday 19th April 2021
- Kempton Streetscape Committee – 19th April 2021

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 the recommendations contained within the minutes of the above special committees of Council be endorsed.

CARRIED

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

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 – Meeting held 22nd February 2021

RECOMMENDATION

THAT the minutes of the above Joint Authority be received.

DECISION

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

THAT the minutes of the above Joint Authority be received.

CARRIED

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

- 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.

A workshop was held on the 12th April 2021.

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

Apologies: Clr K Dudgeon.

Also in Attendance: T Kirkwood, A Benson, D Cundall, J Crosswell and A Burbury.

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

- **Property Matters – South Parade**

The workshop was advised that in accordance with directions from Council a Development Application for the land at the rear of the Aquatic Centre fronting South Parade has been lodged. There is a potential for two parcels, or one Lot of approximately 1200m² which could then be Stratum titled. It is the intention to have this land available for the market when the Oatlands Aquatic Centre has achieved practical completion. The workshop was also advised that a Capital Works project bid will be submitted as part of the budget considerations for the 2021 /2022 for the construction of kerb, channel and footpath (one side) of South Parade, with works to be completed ready for the opening of the Oatlands Aquatic Centre.

- **Jones Subdivision - Kempton**

Councillors were provided with a copy of the:

- a) Planning Permit issued in November 2009 which was issued pursuant to a consent decision reached at the Resource Management and Planning Appeal Tribunal; and
- b) Infrastructure Servicing Agreement dated June 2004.

It was confirmed that both the Planning Permit and Infrastructure Agreement remain valid as 'substantial commencement' has been determined. It was noted that any reference to Water and Sewerage Infrastructure was now the responsibility of TasWater. This has been acknowledged by TasWater.

Council's responsibility is primarily the provision of kerb, footpath and nature strip improvements in Main Street which can be undertaken by Council over time, as resources permit. This does not extend to the provision of crossovers or road accesses off Main Street, Kempton.

Estimate of works to be prepared for budget consideration.

- **Campania Bushland Reserve / Cemetery – Master Plan**

Councillors considered a draft copy of the Campania Bushland Reserve Master Plan prepared by Philp Lighton Architects.

Resulting from discussion, a number of suggested amendments were identified with the Plan to be updated accordingly.

The outcomes of the workshop, together with an updated copy of the Master Plan, are reported separately on the Council Meeting Agenda.

- Kempton Roadside Stopover

This was a preliminary discussion focussed on the broader issue of Roadside Stopover(s) within the municipal area (i.e. Kempton and Oatlands). A number of matters were raised in relation to the current operational arrangements and possible arrangements going forward.

It was acknowledged that this initial discussion was part of an ongoing review process. The next step being the preparation of background information relating to the planning provisions; and a review of data regarding usage; income and expenses associated with each of the sites.

To be presented at the next Council workshop.

Information Items:

- Land at the intersection of Interlaken Road & Midland Highway – sold at auction on 10th April 2021 for an amount of \$180K
- ANZAC Day Services:

Mayor A Green – Oatlands Dawn Service and Oatlands 11.00 a.m. Service
Mayor A Green – Richmond Service 9.00 a.m.
Clr A E Bisdee OAM – Bagdad Dawn Service
Deputy Mayor E Batt – Kempton Service at 11.00 a.m.

- Kempton Memorial Hall Project – Works will not be completed by ANZAC Day due to delay associated with the engagement of a Contractor to do the kerb/gutter component

The workshop concluded at approximately 11.25 a.m.

RECOMMENDATION

THAT the information be received.

DECISION

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

THAT the information be received.

CARRIED

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

6. COUNCILLORS – QUESTION TIME

6.1 Questions (On Notice)

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

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

Nil.

6.2 Questions Without Notice

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

It states:

“29. Questions without notice

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

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

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

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

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

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

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

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

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

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

Deputy Mayor E Batt – questioned the removal of the dead Tree opposite the Kempton Post Office.

The General Manager advised that it has been suggested that the tree be removed due to the limited parking in this location.

Resolved that the tree be removed and pavement reinstated.

Deputy Mayor E Batt – Requested an update on the Bagdad Community Centre and questioned whether it will be discussed for this year’s budget.

The General Manager advised that an allocation will be included in the draft Budget which relates to assisting the Community Club prepare a ‘precinct development’ plan for the property. This proposal as raised at the time that Council was considering a request for funding for expansion of the Child Care Centre.

The proposal to prepare a 'precinct development' plan has the support of the Management Committee. It is intended to engage a suitably qualified person to facilitate consultative sessions with the community and the individual working groups.

Clr K Dudgeon – Requested an update on Tunbridge Bridge.

David Cundall responded that, as part of the development approval process, Council sent a request for additional information (i.e. Heritage related planning documents) in December 2020. To date a response has not been received and planning assessment is on hold.

Clr K Dudgeon – Requested an update on the parking outside Oatlands Commonwealth Bank.

Deputy General Manager responded with information that the sign is done and ready to be installed. David Richardson to follow up.

Clr A Bantick – Requested an update on Levendale School.

Deputy General Manager advised that there have been discussions with Kerry Vincent and Janice McConnon. There is an interested party keen to make use of the venue but there is currently no advice as to what it will be used for. Wendy Young and Andrew Benson to meet with interested party.

It was suggested that we discuss the school's use with Community Development Officers in neighbouring areas to maximise benefits of the site. Could potentially be used as a training facility for cooking, catering etc.

Clr A Bantick – Raised the issue of the Bagdad School Carpark.

Deputy General Manager advised this is about to go to tender. Tender process was due to go ahead September 2020 but was delayed due to owner and occupier disagreement. Deputy GM will contact the Asset Manager at the Department of Education for an update.

Clr R McDougall – Requested an update on repair works at Tunbridge Community Hall after damage from car accident.

General Manager responded that a funding agreement has yet to be received – likely delayed due to the current elections. Funding has however been confirmed but it is not known whether this will be directed to Council or direct to the Community Hall.

Clr R McDougall – Requested an update on new public toilet sign on Kempton roadside stopover.

General Manager advised that a sign has been ordered and should be ready for installation this week.

Clr A Bisdee OAM – Raised the issue of the Mahers Point Recreation area and asked whether we can do anything with the site.

General Manager indicated that the landscape plan will be reviewed to determine options for improvement.

DECISION

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

THAT the meeting be adjourned for morning tea at 11.06 a.m.

CARRIED

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

DECISION

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

THAT the meeting reconvene at 11.26 a.m.

CARRIED

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

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.

1. Woodsdale Cemetery – (2003 Woodsdale Road, Woodsdale PID 5840316)
2. Kempton Community Health Centre – Temporary use by Tasmania Police

RECOMMENDATION

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

DECISION

Moved by Clr A Bisdee, seconded by Clr K Dudgeon

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

CARRIED

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

DECISION

The meeting resolved to immediately consider the above Supplementary Items.

18.1 Woodsdale Cemetery (2003 Woodsdale Road, Woodsdale PID 5840316)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 27 APRIL 2021

Attachment:

Extract from Burial and Cremation Act 2019 – Division 4 of Part 4

ISSUE

1. Provide Council with an update in relation to the transfer of ownership of the Woodsdale Cemetery; and
2. Seek Council direction regarding the need to comply with the provisions of *the Burial and Cremation Act 2019* to progress the transfer of ownership.

BACKGROUND

At the January 2021 Council Meeting, Council was advised that the transfer of ownership from the Crown to the Southern Midlands Council has now been finalised through signing of a Transfer Agreement.

It was reported that this matter dates back to a formal decision of Council made in December 2012. In summary the decision involved:

- a) Council accepting ownership on the basis that Crown Land can only be transferred to Council (and not a separate entity);
- b) The Levendale and Woodsdale History Rooms Inc. forfeiting the Lease arrangement (since actioned); and
- c) Council establishing a Management Committee consisting of local residents to manage the property.

DETAIL

Council is now in receipt of an Email from the Office of the Crown Solicitor, and the following is an extract from that communication:

“As you may be aware, this office acts on behalf of the Department of Primary Industries, Parks, Water and Environment in respect of the proposed transfer of the Woodsdale cemetery site to the Southern Midlands Council (“Council”). I am also informed you may have been dealing with Jerome McGee at PWS concerning this matter.

It is understood that previously an agreement has been proposed whereby the Woodsdale cemetery site will be transferred via section 12 of the Crown Lands Act 1976 to Council, and that such agreement had been signed by SMC (I note I am instructed such has yet to be signed by the Crown).

On further review of the proposed transaction, there is a concern that while the issue maybe arguable, the stronger view is that even a transfer via section 12 of the Crown Lands Act 1976 at no commercial cost falls would fall within the meaning of ‘sell’, as such term is defined in s 3 of the Burial and Cremation Act 2019 (“BCA”) (as it arguably constitutes ‘giving away for any purpose’ (sub-paragraph (i) of definition)). This then means that as there is a “selling” of a cemetery site, such will need to occur in compliance with the requirements of Division 4 of Part 4 of the Burial and Cremation Act 2019, which

legislation imposes, amongst other matters, various notice and auditing and regulator approval requirements etc.

The agreement previously prepared does not provide specifically for all these Division 4 of Part 4 of the Burial and Cremation Act 2019 matters. It would therefore be proposed that the Crown prepare a new agreement for consideration that would acknowledge the old proposed agreement is to no longer be taken to be of any effect, and to provide for the relevant Burial and Cremation Act 2019 matters.”

End Extract

The Office of the Crown Solicitor is seeking a response as to whether Council is content with such a course of action, or alternatively, Council may seek its own advice regarding the appropriateness of this process.

A copy of the relevant provisions from the *Burial and Cremations Act 2019* (i.e. Division 4 of Part 4) is included as an enclosure.

Firstly, It is apparent that there is little (or no value) in seeking alternative advice to challenge the position taken by the Office of the Crown Solicitor.

It is however appropriate to clarify, or seek confirmation from the Crown, that they will meet all costs associated with the process / requirements that must be followed by the ‘person selling the cemetery’. Whilst these costs are unknown, the provisions are fairly extensive and could amount to a considerable cost if Council is expected to meet this expense.

The question regarding costs has been submitted to the Office of the Crown Solicitor, however a response had not been received at the time of finalising this report.

From a Council perspective, it was always assumed that Council would need to seek approval to become the cemetery manager under the previous Act, but amendments to the Act since finalising the Transfer Agreement have certainly expanded upon the previous legislative requirements.

Once a general way forward is agreed, it is then proposed to work through the various requirements of Division 4 of Part 4 of the Burial and Cremation Act 2019, and work out how such exactly will be met (and incorporating this information into any relevant agreement terms).

The Office of the Crown Solicitor has already flagged the first issue for determination, this being who is currently the relevant cemetery manager for the site (whether it be the Crown, the Levendale and Woodsdale History Rooms Inc., Council or some other entity).

Whilst it is unclear and there is no evidence (to my knowledge), it would be fair to assume that the Levendale and Woodsdale History Rooms Inc. would be considered as the current cemetery manager, although in the absence of any formal appointment, it may be the Crown as the owner of the property.

Human Resources & Financial Implications – refer comment above.

Community Consultation & Public Relations Implications – The process is likely to take a considerable period of time, and an update will need to be provided to the Woodsdale Community, and in particular, the appointed members of the Management Committee (in waiting).

Policy Implications – Policy position.

Priority - Implementation Time Frame – Pending a response and/or comment from Council.

RECOMMENDATION

THAT:

- a) The information be received;
- b) Council acknowledge, and agree on the need to comply with Division 4 of Part 4 of the *Burial and Cremations Act 2019* in order to advance the transfer of ownership of the property;
- c) It be Council's position that all costs associated with the process to be undertaken by the 'person selling the cemetery' be borne by the Crown;
- d) Council confirm its intention to become the appointed cemetery manager going forward; and
- e) Council advises that it does not have any evidence or documentation relating to the appointment of the current cemetery manager, but would assume that the Levendale and Woodsdale History Rooms Inc. would be viewed as such.

DECISION

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

- a) The information be received;
- b) Council acknowledge, and agree on the need to comply with Division 4 of Part 4 of the *Burial and Cremations Act 2019* in order to advance the transfer of ownership of the property
- c) It be Council's position that all costs associated with the process to be undertaken by the 'person selling the cemetery' be borne by the Crown;
- d) Council confirm its intention to become the appointed cemetery manager going forward; and
- e) Council advises that it does not have any evidence or documentation relating to the appointment of the current cemetery manager, but would assume that the Levendale and Woodsdale History Rooms Inc. would be viewed as such.

CARRIED

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

ENCLOSURE(S)
Agenda Item 18.1

Extract from the *Burial and Cremation Act 2019*

Division 4 - Sale of cemeteries
Subdivision 1 - General

49. Interpretation

In this Division –

certificate of compliance, in respect of a sale, means the certificate issued for that sale under [section 55\(1\)](#) ;

contract, in relation to a cemetery, means an agreement to sell the cemetery, regardless of whether the contract is –

- (a) formal or informal; or
- (b) express or implied; or
- (c) for consideration or not;

proposed purchaser means a person who –

- (a) has entered into a contract in respect of the sale of all, or any portion, of a cemetery; and
- (b) on the completion of the contract, will transfer ownership of all, or any portion, of the cemetery into the person's name.

50. Person must not sell cemetery without approval

(1) A person must not sell a cemetery to another person, unless –

- (a) a certificate of compliance has been issued in respect of the proposed sale; and
- (b) the person is satisfied that the proposed purchaser has been approved under [section 32](#) as the cemetery manager for the cemetery.

Penalty: Fine not exceeding 100 penalty units.

(2) For the purposes of [subsection \(1\)](#) , sell does not include –

- (a) to offer for sale; or
- (b) to agree to sell, if the agreement is not binding on either party.

51. Person must not purchase cemetery without approval

A person must not purchase all, or any portion, of a cemetery unless the person has been approved under [section 32](#) as the cemetery manager for the cemetery.

Penalty: Fine not exceeding 100 penalty units.

Subdivision 2 - Requirements before sale of cemetery

52. Notification of intention to sell cemetery

(1) If a person intends to sell all, or any portion, of a cemetery, the cemetery manager for the cemetery must –

- (a) publish, in the prescribed manner, a notice in accordance with [subsection \(2\)](#) in respect of the cemetery manager's intention to sell the cemetery; and
- (b) notify, in writing, each person who holds an exclusive right of burial or exclusive right granted under [section 85](#) in respect of the cemetery, that is yet to be fulfilled, of the cemetery manager's intention to sell the cemetery; and
- (c) apply to the regulator in accordance with [section 54](#) for a certificate of compliance in respect of the proposed sale.

- (2) A notice to be published under [subsection \(1\)\(a\)](#) –
- (a) is to contain the prescribed information; and
 - (b) must clearly identify, in a prescribed manner, the cemetery, or portion of the cemetery, that is intended to be sold; and
 - (c) must –
 - (i) state that the cemetery manager intends to sell the cemetery, or portion of the cemetery, specified in the notice; and
 - (ii) state that any person who has any information in respect of the records of the cemetery that are required to be kept under this Act, or any exclusive right of burial or exclusive right under [section 85](#) granted in respect of the cemetery, may provide that information to the cemetery manager; and
 - (iii) specify the contact information for the cemetery manager; and
 - (iv) specify the period during which information may be provided under [subparagraph \(ii\)](#) , being a period that is not less than 28 days from the date on which the notice is published.
- (3) As soon as practicable after publishing a notice in accordance with [subsection \(2\)](#) , the cemetery manager must give the regulator a copy of the notice so published.

53. Audit required of cemetery proposed to be sold

If a person intends to sell all, or any portion, of a cemetery, the cemetery manager for the cemetery is to ensure that an audit is undertaken, in accordance with [section 87\(1\)](#) , in respect of the cemetery within 6 months of the publication of the notice under [section 52\(1\)\(a\)](#) in respect of the proposed sale.

54. Application for certificate of compliance in respect of proposed sale

- (1) After publishing a notice under [section 52\(1\)\(a\)](#) in respect of the proposed sale of all, or any portion, of a cemetery, the cemetery manager for the cemetery must apply to the regulator for a certificate of compliance in respect of the proposed sale.
- (2) An application to the regulator under [section 52\(1\)\(c\)](#) –
- (a) is to be in an approved form; and
 - (b) must be accompanied by –
 - (i) a copy of the notice published in accordance with [section 52\(1\)\(a\)](#) in respect of the proposed sale; and
 - (ii) a copy of the audit, undertaken in accordance with [section 53](#) ; and
 - (iii) a copy of any information provided under [section 52\(2\)\(c\)](#) in respect of the cemetery; and
 - (iv) any other information that the regulator considers relevant to the application; and
 - (v) the relevant prescribed fee, if any.
- (3) Before determining an application under [section 52\(1\)\(c\)](#) , the regulator may consider one or more of the following matters in respect of the application:
- (a) the location and condition of the cemetery, or portion of the cemetery, proposed to be sold;
 - (b) whether, at the time of the application, the cemetery, the records of the cemetery and the maintenance of the cemetery comply with the requirements of the Act;
 - (c) whether the proposed sale of the cemetery may be prejudicial to public health or public safety;
 - (d) any other matter that the regulator considers relevant to determining the application.
- (4) After receiving an application under [section 52\(1\)\(c\)](#) , the regulator may –
- (a) approve the application subject to any conditions that the regulator thinks fit; or

- (b) refuse to approve the application; or
- (c) request further information from the relevant cemetery manager and, after receiving the requested information –
 - (i) approve the application subject to any conditions that the regulator thinks fit; or
 - (ii) refuse to approve the application.
- (5) If the regulator has not determined an application of a cemetery manager under [section 52\(1\)\(c\)](#) within 60 days after receiving the application, the regulator is to provide the cemetery manager with such information as to the status of the application as the regulator thinks fit.

55. Certificate of compliance

- (1) If the regulator approves an application of a cemetery manager in accordance with [section 54\(4\)\(a\)](#) , the regulator is to issue to the cemetery manager a certificate in respect of the proposed sale.
- (2) A certificate of compliance issued under [subsection \(1\)](#) –
 - (a) is to be in an approved form; and
 - (b) is to specify the conditions imposed on the certificate, if any.
- (3) A certificate of compliance issued under [subsection \(1\)](#) has effect –
 - (a) for such period as is specified in the certificate of compliance; or
 - (b) if no period is specified in the certificate of compliance, for the period of 12 months immediately following its issue.
- (4) A decision of the regulator, under [section 54\(4\)\(a\)](#) , to impose a condition on a certificate of compliance is a reviewable decision for the purposes of the [Magistrates Court \(Administrative Appeals Division\) Act 2001](#) .

56. Refusal to issue certificate of compliance

- (1) If the regulator refuses an application of a cemetery manager in accordance with [section 54\(4\)](#) , the regulator is to notify the cemetery manager in writing of –
 - (a) the refusal; and
 - (b) the reasons for that refusal; and
 - (c) the cemetery manager’s right to apply for a review of the decision to refuse the application, in accordance with the [Magistrates Court \(Administrative Appeals Division\) Act 2001](#) .
- (2) A decision of the regulator, under [section 54\(4\)](#) , to refuse an application is a reviewable decision for the purposes of the [Magistrates Court \(Administrative Appeals Division\) Act 2001](#) .

57. Notification of decision to not sell cemetery

If a person publishes a notice under [section 52\(1\)\(a\)](#) in respect of his or her intention to sell all, or a portion, of a cemetery and the person no longer intends to sell the cemetery, the person must notify the regulator of that fact as soon as practicable after making the decision to not sell the cemetery.
Penalty: Fine not exceeding 20 penalty units.

Subdivision 3 - Sale of cemetery

58. Cemetery disclosure document

- (1) A cemetery manager intending to sell all, or any portion, of a cemetery under this Part must ensure that the proposed purchaser under a contract for sale of the

cemetery receives a document disclosing the information specified in [subsection \(2\)](#) –

- (a) if the contract is in writing, at least 48 hours before the contract is entered into; or
- (b) if the contract is not in writing, at least 48 hours before ownership of all, or any portion, of the cemetery is transferred in accordance with the contract.

Penalty: Fine not exceeding 50 penalty units.

(2) A document disclosing information under [subsection \(1\)](#) is to be in an approved form and include the following information:

(a) a statement specifying –

(i) that, on the transfer of the ownership of the cemetery, the proposed purchaser is the cemetery manager for the cemetery; and

(ii) that, as the cemetery manager for the cemetery, the proposed purchaser would hold the cemetery on trust in accordance with this Act; and

(iii) the other obligations under this Act that would apply to the proposed purchaser as cemetery manager for the cemetery;

(b) the number of persons who have been granted one of the following rights, in respect of the cemetery, that is yet to be fulfilled:

(i) an exclusive right of burial;

(ii) an exclusive right granted under [section 85](#) ;

(iii) a grant in fee of an interment plot;

(iv) a grant for a term of an interment plot;

(c) the number of agreements under [section 39\(3\)](#) in force in respect of a vault, grave or monument within the cemetery and the obligations imposed on the cemetery manager of the cemetery under the agreement;

(d) the provisions made in respect of the cemetery, in accordance with [section 36](#) , for the purposes specified in that section;

(e) a statement that, on the transfer of the ownership of the cemetery, the proposed purchaser is required to fulfil each of the rights specified in [paragraph \(b\)](#) , or the agreements referred to in [paragraph \(c\)](#) , in respect of the cemetery, whether or not the person holding the right was included in the number of persons provided under that paragraph;

(f) a statement that the audit undertaken in respect of the cemetery, in accordance with [section 53](#) , is available to the proposed purchaser as specified;

(g) any other prescribed information.

(3) A cemetery manager must not knowingly provide false or misleading information to a proposed purchaser under this section.

Penalty: Fine not exceeding 100 penalty units.

59. Implied term in contract of sale for cemetery

It is an implied term in each contract for the sale of all, or any portion, of a cemetery under this Part that, before the ownership of the cemetery can be transferred under the contract, the proposed purchaser must be approved under [section 32](#) as the cemetery manager for the cemetery.

60. Contract continues in certain circumstances

If –

(a) a contract for the sale of all, or any portion, of a cemetery to which this Part applies has been entered into by a proposed purchaser; and

(b) the proposed purchaser has applied under [section 32](#) to be approved as the cemetery manager for the cemetery and that application has not been determined before ownership of the cemetery is to be transferred under the contract –

the contract is taken to have remained in force until the application under [section 32](#) has been determined under that section and, if the application has been approved, the contract has been settled, unless the contract is earlier terminated by either party in accordance with the contract.

61. Notification to regulator of sale of cemetery

Within 30 days after ownership of all, or any portion, of a cemetery has been transferred in accordance with a contract to which this Part relates, the new owner of the cemetery under the contract must –

- (a) notify, in an approved form, the regulator of the transfer of the ownership; and
- (b) notify, in writing, each person who holds an exclusive right of burial or exclusive right under [section 85](#), in respect of the cemetery, that is yet to be fulfilled that the new owner is now the cemetery manager of the cemetery; and
- (c) publish, in the prescribed manner, a notice containing the prescribed information in relation to the sale of the cemetery.

Penalty: Fine not exceeding 20 penalty units.

62. Effect of sale of cemetery

(1) On transfer of the ownership of all, or any portion, of a cemetery in accordance with a contract to which this Part relates, the person who is the owner of the cemetery after the transfer is the cemetery manager for the cemetery.

(2) The Recorder, within the meaning of the [Land Titles Act 1980](#), must not register a transfer, under that Act, involving a cemetery to which this Part applies unless the Recorder is satisfied that –

(a) the sale of the cemetery, to which the transfer relates, was approved under [section 54\(4\)](#); and

(b) the person to whom the ownership of the cemetery is to be transferred was approved under [section 32](#) as the cemetery manager for the cemetery.

(3) For the purposes of [subsection \(1\)](#) –

(a) evidence that the regulator has approved the person, to whom the ownership of the cemetery is to be transferred, under [section 32](#) as the cemetery manager for the cemetery is evidence that the sale of that cemetery was approved under [section 54\(4\)](#); and

(b) the Recorder, within the meaning of the [Land Titles Act 1980](#), may rely on the notice in writing by the regulator under [section 32](#) (7), approving the person as the cemetery manager for the cemetery, as evidence of the matters referred to in [paragraph \(a\)](#).

18.2 Kempton Community Health Centre – Tasmania Police

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 28 APRIL 2021

ISSUE

Council to consider a proposal to allow temporary occupancy of one treatment room within the Kempton Community Health Centre as an Office for Tasmanian Police.

BACKGROUND

The Kempton Community Health Centre consists of two treatment rooms, plus a reception area and an open space suitable for small scale meetings.

DETAIL

Tasmania Police are currently undertaking refurbishment of the Kempton Police Station. In addition, it is planned to construct, or provide a stand-alone building separate to the residence, which can be used as an office and for general policing activities.

Pending the completion of these works, Tasmania Police have enquired whether Council can allocate one of the treatment rooms for this purpose. It is anticipated that this could take between 6 to 12 months.

Human Resources & Financial Implications – rental amount has not been confirmed pending 'in-principle' consideration of the proposal.

Community Consultation & Public Relations Implications – to be considered. The Kempton Primary School, and the Education Department, has confirmed that there are no issues with the proposal from their perspective.

Policy Implications – N/A.

Priority - Implementation Time Frame – Immediate. Pending a response and/or comment from Council.

DECISION

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

THAT:

- a) Initially, it would be Council's preference to identify an alternative premises;
- b) However, should this not be possible, then a further understanding of the planned use would assist Council to give more detailed consideration of this proposal.

CARRIED

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

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

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

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

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

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

There were no members of the public in attendance.

9.2 Permission to Address Council

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

- Anthony McConnon – Southern Central Subregion Workforce Development Project Deputy General Manager, Andrew Benson, as Project Manager of the Workforce Development Project, provided an introduction to the project, which is a collaboration between Southern Midlands Council, Central Highlands Council, Derwent Valley Council and Brighton Council. Anthony undertook the presentation.

A copy of Mr McConnon's presentation is included as an enclosure for information and noting.

SOUTHERN CENTRAL SUBREGION WORKFORCE DEVELOPMENT PROJECT

SOUTHERN MIDLANDS COUNCIL

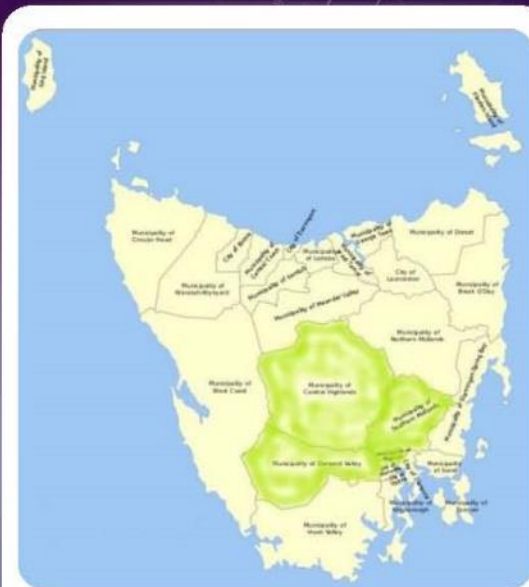
28TH APRIL 2021



Southern Central Subregion Workforce Development Project

Project Summary YTD

• Commencement Date	7th September 2020
• Industry & Employer Meetings	329
• Roles filled	98
• Apprenticeships / Traineeships	14
• Pre Employment Sessions	21
• Individual Training Courses	19
• Subregion shop fronts	366



Southern Central Subregion Workforce Development Project

- **Assisting Campania and Oatlands District Schools**
 - Construction Safe Program - White Card (37 students)
 - RSA (8 students)
- **Remote Coffee Training**
 - Old Kempton Distillery – Pilot (successful)
- **Shearing Program**
 - Developing pools of available workers
- **Training Venues**
 - Levendale School
- **Bridgewater Bridge**
 - Speaking with State Growth / McConnell Dowell / CPB / RTO's

SOUTHERN
MIDLANDS
COUNCIL



SOUTHERN MIDLANDS COUNCIL

SOUTHERN MIDLANDS COUNCIL

DERWENT VALLEY COUNCIL

central highlands COUNCIL

Southern Central Subregion Workforce Development Project

Southern Central Workforce Development

Create @Username · Community

Edit Send Email

SOUTHERN MIDLANDS COUNCIL

Anthony McConnon
Workforce Development Coordinator at Southern Central Subregion
Tasmania, Australia · 500+ connections · Contact info

Open to Add profile section More...

bakery.
stay.
drink.
eat.

southern_central_subrn · Following
The Randi Tasmania

southern_central_subregion I just had the pleasure to meet Doug Peters at the Kerstin Hotel in Oatlands. Doing fantastic things to this venue. Will keep you updated. Fantastic coffee, too so call in if

1 like
PETER S, BIR

Add a comment

Project Assistant - Gemma Winton



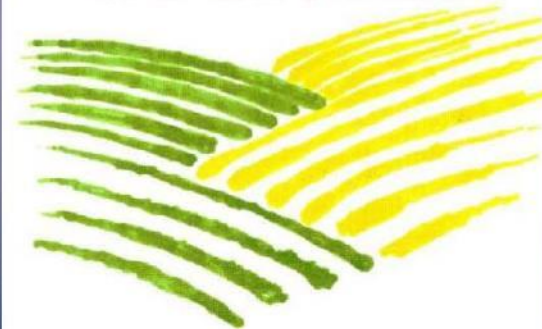
SOUTHERN
MIDLANDS
COUNCIL



State Election

- **\$1.6 M pledged by the Liberal Government to expand the project and establish an employment hub.**
- **An additional \$20M in “add ons.”**
 - CRM
 - Transport
 - Training
 - Staff
 - Office / Hub
- **\$500K pledged by Labor with no detail.**

SOUTHERN
MIDLANDS
COUNCIL



Rebekah Pearce – Assistant Safety Advisor



SOUTHERN
MIDLANDS
COUNCIL



**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 (DA2020/164) for Distillery Structures & Works at 99 High Street, Oatlands owned by Lake Frederick Inn Pty Ltd

Certificate of Title number: 240022/1

File Reference: 584239

AUTHOR PLANNING OFFICER (LOUISA BROWN)

DATE 28 April 2021

Enclosures:

*Development Application documents
Representation*

PROPOSAL

Dasco Australia Pty Ltd, on behalf of Lake Frederick Inn Pty Ltd, have applied for a Permit under the *Land Use Planning and Approvals Act 1993* ("the Act") for Distillery Structures & Works on land at 99 High Street, Oatlands, to the rear of the former Lake Frederick Inn. The proposal includes several structures, some of which are necessary additions to the existing approved whiskey distillery, others are proposed to facilitate the production of peated whiskey.

In April 2018 Council agreed to initiate a planning scheme amendment to change the zoning of part of 99 High Street from General Residential Zone to General Business Zone to allow for an application for a Distillery to be made. The rezoning was approved by the Tasmanian Planning Commission and came into effect on the 7th September 2018.

An application (DA2018/90) for a Whisky distillery with associated visitor services (retail, tours, tastings) and Food services (cafe) was lodged under the *Southern Midlands Interim Planning Scheme 2015* ("the Planning Scheme") and approved 19th December 2018, with subsequent amendments made to the Permit on 24th September 2019 and 11th December 2020.

The land at 99 High Street is zoned General Business falls within the Callington Heritage Precinct and is listed on the Tasmanian Heritage Register. The Tasmanian Heritage Council have been referred the application and responded on 22nd December 2020 stating that they have no interest in the application.

Under the Planning Scheme the proposal is defined as use and development under the Resource Processing use class. The proposal is to be assessed against the provisions

of the use and development standards of the General Business Zone and applicable Codes. These matters are described and assessed in this report.

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

The Council gave notice of the application for public comment for 14 days. During the notification period one (1) representation was received and is considered below.

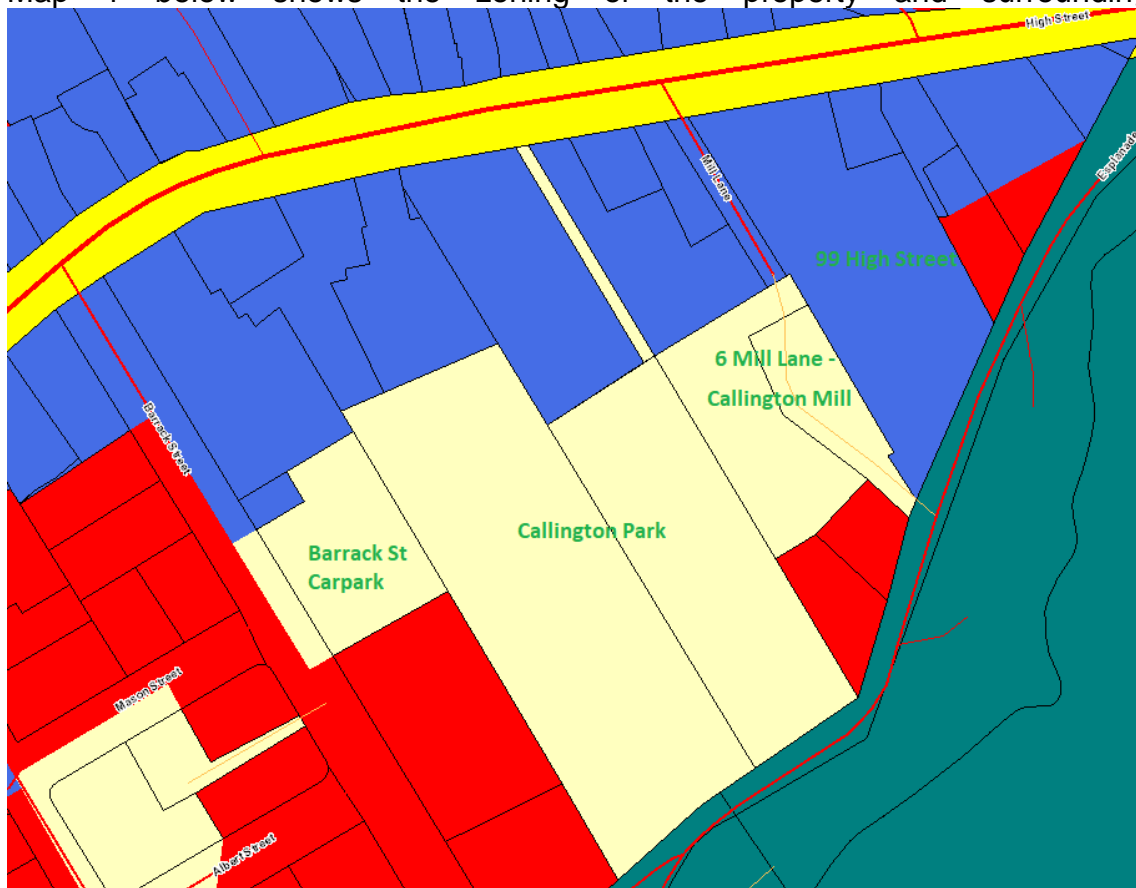
This report will assess the proposal against the relevant provisions of the Act and the Scheme. It is recommended that Council approve the proposal.

THE SITE

The proposed use and development relates to the property at 99 High Street, Oatlands, which extends from High Street through to the Esplanade. The property is currently developed with the heritage listed former Lake Frederick Inn which is a two storey Georgian brick and sandstone building currently used as a dwelling. There are also two outbuildings including a heritage listed carriage house and associated gardens, all located towards the High Street end of the property. No changes to the current use or development is proposed for the Lake Frederick Inn and associated outbuildings. The distillery development is located at the southern end of the site, access is via an existing vehicular access from the Esplanade. The property is fenced with a dry stone wall along the Esplanade and the western side boundary to Callington Mill.

The proposed distillery structures are located to the south of the existing distillery building, adjacent to the Esplanade and the entrance into Callington Mill.

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

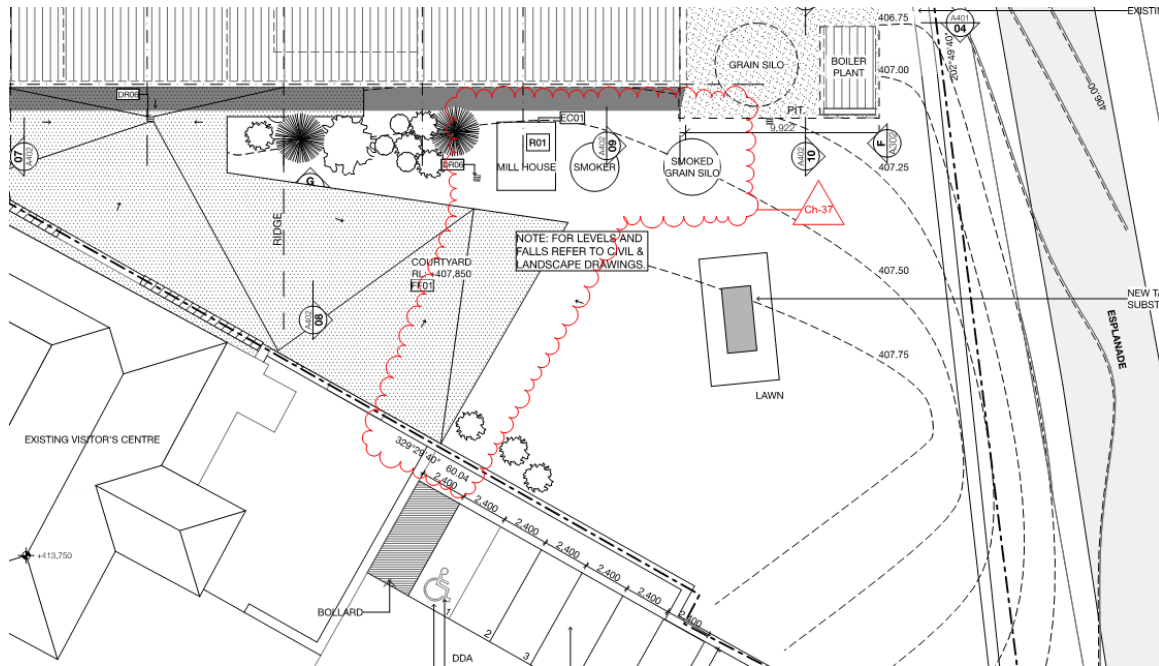


Map 1_ The subject land is located in the General Business Zone (blue) Nearby properties zoned General Residential (red) adjoining the site and Lake Dulverton is zoned

Environmental Management (green). The site and surrounding features are labelled in green (Source: LISTmap).



Map 2 _ Aerial image of the subject land and surrounding area. The development site is marked with a star (Source: LISTmap).



Map 3 _ Site Plan of the proposal. (Source: Cumulus Studio).

THE APPLICATION

The application has been submitted with plans and supporting documentation describing the proposal and addressing planning requirements, to accompany the Development Application form. The application includes the following documents:

- Environmental Effects Report – ERA Planning, February 2021;
- Architectural plans – Cumulus Studio;
- Alan Ruddock Mill Manufacturer;
- Falcon Chain Conveyor: and
- Kolmark engineering plans for Peat Smoker.

General description

The proposal includes four (4) additional structures, these are as follows:

- Roll Mill House for milling the grain. This will be a square structure approximately 5.7m high of face brick walls matching the distillery walls with no articulation of fenestration;
- Peat Smoker for smoking the grain. This will be a stainless steel ‘silo’, 4 metres tall adjacent to the proposed mill house;
- Smoked grain silo for storing the smoked grain. This will be a galvanised finished silo, 6.0 metres high adjacent to the existing (approved) galvanised silo.
- These three proposed pieces of infrastructure will be connected by pipework just above them, which contains the chain conveyor: and
- Waste draff tank for storing spent grain prior to its removal off site. This will be a galvanised iron tank located on a stand (already in-place).

The Roll Mill House, Peat Smoker and Smoked grain silo structures will be located to the ‘upper terrace’ to the south of the existing distillery building. The waste draff tank is located on the lower terrace near the eastern wall of the distillery building, within close proximity to the existing site vehicular entrance.

The mill house and draff tank are necessary additions to the existing approved whiskey distilling process. The peat smoker and smoked grain silo are proposed to facilitate the production of peated whiskey.

Heritage

The property 99 High Street is listed on the Tasmanian Heritage Register and in the Southern Midlands Planning Scheme 2015. The site and the adjacent Callington Mill is also protected as part of the Callington Heritage Precinct.

The application documents include a photomontage of the proposed structures, taking into consideration key views of Callington Mill from the Esplanade. There is also further information in the architects drawings provided with the application documents.

The Tasmanian Heritage Council have been referred the application and responded on 22nd December 2020 stating that they have no interest in the application.

Southern Midlands Council Heritage Officer has also provided an assessment of the application and has concluded that the proposal, as freestanding infrastructure away from

the heritage building (99 High Street), has no impact upon any heritage fabric and that the proposal does not have an unreasonable impact upon the setting of the Callington Mill complex as per of the Callington Mill Heritage Precinct.

Odour & Emissions

Noise and odour generation on the site will include the following sources:

Roll Mill House

The roll mill house will mill grain twice a day for approximately 1 hour at a time. The roll mill house will generate a maximum noise output of 70dBA at 1m from the roll mill, not taking into account the noise mitigating effect of the mill house building. The mill is therefore unlikely to be audible.

The roll mill will be operated during the distillery's previously approved operating hours (planning permit DA2018/90), with the likely operation of the roll mill to occur between the hours of 7am and 5pm.

It is considered highly unlikely that the roll mill process will produce any discernible odour.

Conveyor System

The conveyor system will be used to convey malt between the silos, the peat smoker, the roll mill, and the distillery building. The chain conveyor will operate for a maximum of 1 hour four times per day, likely between the hours of 7am and 5pm or as permitted under the approved operating hours for the distillery (planning permit DA2018/90).

The conveyor system is fully enclosed, and the conveyor system motor will be housed inside the roll mill house enclosure, reducing the potential for offsite noise generation. As the system is fully enclosed, odour emissions during operations are very unlikely.

Peat Smoker

The peat smoker will operate at very low temperatures, therefore odours will largely dissipate whilst inside the smoker unit itself. The majority of the smoke and odour will be scrubbed out during the peating process, with the remaining smoke quantity less than a household wood fire.

Peat smoking will occur three days per week and take approximately 6 hours, commencing at 9am and finishing at 3pm.

Grain

The proposed introduction of additional equipment does not require any additional grain to operate. Once processed, the waste grain (mash) will be transferred to a large bin known as the waste draff tank. This will be removed on the same day of mashing by a local farmer to use as animal feed. This process remains unchanged from that approved under the initial planning permit for the distillery (planning permit DA2018/90).

Peat

Peat will be sourced from a registered peat field in the highlands of Tasmania and will be stored in an onsite sealed container prior to use. Storage of peat prior to use is not expected to generate odour nuisance as odours will not be discernible outside of the storage device.

Used peat will be combined with the used mash and disposed of to a local agricultural operation for use as animal feed. Used peat will typically be removed from site daily. Alternatively, where this is not possible, peat will be stored in sealed containers to eliminate the potential for offsite odour generation.

Water

No additional liquid waste will be produced through the peated whiskey process, with liquid waste disposal to remain as previously approved in the initial planning permit for the distillery (planning permit DA2018/90).

Vehicle trips

No additional heavy vehicle movements will be required for the ongoing use of the proposed grain conditioning equipment. The delivery of peat will be via light vehicle and/or coordinated with other deliveries.

USE/DEVELOPMENT DEFINITION

The proposed use and development is defined, under the Planning Scheme, as Resource Processing (for a whisky distillery). The use is Discretionary in the General Business Zone.

Use/Development Status under the Planning Scheme

Due to the status of ‘Resource processing’ in the zone, the application must be considered at the discretion of the Council. Further discretions are generated by the application of the Historic Heritage Code.

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

PUBLIC NOTIFICATION AND REPRESENTATIONS

The application was advertised from the 12th March 2021 until 26th March 2021, for fourteen (14) days. During this period Council received one (1) representation was received and is detailed in the table below.

Representation	Council Officer Comment Commentary
<i>The proposed location of the smoker, smoked grain silo and grain silo between the distillery building and the original miller’s house (formerly visitor centre) would be within view of our property and the heritage precinct. The proposed height and appearance of the structures with the accompany piping works would be ugly and unsightly. The proposed brick building in front of these structures which is called “mill house” is not a house at all. It is like a brick bunker to obscure the appearance of the silos and smoker.</i>	<p>The proposed infrastructure is visible in glimpses from a small portion of the representor’s property; however its presence is not considered to provide any detriment to any key views they may have to the more significant landmark Callington Mill buildings therefore the amenity/visual impart from their overall property is considered minimal.</p> <p>The proposed screening softens the appearance of the structures in a traditional material, which is considered</p>

<i>This in itself is an acknowledgement by the developer that the structures are an eyesore and need to be camouflaged.</i>	beneficial as the materials proposed are traditional for the use.
<i>There are also a number of other items which have been completed without appearing on any plans or obtaining a planning permit.</i>	The plans submitted as part of this application are clearly marked with red 'clouds' depicting exactly what is included in this application (and therefore considered here).
<i>Why weren't the proposed structures included on the original planning application. It appears that the developer's strategy was get the building approved and constructed and then make this application as a necessary inclusion for the distillery to be able to operate.</i>	The applicant is entitled to seek approval for amended plans for the site. The current process is the correct means by which to do so for these proposed additional works and by which these can be considered against the provisions of the planning scheme with appropriate public participation.
<i>The whole process seems unprofessional. The history of re-zoning from a heritage overlay to allow a commercial private development to occur is incredible. Also giving a private developer a lease on the Callington Mill complex is also incredible in view of the \$5million dollars granted by the State and Federal Governments to restore the complex. At that time there was a commitment that the mill would continue to operate and the public would have continual access to the mill. This has now ceased and is a [?] on the public and both State and Federal Government grants.</i>	The history and nature of the leasehold, public access and expenditure of public funds on previous restoration is not a planning consideration.

ASSESSMENT - THE SOUTHERN MIDLANDS INTERIM PLANNING SCHEME

General Business Zone

The site is located in the General Business Zone. The proposal is considered against the Zone purpose statements as follows:-

Zone Purpose Statement	OFFICER COMMENT
<p>21.1.1.1 To provide for business, community, food, professional and retail facilities serving a town or group of suburbs.</p>	<p>The proposed structures, some of which are necessary in the production of whiskey distilling, will provide a facility that will attract visitors while also providing services that can be enjoyed by locals.</p>

	Overall, the proposal will further the General Business Zone purpose.
21.1.1.2 To ensure the rural service centres provide for the daily and weekly needs of the community.	Provision of a modern distillery and associated services will support the regional service centre through visitor attraction, direct employment and services that can be enjoyed by locals.
21.1.1.3 To provide for a mix of retail and office based employment servicing the local area, the broader rural region and the tourism market, including at least one supermarket and a range of specialty shops.	The distillery will provide an opportunity for employment in Oatlands and will also support the operation of the Callington Mill site, returning this employment to the town.
21.1.1.4 To provide a safe, comfortable and pleasant environment for workers, residents and visitors through the provision of high quality urban spaces and urban design.	The distillery building and the proposed structures provide an, architectural designed building sited to form an integrated visitor attraction with the adjoining Callington Mill precinct. The design has been informed by the heritage values of the area and contributes to improving urban design and connectivity of important spaces in Oatlands.

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

Use Standards		
21.3.1 Hours of Operation		
To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Hours of operation of a use within 50 m of a residential zone must be within: (a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive; (b) 7.00 am to 9.00 pm Sundays and Public Holidays.	P1 Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.	<i>The proposed hours of operation for the structures are in line with those in the approved Planning Permit for the Distillery (DA2018/90)</i> <i>Monday to Saturday 6:00 a.m. to 10:00 p.m. Sunday and State-wide public holidays 7:00 a.m. to 9:00 p.m.</i> <i>Commercial vehicle movements are in line with those in the approved</i>

<p>except for office and administrative tasks.</p>		<p><i>Planning Permit for the Distillery (DA2018/90), any additional deliveries for Peat will be timed to coincide with general deliveries at the distillery.</i></p> <p><i>The proposal complies with the Acceptable Solution.</i></p>
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21.3.2 Noise

To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <p>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</p> <p>(c) 65dB(A) (LAm_{ax}) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p>	<p>P1</p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p>	<p><i>The noise generating activities and equipment that form part of the proposal are described in the Application section of this report.</i></p> <p><i>Generally, the operation of the distillery itself and the proposed structures is expected to be well below the noise level stated in the Acceptable Solution.</i></p> <p><i>The proposal complies with the Acceptable Solution.</i></p>

Noise levels are to be averaged over a 15 minute time interval.		
<p>21.3.3 External Lighting To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>External lighting within 50 m of a residential zone must comply with all of the following:</p> <p>(a) be turned off between 11:00 pm and 6:00 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</p>	<p>P1</p> <p>External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:</p> <p>(a) level of illumination and duration of lighting;</p> <p>(b) distance to habitable rooms in an adjacent dwellings.</p>	<p><i>There is no lighting proposed with this application.</i></p>
<p>21.3.4 Commercial Vehicle Movements To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:</p> <p>(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 7.00 am to 9.00 pm Sundays and public holidays.</p>	<p>P1</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p>	<p><i>All commercial vehicle movements will occur within the specified hours, in compliance with A1.</i></p> <p><i>The proposal complies with the Acceptable Solution.</i></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>	
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Development Standards

21.4.1 Building Height

To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Building height must be no more than:</p> <p>9 m.</p>	<p>P1</p> <p>Building height must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be compatible with the scale of nearby buildings;</p> <p>(c) not unreasonably overshadow adjacent public space;</p> <p>(d) allow for a transition in height between adjoining buildings, where appropriate;</p>	<p><i>All proposed structures are less than 9m high, therefore the acceptable solution is met.</i></p> <p><i>The proposal complies with the Acceptable Solution.</i></p>

<p>A2</p> <p>Building height within 10 m of a residential zone must be no more than 8.5 m.</p>	<p>P2</p> <p>Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.</p>	<p><i>No part of the building is within 10m of a residential zone, complying with the Acceptable Solution.</i></p> <p><i>The proposal complies with the Acceptable Solution.</i></p>
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21.4.2 Setback

To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Building setback from frontage must be parallel to the frontage and must be no more than:</p> <p>nil m, if fronting High Street,</p> <p>3 m, if fronting any other street.</p>	<p>P1</p> <p>Building setback from frontage must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</p> <p>(c) enhance the characteristics of the site, adjoining lots and the streetscape;</p> <p>(d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created;</p>	<p><i>The structures will be setback more than 3m from Esplanade frontage.</i></p> <p><i>Consideration against the Performance Criteria is therefore required.</i></p> <p><i>(a) There are no Desired Future Character Statements for the zone.</i></p> <p><i>(b) The setback of existing buildings along the Esplanade is highly variable, the proposed setback is within the existing range.</i></p> <p><i>(c) The proposed setback provides for the operational needs of the site.</i></p> <p><i>(d) The proposed structures break up the southern elevation of the distillery building.</i></p> <p><i>(e) Not applicable.</i></p>

	<p>(e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.</p>	<p><i>The proposal complies with the Performance Criteria.</i></p>
<p>A2</p> <p>Building setback from a residential zone must be no less than:</p> <p>(a) 5 m;</p> <p>(b) half the height of the wall,</p> <p>whichever is the greater.</p>	<p>P2</p> <p>Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots,</p> <p>taking into account aspect and slope.</p>	<p><i>The setback of the proposed structures complies with the Acceptable Solution.</i></p> <p><i>The proposal complies with the Acceptable Solution.</i></p>

21.4.3 Design		
To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level façade;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p>	<p>P1</p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <p>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</p> <p>(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</p> <p>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so</p>	<p><i>Assessment against the performance criteria is required.</i></p> <p><i>(a) Not applicable for the proposed structures.</i></p> <p><i>(b) Not applicable for the proposed structures.</i></p> <p><i>(c) Acceptable solution met.</i></p> <p><i>(d) The Roll Mill House provides a screen for the Grain Mill.</i></p> <p><i>(e) Not applicable.</i></p> <p><i>(f) The design does not include any awnings or shutters.</i></p> <p><i>(g) Not applicable.</i></p> <p><i>The proposal complies with the Performance Criteria.</i></p>

<p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p>	<p>as to have insignificant visual impact;</p> <p>(f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</p> <p>(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</p> <p>(h) be consistent with any Desired Future Character Statements provided for the area.</p>	
<p>A2</p> <p>Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>P2</p> <p>No Performance Criteria.</p>	<p><i>The external materials of the Roll Mill House will be in keeping to those approved in the Distillery Permit (DA2018/90).</i></p> <p><i>The proposal complies with the Acceptable Solution.</i></p>

21.4.4 Passive Surveillance		
To ensure that building design provides for the safety of the public.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade;</p> <p>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade;</p> <p>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p>	<p>P1</p> <p>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <p>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</p> <p>(b) locate windows to adequately overlook the street and adjoining public spaces;</p> <p>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</p> <p>(d) locate external lighting to illuminate any entrapment spaces around the building site;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</p>	<p><i>Not applicable as the proposal is for Structures, not buildings.</i></p>

(f) provide well-lit public access at the ground floor level from any external car park.	(g) provide for sight lines to other buildings and public spaces.	
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21.4.5 Landscaping

To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Landscaping must be provided for sites for non-residential use along the frontage for at least 50% of the frontage width, except if front setback is less than 1 m in which case no landscaping is necessary.</p>	<p>P1</p> <p>Landscaping must be provided to satisfy all of the following:</p> <p>(a) enhance the appearance of the development;</p> <p>(b) provide a range of plant height and forms to create diversity, interest and amenity;</p> <p>(c) not create concealed entrapment spaces;</p> <p>(d) be consistent with any Desired Future Character Statements provided for the area.</p>	<p><i>A condition is included in the recommendation to require a full detailed landscaping plan prior to construction to meet P1.</i></p> <p><i>The proposal complies will comply with the Performance Criteria.</i></p>

<p>A2</p> <p>Along a boundary with a residential zone landscaping must be provided for a depth no less than:</p> <p>2 m.</p>	<p>P2</p> <p>Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.</p>	<p><i>A condition is included in the recommendation to require a full detailed landscaping plan prior to construction to meet P1.</i></p> <p><i>The proposal complies with the Performance Criteria.</i></p>
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21.4.6 Outdoor Storage Area

To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <p>(a) be located behind the building line;</p> <p>(b) all goods and materials stored must be screened from public view;</p> <p>(c) not encroach upon car parking areas, driveways or landscaped areas..</p>	<p>P1</p> <p>Outdoor storage areas for non-residential uses must satisfy all of the following:</p> <p>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</p> <p>(b) not encroach upon car parking areas, driveways or landscaped areas.</p>	<p><i>The structures, especially the grain silo and the draff tank will be visible from the Esplanade frontage.</i></p> <p><i>These structures are not screened, as they reflect the design reference of the rural character of Oatlands and surrounds. This is considered appropriate given the size and nature of the silo in this context.</i></p> <p><i>The proposal complies with the Performance Criteria and the objective of the standard..</i></p>

21.4.7 Fencing		
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Fencing must comply with all of the following:</p> <p>(a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage;</p> <p>(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m;</p> <p>(c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.</p>	<p>P1</p> <p>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following:</p> <p>(a) the height of the fence;</p> <p>(b) the degree of transparency of the fence;</p> <p>(c) the location and extent of the fence;</p> <p>(d) the design of the fence;</p> <p>(e) the fence materials and construction;</p> <p>(f) the nature of the use;</p> <p>(g) the characteristics of the site, the streetscape and the locality, including fences;</p> <p>(h) any Desired Future Character Statements provided for the area.</p>	<p><i>Not applicable, no fencing is proposed.</i></p>

Road and Railway Assets Code

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

Use Standard		
E5.5.1 Existing road accesses and junctions		
To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.	P3 Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to: (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature and efficiency of the access or the junction; (d) the nature and category of the road; (e) the speed limit and traffic flow of the road; (f) any alternative access to a road; (g) the need for the use; (h) any traffic impact assessment; and (i) any written advice received from the road authority.	<i>The proposals will not increase vehicle movements to 40 vehicle movements per day or increase by more than 20%.</i> <i>The proposal complies with the Performance Criteria.</i>

Parking and Access Code

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

Use Standard

E6.6.1 Number of Car Parking Spaces

To ensure that:

- (a) there is enough car parking to meet the reasonable needs of all users of a use or development, taking into account the level of parking available on or outside of the land and the access afforded by other modes of transport.
- (b) a use or development does not detract from the amenity of users or the locality by:
 - (i) preventing regular parking overspill;
 - (ii) minimising the impact of car parking on heritage and local character.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 The number of on-site car parking spaces must be:</p> <p>(a) no less than the number specified in Table E6.1.</p> <p>except if:</p> <p>(i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p>	<p>P1 The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:</p> <p>(a) car parking demand;</p> <p>(b) the availability of on-street and public car parking in the locality;</p> <p>(c) the availability and frequency of public transport within a 400m walking distance of the site;</p> <p>(d) the availability and likely use of other modes of transport;</p> <p>(e) the availability and suitability of alternative arrangements for car parking provision;</p> <p>(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;</p> <p>(g) any car parking deficiency or surplus associated with the existing use of the land;</p>	<p><i>The proposals do not require any changes to the approved number of car parking spaces as detailed in Planning Permit DA2018/90.</i></p>

	<p>(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;</p> <p>(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;</p> <p>(j) any verified prior payment of a financial contribution in lieu of parking for the land;</p> <p>(k) any relevant parking plan for the area adopted by Council;</p> <p>(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;</p>	
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Historic Heritage Code

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

In this case the subject properties are listed on the Tasmanian Heritage Register and are located within the Callington Heritage Precinct.

The Comments in the assessment below have been made by the Council’s Heritage Officer.

Development Standards for Heritage Places

The objectives of **E13.7.2** of the Historic Heritage Code apply and are aimed at ensuring that development at a heritage place is:

- (a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and
- (b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.

In achieving the objectives, the following Performance Criteria must be satisfied:

E.13.7.2 – Building and Works other than Demolition (note that there are no Acceptable Solutions for this Clause – excluding fencing which is not applicable in the current case).	
Performance Criteria	Comments
<p>P1 Development must not result in any of the following:</p> <ul style="list-style-type: none"> (a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes; (b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place. 	<p>a) As per the discussion above the proposal is considered acceptable as additional infrastructure associated with the approved Callington Mill Distillery and has been designed and sited in a similar tenor to that already approved in a way which is considered to have negligible additional impact upon the values of the place (noting that these items are distant from the heritage place itself (i.e. the former Lake Frederick Inn).</p> <p>b) The proposal does not result in damage or loss of any significant landscape elements.</p> <p>It is concluded that the proposal adequately meets this Performance Criterion.</p>
<p>P2 Development must be designed to be subservient and complementary to the place through characteristics including:</p> <ul style="list-style-type: none"> (a) scale and bulk, materials, built form and fenestration; (b) setback from frontage; (c) siting with respect to buildings, structures and listed elements; 	<p>The proposed additional infrastructure will be situated distant to the former Lake Frederick Inn and stables with the distillery building in between, therefore a degree of subservience comes with this distance and the heritage item remains the dominant element addressing High Street.</p> <p>It is concluded that the proposal adequately meets this Performance Criterion.</p>

(d) using less dominant materials and colours.	
P3 Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.	<p>The proposed infrastructure utilises a materials palette including recycled-look brick (in a traditional bond) and galvanised iron which is considered to responsive to the heritage character of the place. Whilst the smaller stainless-steel tank is not as appropriate, its location and proposed screening is considered to adequately mitigate that impact.</p> <p>It is concluded that the proposal adequately meets this Performance Criterion.</p>
P4 Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.	<p>No extensions to existing buildings are proposed.</p> <p>This performance Criterion is not applicable.</p>
P5 New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.	<p>No front fencing is proposed.</p> <p>This performance Criterion is not applicable.</p>

Overall, it is considered that the proposal adequately meets the objectives of Clause E.13.7

The objectives of **E13.8.2** of the Historic Heritage Code apply and are aimed at ensuring that development at a heritage place is sympathetic to the character of the precinct.

In achieving the objectives, the following Performance Criteria must be satisfied (note that this is to be read in conjunction with the statements of significance, design criteria and conservation policies below):

E.13.8.2 – Building and Works other than Demolition (note that there are no Acceptable Solutions for this Clause – excluding fencing which is not applicable in the current case).	
Performance Criteria	Comments
P1. Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.	As per the discussion in the table below against each of the statements of significance for the Callington Mill Heritage Precinct, the proposal will not result in any unreasonable

	<p>adverse heritage impact upon that significance.</p> <p>It is concluded that the proposal adequately meets this Performance Criterion.</p>
<p>P2. Design and siting of buildings and works must comply with any relevant design criteria/conservation policy listed in Table E13.2, except if a heritage place of an architectural style different from that characterising the precinct.</p>	<p>As per the discussion in the table below against each of the design criteria for the Callington Mill Heritage Precinct, the proposal complies with all of those criteria.</p> <p>It is concluded that the proposal adequately meets this Performance Criterion.</p>
<p>P3. Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.</p>	<p>As no extensions are proposed to the existing building, this Performance Criterion is not applicable.</p>
<p>P4. New front fences and gates must be sympathetic in design, (including height, form, scale and materials), and setback to the style, period and characteristics of the precinct.</p>	<p>As no new front fences or gates are proposed, this Performance Criterion is not applicable.</p>

The following table lists the Statement of Significance for the Oatlands Heritage Precinct, for the assessment of P1 above:

Performance Criteria	Comments
<p>The Callington Mill Precinct is of historic cultural heritage significance because:</p>	
<p>(a) it is a rare and unique example of a flour mill complex dating from the early to mid nineteenth century, demonstrating agricultural enterprises of the colony, and the success of the wheat industry in the Southern Midlands area;</p>	<p>The proposal does not impede the Callington Mill complex from demonstrating the characteristics of a mid-nineteenth century flour mill and the creative and technical achievements of such.</p>
<p>(b) its creative and technical achievement as an Old Colonial Georgian flourmill of circular domed tower of sandstone;</p>	<p>The landmark qualities of the mill complex will be maintained. Whilst the proposed infrastructure will be visible between the new distillery and the mill complex in the foreground from a small section of The Esplanade, the proposal will have minimal visual impact from the wider environs of Callington Mill and the mill tower in particular will maintain its landmark qualities.</p>
<p>(c) it is a distinctive landmark both within the township of Oatlands and from the Midland Highway.</p>	

The following table lists the Design Criteria/Conservation Policy for the Oatlands Heritage Precinct, for the assessment of P2 above:

Design Criteria/Conservation Policy	Comments
The design and siting of buildings and works	must satisfy the following criteria:
(a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the principles of the Georgian architectural style.	Whilst the proposed infrastructure does not constitute 'buildings' per-se, the materials palette and form are not completely foreign to the wider traditional industrial complex – with traditional brick and galvanised finishes and a theme of cylindrical elements reminiscent of the mill tower. The proposal complies with this design criterion.
(b) building setback from frontage must provide a strong edge to High Street and be parallel to the street;	The proposed works are not in proximity to High Street and relate more to the Esplanade. This design criterion is not applicable.
(c) buildings close to the street frontage must address the street;	Although close to The Esplanade, technically these proposed works are at the rear of 99 High Street. proposed works are at the rear of the site. This design criterion is not applicable.
(d) buildings must not visually dominate the streetscape or existing buildings	
(e) architectural details and openings for windows and doors to visually prominent facades must respect the Georgian architectural style dominant in the precinct in terms of style, size, proportion and position;	The proposed infrastructure is not habitable buildings therefore do not have window and door openings. This design criterion is not applicable.
(f) external wall building material must be any of the following: <ul style="list-style-type: none"> i. sandstone of a colour matching that commonly found in Oatlands' buildings ii. weatherboard (traditional profiles); iii. rendered, painted or lime wash brickwork; iv. unpainted brick of a traditional form and colour laid with a traditional bond; v. traditional Tasmanian vertical board (non-residential buildings only); 	The proposed wall material of the 'mill house' will be traditional face brick in an English bond as per the adjacent distillery and as per a precedented pattern in the area (therefore consistent with iv here). The tank/silos will be galvanised iron (except for the smallest smoker tank which will be stainless steel). The galvanised iron tanks/silos have a 'wall cladding' which is inconsistent with the materials palette prescribed here for 'walls' – however is not unprecedented in the townscape and rural landscape with similar such silos, rainwater tanks etc. therefore as ancillary infrastructure considered to be appropriate. The stainless-steel tank is less consistent, however this is the smallest tank, positioned in the most discreet location

	<p>and screened by a vertical timber slat fence to mitigate the impact. The proposal substantially complies with this design criterion.</p>
<p>(g) roof form and material must be consistent with the following:</p> <ul style="list-style-type: none"> i. pitch between 30 and 40 degrees and hipped or gable if a major part of the building; ii. pitch less than 30 degrees and skillion if a minor part of the building at the rear; iii. avoidance of large unbroken expanses of roof and very long roof lines iv. roof material either custom orb (corrugated profile) sheeting, timber shingles, and slate. Steel sheeting must be either traditional galvanised iron or painted; v. guttering is rounded profile, with downpipes of circular cross-section: 	<p>The structures are not ‘roofed’ as such. This design criterion is not applicable.</p>
<p>(h) wall height sufficient to provide for lintels above doors and windows, with wall space above;</p>	<p>The proposed infrastructure is not habitable buildings therefore do not have window and door openings. This design criterion is not applicable.</p>
<p>(i) outbuildings generally to have a gabled, corrugated roof with an angle of pitch matching that of the primary building on the land, and with differentiated colouring of the exterior walls and roof so as to also approximate that of the primary building on the land;</p>	<p>The proposed infrastructure does not constitute an ‘outbuilding’. This design criterion is not applicable.</p>
<p>(j) fences along frontages must be:</p> <ul style="list-style-type: none"> i. between 900mm and 1000mm high, with a maximum of 1200mm for posts; ii. vertically articulated, (such as with dowel-and-rail, picket or palisade fences). iii. (iii) “semi-transparent” in appearance, that is, the distance between dowels 	<p>No front fencing is proposed. This design criterion is not applicable.</p>

<p>or pickets, etc., must be such that the fence does not appear 'solid'.</p>	
<p>(k) new buildings and additions to existing buildings must not significantly obstruct or diminish views of Callington Mill from High Street, the Esplanade or the Midland Highway.</p>	<p>The proposal will have no impact in obstructing any key views to/from Callington Mill from High Street or the Midlands Highway.</p> <p>The views to the Callington Mill Tower from The Esplanade are significant and retaining a wide viewline to the mill from the Esplanade was a key driver in the design and placement of the distillery buildings. The proposed infrastructure will be between the mill boundary and the new building and will have some impact on impeding these viewlines (as demonstrated in the photomontages), however this will be more relevant to the already filtered viewlines to the granary, rather than the mill tower itself. It is only a very small portion of the Esplanade where the proposed infrastructure would interrupt any views to the mill tower – which is already filtered from that viewline by the mill owner's house, the existing (approved) silo and the distillery building itself – therefore the net increase in visual impact arising from this proposal is minimal.</p> <p>Some screening is proposed to the lower portion of this infrastructure which is considered to be a useful means to providing some cohesion/unity to the cluster of infrastructure and screening any ground level activities that may occur on that part of the site. Over-screening should be avoided as that in itself may provide an obstructive element to viewlines. It is considered that the proposed screening provides a sufficient balance in meeting the screening objectives without undue visual impact.</p>

It is concluded that the proposed development adequately meets the Performance Criteria of the applicable Clauses E.13.7.2 and E.13.8.2 of the Southern Midlands Interim Planning Scheme 2015, therefore should not be refused on heritage grounds.

CONCLUSION

The report has assessed a Development Application for Distillery Structures & Works on land at 99 High Street, Oatlands, to the rear of the former Lake Frederick Inn.

The proposals include the following structures;

Roll Mill House
Peat Smoker
Smoked Grain Silo
Waste Draff Tank

A total of one (1) representation was made to Council in regard to the proposal. The matters raised in the representation have been considered and are addressed above.

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

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

RECOMMENDATION

THAT, in accordance with the provisions of the *Southern Midlands Interim Planning Scheme 2015* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA 2020/164) distillery structures & works at 99 High Street, Oatlands, owned by Lake Frederick Inn Pty Ltd 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, whichever is later, in accordance with section 53 of the Land Use Planning and Approvals Act 1993.

Hours of Operation

- 3) The hours of operation are to coincide with the approved hours of operation for the Whiskey Distillery as approved in the Planning Permit DA2018/90, as detailed below and must only operate between the following hours:

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

Heritage

- 4) Demolition and any rebuilding works to existing drystone walls should be undertaken or supervised by a suitably qualified person(s) with specialist expertise in drystone walls. Competent and experienced drystone wall builders are encouraged to be engaged for such a task to ensure that the integrity of the drystone walls remain. Rebuilding shall be mean restoration or reconstruction as defined by the Burra Charter. The rebuilding of walls should follow the same construction and rock placement methodology of existing unaltered drystone walls on the site. Any excess stones should be appropriately stored on site to be used for any future repair or restoration work.
- 5) In the event of the uncovering potentially significant archaeology, during the works, the developer must cease the activity immediately contact Council's Manager of Heritage Projects (Mr Brad Williams, 6254 5000) for further advice and procedure before works, related to the particular site, can continue. Any subsequent documentation and management of archaeology must be to the satisfaction of the Manager of Heritage Projects.

Environment

- 6) Noise emissions from the use or development must be managed to the degree necessary to ensure that an environmental nuisance is not caused.

Landscaping

- 7) Prior to building approval being issued by Council, a landscape plan is to be submitted by a suitably qualified and experienced person, to the satisfaction of the Manager of Development and Environmental Services. The focus of this landscaping plan is to provide suitable landscape screening and visual softening of the development that is driven by the heritage values of the site and surrounding area. This landscape plan must detail appropriate visual screening of the development from the neighbouring residential properties, the Esplanade and include screening of the proposed Structures. Planting must provide a visual softening of the development from the Esplanade by using a mix of species (deciduous and evergreen) appropriate for the heritage values of the site and also available planting conditions. This landscape plan must also provide details of:
 - i. Plant numbers and species (common and botanical names) to be used;
 - ii. Details of all proposed hard or paved surfacing, clearly demonstrating that the selected materials, colours and finishes are appropriate for the heritage values of the site and surrounding heritage precinct;
 - iii. Details of colours, materials and finishes for any retaining walls or screens on site, clearly demonstrating that those selected are appropriate for the heritage values of the site and surrounding heritage precinct;
 - iv. Details of proposed mulching, staking and watering systems;
 - v. Details of proposed maintenance of landscaping to ensure its longevity and also appropriate replanting and replacement in the event of plants failing;
 - vi. Timeframes for undertaking landscaping works in conjunction with the proposed development. All proposed landscaping should be completed within 12 months of the occupation of the proposed development.

- 8) The landscaping works must be completed in accordance with the endorsed landscape plan and to the satisfaction of Council's Development Assessment Committee within three (3) months of the first use of the development. All landscaping must continue to be maintained to the satisfaction of Council.

Services

- 9) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Protection of Water Quality

- 10) Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's Development and Environmental Services before development of the land commences (refer to advice below). The SWMP shall form part of this permit when approved.
- 11) Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's Development and Environmental Services.

Construction Amenity

- 12) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager of Development and Environmental Services:

Monday to Friday	7:00 a.m. to 6:00 p.m.
Saturday	8:00 a.m. to 6:00 p.m.
Sunday and State-wide public holidays	10:00 a.m. to 6:00 p.m.

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

- 14) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
- 15) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manger of Works and Technical Services.

The following advice applies to this permit:

- A. This Planning Permit does not imply that any other approval required under any other legislation has been granted.
- B. This Planning Permit is in addition to the requirements of the Building Act 2016. Approval in accordance with the Building Act 2016 is required to be obtained prior to construction.
- C. A separate permit is required for any signs unless otherwise exempt under Council's planning scheme.

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 2020/164) distillery structures & works at 99 High Street, Oatlands, owned by Lake Frederick Inn Pty Ltd and that a permit be issued with the following conditions:

CONDITIONS

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

Hours of Operation

- 3 The hours of operation are to coincide with the approved hours of operation for the Whiskey Distillery as approved in the Planning Permit DA2018/90, as detailed below and must only operate between the following hours:

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- 4 Demolition and any rebuilding works to existing drystone walls should be undertaken or supervised by a suitably qualified person(s) with specialist expertise in drystone walls. Competent and experienced drystone wall builders are encouraged to be

engaged for such a task to ensure that the integrity of the drystone walls remain. Rebuilding shall be mean restoration or reconstruction as defined by the Burra Charter. The rebuilding of walls should follow the same construction and rock placement methodology of existing unaltered drystone walls on the site. Any excess stones should be appropriately stored on site to be used for any future repair or restoration work.

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

Environment

- 6 Noise emissions from the use of development must be managed to the degree necessary to ensure than an environmental nuisance is not caused

Landscaping

- 7 Prior to building approval being issued by Council, a landscape plan is to be submitted by a suitably qualified and experienced person, to the satisfaction of the Manager of Development and Environmental Services. The focus of this landscaping plan is to provide suitable landscape screening and visual softening of the development that is driven by the heritage values of the site and surrounding area. This landscape plan must detail appropriate visual screening of the development from the neighbouring residential properties, the Esplanade and include screening of the proposed Structures. Planting must provide a visual softening of the development from the Esplanade by using a mix of species (deciduous and evergreen) appropriate for the heritage values of the site and also available planting conditions. This landscape plan must also provide details of:

- i) Plant numbers and species (common and botanical names) to be used;
- ii) Details of all proposed hard or paved surfacing, clearly demonstrating that the selected materials, colours and finishes are appropriate for the heritage values of the site and surrounding heritage precinct;
- iii) Details of colours, materials and finishes for any retaining walls or screens on site, clearly demonstrating that those selected are appropriate for the heritage values of the site and surrounding heritage precinct;
- iv) Details of proposed mulching, staking and watering systems;
- v) Details of proposed maintenance of landscaping to ensure its longevity and also appropriate replanting and replacement in the event of plants failing;
- vi) Timeframes for undertaking landscaping works in conjunction with the proposed development. All proposed landscaping should be completed within 12 months of the occupation of the proposed development.

- 8 The landscaping works must be completed in accordance with the endorsed landscape plan and to the satisfaction of Council's Development Assessment

Committee within three (3) months of the first use of the development. All landscaping must continue to be maintained to the satisfaction of Council.

Services

- 9 The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Protection of Water Quality

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

- 11 Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's Development and Environmental Services.

Construction of Amenity

- 12 The development must only be carried out between the following hours unless otherwise approved by the Council's Manager of Development and Environmental Services:

Monday to Friday	7:00 a.m. to 6:00 p.m
Saturday	8:00 a.m. to 6:00 p.m
Sunday and State wide public holidays	10:00 a.m. to 6:00 p.m

- 13 All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:

- a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise
- b) The transportation of materials, goods and commodities to and from the land.
- c) Obstruction of any public footway or highway.
- d) Appearance of any building, works or materials.
- e) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.

- 14 Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
- 15 The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manger of Works and Technical Services.

The following advice applies to this permit:

- A Planning Permit does not imply that any other approval required under any other legislation has been granted.
- B This Planning Permit is in addition to the requirements of the Building Act 2016. Approval in accordance with the Building Act 2016 is required to be obtained prior to construction.
- C A separate permit is required for any signs, including any commercial signage or branding associated with any structures or equipment, unless otherwise exempt under Council's planning scheme.

CARRIED

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

11.2 Subdivisions

Nil.

11.3 Municipal Seal (Planning Authority)

Nil.

11.4 Planning (Other)

11.4.1 Amendment to Southern Tasmanian Regional Land Use Strategy

Author: MANAGER DEVELOPMENT AND ENVIRONMENTAL SERVICES
(DAVID CUNDALL)

Date: 21 APRIL 2021

ISSUE

Consideration of minor amendment to the Southern Tasmanian Regional Land Use Strategy in the Brighton Local Government Area.

Attachment:

Minutes of the Brighton Council Meeting 19 January 2021

Enclosure:

Letter to General Manager Tim Kirkwood Re: Request to Amend the Southern Tasmanian Regional Land Use Strategy – Urban Growth Boundary Extension at 69 Brighton Road dated 24th March 2021.

INTRODUCTION

The purpose of this report is to consider a referral from the Brighton Council seeking Council's endorsement for an amendment to the Southern Tasmanian Regional Land Use Strategy (STRLUS) to extend the Urban Growth Boundary (UGB) to include an 11.27ha portion of land at 69 Brighton Road, Brighton.

The attached Minutes of the Brighton Council meeting 19th January 2021 provide the background information and reasoning for the request to amend the UGB.

The land at 69 Brighton Road, Brighton is currently zoned Rural Resource Zone under the *Brighton Interim Planning Scheme 2015*.

The primary reason for the extension to the UGB is to account for the recent Tasmanian Government decision to compulsorily acquire the adjoining land at 33 Elderslie Road for the proposed Brighton High School. This caused an unanticipated deficit in Brighton's supply of residential land.

The attached letter is a request from the Brighton Council to the Central Highlands Council seeking a decision of Council to endorse the proposed change to the Urban Growth Boundary.

Council's consideration of this matter extends only by way of the request from the Minister for Planning to the Brighton Council to seek a resolution of all Council's in the Southern Region on whether or not they support the amendment.

The purpose of the amendment to the UGB will then allow the Brighton Council to undertake a rezoning of the land. This is not possible without a change to the UGB. The STRLUS determines if land can be rezoned. This is partly based on previous decisions

(precedent) made by the Tasmanian Planning Commission in previous rezoning decisions since the STRLUS was declared in 2011.

The UGB does not apply to the Southern Midlands and the proposed change is inconsequential.

Council is only required to notify the Brighton Council that a resolution of Council has been made on the matter and that Council has no objection to the change to the UGB.

STATUTORY IMPLICATIONS

Under Section 30C (3) of the *Land Use Planning and Approvals Act 1993* (“the Act”) the Minister for Planning may declare a regional land use strategy.

Section 30C (4) specifies that the Minister must keep all regional land use strategies under regular and periodic review. There is no formal statutory process for individuals or planning authorities to apply to amend the STRLUS.

REVIEWING AND AMENDING THE REGIONAL LAND USE STRATEGIES

Despite the Act specifying that the Minister must keep all regional land use strategies under regular and periodic review [S.30C(4)], with the exception of several relatively minor ad hoc changes to the UGB, a thorough review of the STRLUS has not yet commenced.

There is no formal statutory mechanism for either individuals or planning authorities to apply to amend a regional land use strategy. However the Minister for Planning has initiated two different methods to facilitate urban expansion beyond the current UGB:

- The Department of Justice’s Planning Policy Unit (PPU) Information Sheet RLUS 1; and
- A proposed draft amendment to the STRLUS that introduces a new policy enabling the consideration of proposals for urban zoning beyond the UGB in limited circumstances without requiring an amendment to the STRLUS.

THE SITE

The total area of 69 Brighton Road measures 24.59ha. However, the area proposed to be relocated within the UGB measures approximately 11.27ha.

The site sits approximately 388m to the south of Elderslie Road, and immediately to the west of Brighton Road.

The site is within close proximity to the Brighton commercial precinct and Brighton Industrial Estate and is located on an existing bus route along Brighton Rd.

The adjoining property at 1 Elderslie Road has recently been sold to the Department of Education. 1 Elderslie Road has been announced as the location of the future Brighton High School site, which is due to open in 2025.

69 Brighton Road is currently zoned Rural Resource under the Brighton Interim Planning Scheme 2015. The site is immediately adjacent to both 1 Elderslie Road and 33 Elderslie Road, both of which sit within the UGB.

PLANNING ASSESSMENT

While the processing of the proposed amendment is a matter for the Brighton Council, it is noted the rezoning is unable to be approved by the TPC without the UGB being amended.

STRLUS

The STRLUS' primary objective is to provide a framework for the delivery of an integrated sustainable settlement across the region. The strategic directions, policies and actions provide certainty to the broader community, infrastructure providers and governments assisting to inform medium and long-term investment decisions.

The STRLUS prescribes an UGB and is one of the most important tools in land use planning for ensuring the rational and efficient growth of the region.

There is no formal statutory process for individuals or planning authorities to apply to amend the STRLUS. There have been no substantial changes to the UGB since it was declared and only five relatively minor amendments in Clarence, Hobart and Sorell.

The area proposed to be rezoned is 11.27ha. The adjoining High School site is 10ha. The proposal will provide the opportunity for between 120 and 170 dwellings. A similar number of dwellings would have been achievable on the High School site. The High School site will likely be rezoned to a Community Purpose Zone which better accommodates a high school and would prohibit dwellings.

The extension to the UGB may pave the way for a new residential zone but will not substantially increase the capacity for dwellings in Brighton.

This has no discernible impact on the Southern Midlands settlements and activity centres. There is however risk that continued adhoc changes to the UGB and settlement strategies will undermine the objectives of the STRLUS overtime.

CONSULTATION

The form of any consultation is a matter for the Minister of Planning.

STRATEGIC PLAN/POLICY IMPLICATIONS

The State Policies are:

- State Policy on the Protection of Agricultural Land 2009;
- State Policy on Water Quality Management 1997; and
- Tasmanian State Coastal Policy 1996.

The relevant considerations under each of these policies must be considered on a case by case basis and in this instance a matter for both the Brighton Council and the TPC.

CONCLUSION

The STRLUS is in need of urgent review. As an interim measure prior to a comprehensive review the Minister for Planning has introduced a pathway to enable amendments to the SRLUS to be considered in the form of the PPU's Information Sheet RLUS 1. Additionally, a second method is currently being considered.

The Minister has announced a 'roadmap' to a complete review but there are many other projects and policies to be implemented before the review.

It is recommended that Council provides a letter to the Brighton Council stating no objection to the changes.

Council should however include in the decision a statement that Council is concerned about continued ad hoc changes to the UGB or settlement strategies that have potential to overtime undermine the objectives of the STRLUS and further challenge a complete review of the STRLUS. This should also be communicated to the Minister via the Brighton Council.

RECOMMENDATION

THAT:

- A. Council supports the request to extend the Southern Tasmanian Regional Land Use Strategy's Urban Growth Boundary to include the portion of the land at 69 Brighton Road, Brighton.**
- B. Council is concerned that continued ad hoc expansion of the urban growth boundary at the fringes has potential to prejudice the implementation of established settlement strategies and accordingly requests for an urgent review of the Regional Strategy.**
- C. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.**

DECISION

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

THAT

- A Council Supports he request to extend the Southern Tasmanian Regional Land Use Strategy's Urban Growth Boundary to include the portion of the land at 69 Brighton Road, Brighton.**
- B Council is concerned that continued ad hoc expansion of the urban growth boundary at the fringes has potential to prejudice the implementation of established settlement strategies and accordingly requests for an urgent review of the Regional Strategy.**
- C That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.**

CARRIED

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

ENCLOSURE(S)

Agenda Item 11.4.1

Council Offices, 1 Tivoli Road, Old Beach TAS 7017
Phone: (03) 6268 7000 Fax: (03) 6268 7013
Email: admin@brighton.tas.gov.au
www.brighton.tas.gov.au
ABN 12 505 460 421



**Brighton
Council**

Officer: David Allingham
Direct ☎: (03) 6268 7021

Date: 24 March 2021

Mr Tim Kirkwood
General Manager
Southern Midlands Council

Via Email: mail@southernmidlands.tas.gov.au

Dear Mr Kirkwood

**REQUEST TO AMEND THE SOUTHERN TASMANIAN REGIONAL LAND USE
STRATEGY – URBAN GROWTH BOUNDARY EXTENSION AT 69 BRIGHTON ROAD**

At its January Ordinary Council Meeting, Brighton Council determined to amend the Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS) to extend the Urban Growth Boundary (UGB) over approximately 11.27ha of land at 69 Brighton Road, Brighton.

Largely, the request is a result of the Department of Education (DoE) acquiring 10ha of General Residential zoned land for the new Brighton High School at 33 Elderslie Road – land that was earmarked for residential development.

The Minister for Planning has requested that Brighton Council seek endorsement for this amendment to the STRLUS from all councils within the southern region, in the form of a Council resolution.

Documentation relating to this amendment is enclosed with this letter.

Please advise myself on 0404 996 614 or email: david.allingham@brighton.tas.gov.au whether you foresee any issues with the proposed STRLUS amendment, and when it is likely this proposal can be considered at a Council meeting.

Yours faithfully,

David Allingham
Manager Development Services

Enclosed – Appendix 1: Extract of Ordinary Council Minutes January 2021

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

12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

12.1 Roads

Strategic Plan Reference 1.1

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

Nil.

12.2 Bridges

Strategic Plan Reference 1.2

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

Nil.

12.3 Walkways, Cycle ways and Trails

Strategic Plan Reference 1.3

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

Nil.

12.4 Lighting

Strategic Plan Reference 1.4

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

Nil.

12.5 Buildings

Strategic Plan Reference 1.5

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

Nil.

12.6 Sewers / Water

Strategic Plan Reference(s) 1.6

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

12.6.1 TasWater Corporate Plan FY 2022-2026

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 9 APRIL 2021

Attachment:

TasWater Corporate Plan FY 2022-2026

ISSUE

Council to review the draft TasWater Corporate Plan FY2022-26 and provide feedback if required.

BACKGROUND

The draft Corporate Plan outlines TasWater's priorities and focus areas over the next five years.

DETAIL

Please refer to the draft Corporate Plan for the period 2021/22 through to 2025/26.

TasWater has indicated that whilst the overall strategic direction does not differ from the FY2021-25 Plan, the strategies and strategic initiatives in some areas have been updated to reflect the lessons learned during the COVID-19 response. They have also consolidated strategies where appropriate and expanded their strategic focus into new areas, including a proposed Environment Strategy that will provide a long-term strategic approach to managing its resources and broader environmental obligations.

The section on "measuring our success" in the Plan includes a number of new key performance indicators that will measure the experience our customers have with TasWater; the number of high -risk sewerage systems; the percentage of unaccounted for water and the rate of notifiable injuries to our people.

In addition to the key performance indicators included in the Plan, TasWater will continue to report against a range of other metrics in the Owners' Representatives Group Quarterly Report in areas noted as important in the quarterly meetings with owners.

The draft financial projections for the next five years have also been included in the Plan. This reflects a departure from the process followed in previous years and addresses feedback provided by some Owners as part of the development of the FY2021-25 Plan.

TasWater states that the financial projections reflect the necessary balance between continued investment in its capital program; delivery of strategic initiatives; dividends for Owner Councils and ensuring that it remains financially sustainable over the long-term.

The projections are based on a number of assumptions and will be updated in the final version that is provided for approval at the General Meeting (Planning) in June 2021.

In reference to the Table on Page 39 which lists the top 25 major capital works (by value \$millions), there are no projects listed for the Southern Midlands Council area. This obviously does not exclude smaller capital works projects being identified and undertaken.

Human Resources & Financial Implications – It is noted that provision has been made for an ordinary dividend of \$20M to be paid in each year of the Plan. Provision has also been made for a special dividend of \$4M to be targeted in each year of the Plan to repay previously foregone dividends of \$20M (i.e. \$10M in 19/20 and \$10M in 20/21) and honour the MoU commitment to Owner Councils.

TasWater has emphasised that given the range of factors that could have a material impact on its financial projections, all dividends are subject to there being sufficient underlying profits and its financial position at the time. To the extent that underlying profits and our financial position support these payments, it is anticipated that the ordinary dividend will be paid in quarterly instalments, whilst the special dividend will be considered by the Board for approval and payment at the end of each financial year.

It should be noted that Council's Long-Term Financial Management Plan for this period allows for the equivalent of \$10M total dividends payable by TasWater, of which the Southern Midlands receives \$76,000 per annum.

Community Consultation & Public Relations Implications – Ongoing.

Policy Implications – N/A.

Priority - Implementation Time Frame – TasWater is seeking feedback on the draft Corporate Plan by 5th May 2021.

RECOMMENDATION

THAT Council receive the draft TasWater Corporate Plan FY 2022-26 and identify any issue(s) for the purpose of providing feedback to TasWater.

DECISION

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

THAT Council receive the draft TasWater Corporate Plan FY 2022-26 noting that no issues were identified for the purpose of providing feedback to TasWater.

CARRIED

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

12.7 Drainage

Strategic Plan Reference 1.7

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

Nil.

12.8 Waste

Strategic Plan Reference 1.8

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

Nil.

12.9 Information, Communication Technology

Strategic Plan Reference 1.9

Improve access to modern communications infrastructure.

Nil.

The General Manager left the meeting at 12.24pm

12.10 Officer Reports – Infrastructure & Works

12.10.1 Manager – Infrastructure & Works Report

Author: MANAGER INFRASTRUCTURE & WORKS (JACK LYALL & DAVID RICHARDSON)

Date: 21 APRIL 2021

Roads Program

One grader has been working on Rhyndaston Road and is heading to Lovely Banks and then on to Kempton roads as required. The other grader is preparing York Plains Road for dust suppressant seal and general grading maintenance in that area with an aim to then attend Stonehenge Road.

The restabilisation program is almost completed. The only outstanding road to be sealed is Rhyndaston Road through the township (weather permitting).

The 2021 Road Reseal Program is almost complete with Woodsdale and Rhyndaston roads still to be sealed. It is anticipated they will be completed in the coming weeks (weather permitting).

The footpath at East Bagdad Road is due to be poured on 22nd April.

Kempton Hall

Kerb works have been completed with correctional overlay to be applied to the road sections. Pavers are being laid at present.

Campania Bush Reserve

Gravel installation adjacent to path to allow emergency vehicles is being installed this week.

Waste Management Program

Ongoing safety improvements are being completed as a result of risk assessments that have been undertaken. Further works are required over the coming period.

Capital Works Projects Report

Councillors were provided with their quarterly project report in the form of four A3 pages showing the completion as well as WiP of all Capital Works projects. Councillors had not questions in relation to the Capital Works Projects Report.

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Deputy Mayor E Batt - a marked crossing for Kempton Primary School children at the junction of Old Hunting Ground Road and Main Street, Kempton.

To be inspected during Bus Tour scheduled for 10th May 2021.

Mayor A Green – Campania Waste Transfer Station – investigate suitable surveillance options for the site, including signage.

Clr A Bisdee – Pelham Road – commented on the number of potholes appearing on the road.

The Manager Infrastructure & Works advised that the road is now a logging route which has drastically increased the amount of trucks using the road which is causing pot holes.

Clr D Fish – Inglewood road – large pot hole reported in the vicinity of the rail viaduct.

Clr D Fish - Bagdad Community Club – Road was damaged from flooding. Asked if the drain could be deepened along Hall Lane, Bagdad.

Andrew Benson advised that an inspection has been undertaken and a broader assessment has been carried out in a catchment analysis. Negotiations are ongoing with the Department of State Growth, recognising that the waterway on the eastern side of the Midland Highway is the Department's responsibility to maintain.

Andrew Benson to follow up with the Department of State Growth (DSG) in respect of the status of the assessment which was due to be completed at the end of March 2021 by DSG.

Clr A Bantick – commended employees at the Dysart Waste Transfer Station for the standard of presentation at the site.

Clr K Dudgeon – Roberts Road, Mangalore – requested update.

Mr Lyall advised that the box culverts are ready for instalment – week commencing 3rd May 2021.

Clr K Dudgeon – Woodsdale Road – above Prosser River Bridge – questioned why it wasn't sealed.

Advised that there is a small section of road that requires isolated pavement repairs prior to resealing.

RECOMMENDATION

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

DECISION

Moved by Clr McDougall, seconded by Clr K Dudgeon

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

CARRIED

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

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

13.1 Residential

Strategic Plan Reference 2.1
Increase the resident, rate-paying population in the municipality.

Nil.

13.2 Tourism

Strategic Plan Reference 2.2
Increase the number of tourists visiting and spending money in the municipality.

Nil.

13.3 Business

Strategic Plan Reference 2.3
Increase the number and diversity of businesses in the Southern Midlands / Increase employment within the municipality / Increase Council revenue to facilitate business and development activities (social enterprise).

Nil.

13.4 Industry

Strategic Plan Reference 2.4
Retain and enhance the development of the rural sector as a key economic driver in the Southern Midlands / Increase access to irrigation water within the municipality.

Nil.

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

14.1 Heritage

Strategic Plan Reference – Page 22	
3.1.1	Maintenance and restoration of significant public heritage assets.
3.1.2	Act as an advocate for heritage and provide support to heritage property owners.
3.1.3	Investigate document, understand and promote the heritage values of the Southern Midlands.

14.1.1 Heritage Project Program Report

Author: MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

Date: 28 APRIL 2021

ISSUE

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

DETAIL

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

- Anna Mackrell has completed her Artist in Residence stay at the Oatlands AiRSpace. She held a successful exhibition over Easter, selling 5 of the 8 works she completed during her residency, and one artwork (of Oakmore at Kempton) donated to Council. The exhibition was very well attended.
- The Artist in Residence retrospective exhibition at the AiRSpace is being prepared for installation in May.
- Establishing a SMC presence on a national Art Hub website to promote AiRSpace.
- Continuing the MidFM project with a series of 8-minute Oatlands history and heritage articles.
- Promotion and community engagement for the Enlighten Oatlands Festival.
- The reports have been received from the University of Tasmania Geophysics Department from the geophysical surveys of the Oatlands Wesleyan Chapel site and cemetery. This has identified an array of unmarked burials and adds to our knowledge of the site. Discussions for future partnerships are progressing.
- The design for the Oatlands Heritage Collections Store is progressing with concepts due in June.
- The Oatlands Key take-up appears to have substantially increased, heralding a 'come-back' of visitors and tourists. An end of financial year report will be prepared for Council in July, which will show Jul-Dec and Jan-Jun entry overview which is expected to demonstrate some COVID recovery.
- Scoping of essential maintenance works for the Gay Street Community Hall and preparing costings for a forthcoming budget submission.
- Launch via social media of some archival footage of Oatlands sports from the 1930s which have been 'discovered' in the National Film and Sound Archive.
- Staff input into the finalisation of the Oatlands Structure Plan.

RECOMMENDATION

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

DECISION

Moved by Cllr K Dudgeon, seconded by Cllr R McDougall

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

CARRIED

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

14.1.2 Review of Heritage Collections Policy

Author: MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

Date: 29 APRIL 2021

Enclosure(s):

Heritage Collections Policy

ISSUE

To seek Council endorsement of the revised Heritage Collections Policy.

BACKGROUND

A draft reviewed Heritage Collections Policy was tabled at Council's March 2021 meeting for consideration. There were no suggested amendments to that draft policy. This report seeks the formal endorsement of the final amended policy and it was resolved that the final reviewed policy be brought to Council's April 2021 meeting for endorsement.

DETAIL

The final amended policy is provided here as ENCLOSURE A.

RECOMMENDATION

THAT Council endorses the reviewed Heritage Collections Policy.

DECISION

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

THAT the Heritage Collections Policy be endorsed.

CARRIED

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

ENCLOSURE(S)

Agenda Item 14.1.2



Council Policy
HERITAGE COLLECTIONS POLICY

Approved by: Council
Approved date: 21 April 2021 [TENTATIVE]
Review date: April 2026

1. PURPOSE

The purpose of this policy is to provide guidance for the management of heritage collections, held by the Southern Midlands Council, in accordance with current best practice in the Galleries, Libraries, Archives and Museums (GLAM) sector.

2. OBJECTIVE

- To provide clarity on what Council will collect as a collecting body.
- To provide guidelines for accessioning items into and deaccessioning items from the collection.
- To ensure transparency and accountability around the management and auditing of the collection.
- To support online and exhibition based exposure of the collections

3. GENERAL POLICY OPERATION

3.1. Staffing

Day to day management of the collection is the responsibility of Council's Heritage Collections, Exhibitions and Data Officer.

Any variation to this policy is to be overseen by Council's Arts Advisory Committee.

Consultants (e.g. Conservators/Curators) may be employed where resources allow and a clear need is demonstrated.

3.2. Procedures Manuals

Specific procedures manuals may be developed at the discretion of Council's Heritage Collections, Exhibitions and Data Officer. These may include (but not be limited to):

- Environmental conditions and maintenance regime of storage facilities.
- Packaging, labelling, conservation and documentation procedure.
- Inward and outwards loans procedures.
- Audit procedure.
- Database/catalogue configuration/procedures.
- Disaster preparedness.

3.3. Collection Management System

A database (catalogue) of all items must be kept and maintained on an ongoing basis.



Council Policy
HERITAGE COLLECTIONS POLICY

Approved by: Council
Approved date: 21 April 2021 [TENTATIVE]
Review date: April 2026

3.4. Audit

An annual audit of the collection is to be undertaken, which must include:

- Accession of newly acquired items in a timely manner.
- Check of the condition of all items identified as at high risk of deterioration.
- Check of the condition of a representative sample of all items.
- Check of environmental conditions of storage, display and exhibition facilities.
- A check-list report of item and environmental conditions

3.5. Accessioning

Accession refers to the process of addition any item into the collection.

Council may accession any item into the collection by way of purchase, gift or by officially accessioning items already owned by Council. Temporary accessions may be via loan or lease of an item.

Items will only be purchased for accession into the collection if:

- The item fits accession criteria under Specific Collection policies.
- A budget exists for acquisition of the item.
- Conservation requirements for the item can be met in perpetuity.

Gifts and donations will only be accessioned into the collection if:

- The item fits accession criteria under Specific collection policies.
- Full and unconditional transfer of ownership is vested to Council.
- The donor indemnified *Council* against any liability associated with any item.

Items which are already owned by Council, or generated by Council activities, will only be accessioned into the collection if:

- The item fits accession criteria under Specific collection policies.

3.5. Incoming loans

Council may seek and accept incoming loans (or lease) of items under the following circumstances:

- An item would fit accession criteria under Specific Collection policies.

And:

- That Council can demonstrate adequate provision for security and appropriate environmental conditions for the item, during transport, preparation and display.
- That Council agrees to abide by any and all conditions imposed by the legal owner of the item.
- That Council carries adequate insurance against loss or damage of the item.



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Approved date: 21 April 2021 [TENTATIVE]
Review date: April 2026

Incoming loans are added to the database as a temporarily accessioned item, with the record made inactive upon return of the item.

3.6. Outgoing loans

Council may allow outgoing loans from the collection under the following circumstances:

- The borrower will use the item for display in a temporary exhibition, which highlights the contribution the item makes to a place or theme.
- The borrower can demonstrate a legitimate need to borrow the item for research which may contribute to a greater knowledge of the item, or category/theme to which the item relates.
- That it is not feasible for the borrower to utilise a copy.

And:

- That the borrower can demonstrate adequate provision for security and appropriate environmental conditions for the item, during transport, preparation and display.
- That the borrower agrees to abide by any and all conditions imposed by the legal owner of the item.
- That the borrower carries adequate insurance against loss or damage of the item.

Third-party loans (i.e. the outward loan of a borrowed item) are not allowable.

Council reserves the right to refuse outward loan of any item.

3.7 Deaccession

Deaccession refers to the process of removing any item from the collection.

An item may be deaccessioned from the Corporate, Objects, Photographs and Art and Documents collections if:

- The reason for deaccession is allowable under the Specific Collection Policies.

And:

- Agreement for deaccession is achieved by majority of Council's Arts Advisory Committee.
- A six-month 'cooling-off' period applies from the decision to deaccession and actual deaccession of an item.

Also:

- Any item to be deaccessioned must be offered to a relevant external not-for-profit institution free-of-charge in the first instance, provided that institution can demonstrate intent to display and maintain the item for public benefit.
- Should no external institution be willing to take an item deaccessioned from the SMC collection, that item may be disposed of by whatever means the Arts Advisory Committee see fit.
- No deaccessioned item may become the property of any elected member or staff member of Southern Midlands Council.



Council Policy
HERITAGE COLLECTIONS POLICY

Approved by: Council
Approved date: 21 April 2021 [TENTATIVE]
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-
- Any funds obtained from the deaccession of any item must be used for a worthwhile purpose towards enhancing or promoting the collection.

An item may be deaccessioned from the Archaeological collections at the discretion of the Heritage Collections, Exhibitions and Data Officer as per the Specific Collection Policies.

3.8. Disaster Preparedness.

A disaster recovery procedure shall be put in place, which addresses procedure for managing recovery and salvage of the collection in the event of disaster (i.e. damage to buildings housing the collection) and interim measures during repair.

4. SPECIFIC COLLECTION POLICIES

The collection will be managed under the following categories:

- Archaeological artefacts
- Corporate
- Objects
- Photographs and art
- Documents

If an item does not fit within these categories, then it will not be collected or retained by Council, unless in exceptional circumstances agreed by the majority of the Arts Advisory Committee.

4.1. Archaeological artifacts

Accession

Archaeological artifacts may be accessioned into the collection under the following circumstances:

- They derive from archaeological excavations initiated by Southern Midlands Council.
- They derive from archaeological excavations on a Council owned site.

And:

- Ownership of the item is clarified by the General Accession policies.

Deaccession

Archaeological artifacts may only be deaccessioned from the collection if:

- It can reasonably be demonstrated that their future research or interpretive value unreasonably outweighs the required conservation resources.



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HERITAGE COLLECTIONS POLICY

Approved by: Council
Approved date: 21 April 2021 [TENTATIVE]
Review date: April 2026

- Better examples of an identical item are retained (provided items do not exhibit greater significance as a set/collection).
- Unprovenanced artefacts with no foreseeable research or display value.

And:

- Deaccession complies with the general deaccession policy.

4.2. Corporate

Accession

Items may be accessioned into the corporate collection under the following circumstances:

- They have a direct relationship with Southern Midlands Council (or the former Oatlands or Green Ponds Councils) as a governance body.

And:

- Ownership of the item is clarified by the General Accession policies.
- They are not required to be transferred to the Archives Office of Tasmania under the Archives Act 1983.

Deaccession

Corporate items may only be deaccessioned from the collection under the following circumstances:

- Documents are determined to be a state archive under the Archives Act 1983, in which case they be transferred to the Archives Office of Tasmania. An exemption from the act may be sought if it considered that the document is best stored, accessed and interpreted on Southern Midlands Council Premises.
- That it can be demonstrated beyond reasonable doubt that an item has no future research, interpretation or display value for Southern Midlands Council.

And:

- Deaccession complies with the general deaccession policy.

4.3. Objects

Accession

Objects, which do not fit any other category defined in this policy, may be accessioned into the collection under the following circumstances:

- That Council ownership is considered to be the most appropriate means of preservation and public access to the item.
- The item has a connection to a Council owned building/site, and/or may contribute to the interpretation or significance of that building/site.



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Approved date: 21 April 2021 [TENTATIVE]
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And:

- Ownership of the item is clarified by the General Accession policies.

Deaccession

Objects may only be deaccessioned from the collection under the following circumstances:

- That it can be demonstrated beyond reasonable doubt that an item has no future research, interpretation or display value for Southern Midlands Council.

And:

- Deaccession complies with the general deaccession policy.

4.4. Photographs and art

Accession

Photographs and art may be accessioned into the collection under the following circumstances:

- They depict a scene or event in the Southern Midlands municipal region
- They depict a prominent person with a connection to the Southern Midlands municipal region, or Southern Midlands Council.

And:

- That ownership by Council is considered the most appropriate means of preservation and public access
- Ownership of the item is clarified by the General Accession policies.

Deaccession

Photographs may only be deaccessioned from the collection under the following circumstances:

- If a significant photograph may be better conserved and accessed via another public information repository (i.e. Archives Office of Tasmania, Tasmanian Museum and Art Gallery).

And:

- Deaccession complies with the general deaccession policy.

4.5. Documents

Accession

Documents may be accessioned into the collection under the following circumstances:

- They are original documents, which relate to the history of the Southern Midlands municipal region, or related theme, and that Council ownership is considered the most appropriate means of conservation and public access.



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HERITAGE COLLECTIONS POLICY

Approved by: Council
Approved date: 21 April 2021 [TENTATIVE]
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- They are published documents, which relate to the history of the Southern Midlands municipal region, or related theme, and that Council ownership is considered the most appropriate means of conservation and public access.
- They are documents, which relate to heritage projects within the Southern Midlands municipal region, or initiated by Southern Midlands Council.

And:

- Ownership of the item is clarified by the general accession policies (2.1).

But not if:

- They are required as part of Council's working records system.
- They are required to be archived under the Archives Act (1983)

Deaccession

Documents may only be deaccessioned from the collection under the following circumstances:

- If a significant original or published document may be better conserved an accessed via another public information repository (i.e. Archives Office of Tasmania, Tasmanian Museum and Art Gallery, State Library of Tasmania)
- If a particular published document is easily obtainable via another institution.

And:

- Deaccession complies with the general deaccession policy.

5. RELATED DOCUMENTS

- Heritage Collections Procedures Manual
- Archives Act (1983)
- Risk Management Policy
- Artist in Residence Policy
- Asset Management Policy
- Volunteer Policy
- Workplace Health and Safety Policy

6. DOCUMENT ADMINISTRATION

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

This document is Version 2 effective 21 April 2021 [TENTATIVE]. The document is maintained by the Heritage Projects Program for the Southern Midlands Council.

14.1.3 Review of Artist in Residence Policy

Author: MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

Date: 29 APRIL 2021

Enclosure(s):

Artist in Residence Policy

ISSUE

To seek Council endorsement of the Artist in Residence Policy (as amended).

BACKGROUND

A draft reviewed Artist in Residence Policy was tabled at Council's March 2021 meeting for consideration. There were no suggested amendments to that draft policy. This report seeks the formal endorsement of the final amended policy and it was resolved that the final policy be brought to Council's April 2021 meeting for endorsement.

DETAIL:

The final amended policy is provided here as ENCLOSURE A.

RECOMMENDATION

THAT Council endorse the Artist in Residence Policy (as amended).

DECISION

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

THAT Council endorse the Artist in Residence Policy and review the policy in December 2022.

CARRIED

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

ENCLOSURE(S)
Agenda Item 14.1.3



Council Policy
DRAFT ARTIST IN RESIDENCE POLICY REVIEW

Approved by: Council
Approved date: TENTATIVE 21st April 2021
Review date: April 2026

1. PURPOSE

The purpose of this policy is to provide a policy basis for the operation of the Artist in Residence (AiR) program which is intended to operate in conjunction with Council's Heritage Projects Program.

2. OBJECTIVE

This policy seeks to further the following program objectives:

- To encourage the pursuit of the arts in the Southern Midlands.
- To foster emerging artists.
- To utilise Council owned heritage assets.
- To promote the depiction of the Southern Midlands as artistic subject matter.
- To promote the arts, heritage and culture of the Southern Midlands.
- To build Council's collection of art which relates to the Southern Midlands.

3. POLICY

3.1 Staffing and administration

The program will be administered by a working group comprising:

- Manager Heritage Projects or Heritage Project Officer - the working group Chairperson
- Manager, Community Development (or delegate)
- The Chairperson (or delegate) of Council's Arts Advisory Committee

The working group will meet on an as-needs basis and outcomes of meetings will be reported to Council through the Heritage Projects report and/or Council's Arts Advisory Committee.

3.2 Funding and budget

- Any proposed budget for the AiR program will be considered by the Manager, Heritage Projects and/or Manager, Community Development through Council's normal budgeting process, although it is intended that the program be cost-neutral where possible (with the exception of building overheads).
- External funding may be sought for the program on an opportunistic basis.

3.3 Partnerships

This policy does not prevent SMC from participating in any other AiR program (or similar).



Council Policy
DRAFT ARTIST IN RESIDENCE POLICY REVIEW

Approved by: Council
Approved date: TENTATIVE 21st April 2021
Review date: April 2026

Partnerships which assist in the delivery of the AiR program should be encouraged.

3.4 Eligibility for application and application/selection process

- The AiR program will be advertised as widely as practicable.
- Timing of advertising and assessment of applications will be at the discretion of the Working Group.

- An artist is eligible for application if they:
 - Intend to utilise the Southern Midlands as their primary subject matter.
 - Can demonstrate how they will meet the objectives of the AiR program.
 - Agree to be bound by the provisions of this policy.
- Applications are to include the following (but not be limited to):
 - A c.v.
 - A portfolio of work.
 - Statements detailing how their residency will fulfil the objectives of the program.
- Applications are to be assessed by the Working Group against the eligibility criteria and objectives.
- Successful applicants may be asked to sit an interview with the Working Group who may seek further information on how they intend to meet the objectives of the AiR program.
- Unsuccessful applicants will be notified as soon as practicable after assessment. The decision of the Working Group is final and not subject to appeal.
- Council's Arts Advisory Committee shall be the arbitrator of any disputes.

3.5 Southern Midlands Council's (SMC's) inputs, expectations and responsibilities

- SMC will provide accommodation at 79 High Street Oatlands free of charge (including utilities).
- The maximum duration for any single residency will be one calendar month.
- SMC will provide in-kind support at the discretion of the Heritage Project Officer (e.g. printing, assistance to contact property owners, access to buildings etc.).
- SMC will provide exhibition space free of charge (generally in 79 High Street, the Gaoler's Residence, Supreme Court House, Commissariat). The artist will have sole use of 79 High Street for the duration of their residency. The duration of exhibition time in other buildings is at the discretion of the Heritage Project Officer and must consider other user groups.
- SMC will promote the program, events and individual artists as widely as practicable (in consultation with the artist). SMC reserve the right to terminate the residency if the provisions of this policy or any other SMC policy are breached.

3.6 The Artist's inputs, expectations and responsibilities

- The artist will predominantly utilise the Southern Midlands as their subject matter.



Council Policy
DRAFT ARTIST IN RESIDENCE POLICY REVIEW

Approved by: Council
Approved date: TENTATIVE 21st April 2021
Review date: April 2026

- The artist is to be familiar with and abide by the various user manuals and policies for the buildings utilised.
- The artist will freely open the premises at 79 High Street to the public for at least three days per week during their residency.
- The artist will sign a waiver of any liability of Council for loss or damage to their work or personal property during the course of their residency.
- The artist will conduct at least one freely accessed public event at the culmination of their residency.
- Will donate one piece of work to SMC's art collection of at least 'mid-range' value. Southern Midlands Council will ensure that this work is on public display within a SMC managed building.
- To make reasonable effort in promoting their residency and the SMC AiR program as widely as practicable.

3.7 Copyright and right to profit

- Council's input and support of the AiR program will be acknowledged in all initiatives directly arising from the AiR program.
- The artist retains copyright of all work produced, unless otherwise purchased or negotiated by SMC.
- The artist will allow SMC to utilise images resulting from the residency for not-for-profit purposes with due acknowledgement.
- The artist may freely sell their work resulting from the residency (during and after) and SMC will charge no commission.
- The artist and SMC may negotiate joint commercial initiatives arising from the residency.

4. RELATED DOCUMENTS

- Oatlands Commissariat and 79 High Street Use Policy
- Oatlands Supreme Court House and Gaol Use Policy
- Oatlands Gaol User Manual.
- 79 High Street User Manual.

5. DOCUMENT ADMINISTRATION

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

This document is Version 2.0 effective 21st April 2021 [TENTATIVE]. The document is maintained by the Heritage Projects Program, for the Southern Midlands Council.

14.2 Natural

Strategic Plan Reference – page 23/24

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

14.2.1 NRM Unit – General Report

Author: NRM PROGRAMS MANAGER (MARIA WEEDING)

Date: 20 APRIL 2021

ISSUE:

Southern Midlands Landcare Unit Monthly Report.

DETAIL

- Callington Park playground upgrade works. All works are now completed in regard to the grant funding received. A final project report has been submitted and accepted by the Australian Government.
- Callington Park - Lighting and surveillance cameras. Continuing to progress.
- Works for the Victoria Hall at Kempton commenced on Monday 15th February. A progress report to the 28th Feb has been provided to the Australian Government. Pavers are being laid in preparation for an Anzac Day service on a section of the new forecourt area. The new doors and porch area have received a lot of positive comment from the community.
- The construction of the Campania Bush Reserve pathway works (grant funded) commenced in late January 2021. The majority of works have been completed. Signage required for the track has been installed. A date for the official opening has been secured with the Australian Government.
- Maria and Helen Geard has been busy with works associated with Kempton Streetscape Group. A meeting of the committee was held on Monday 19th April to consider budget matters for the 21/22 year and other matters. Minutes sent to Council.
- Maria has been working on Lake Dulverton & Callington Park Committee matters. A meeting of the Committee was held on Monday 19th April.
- Helen has been away on leave for a time over the April month.

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

14.3 Cultural

Strategic Plan Reference 3.3

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

Nil.

14.4 Regulatory (Development)

Strategic Plan Reference 3.4

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

Nil.

14.5 Regulatory (Public Health)

Strategic Plan Reference 3.5

Monitor and maintain a safe and healthy public environment.

Nil.

14.6.2 2021/22 Animal Management Fees (including dog registration)

Author: MANAGER DEVELOPMENT AND ENVIRONMENTAL SERVICES
(DAVID CUNDALL)

Date: 21 APRIL 2021

ISSUE

Adoption of the 2021-2022 Animal Management Fees.

BACKGROUND

Dog Registration fees are to be adopted in accordance with Council's *Dog Management Policy* and the *Dog Control Act 2000*.

DETAIL

For information, the following is a list of the fees and charges that were adopted for the current financial year (i.e. 2020/2021):

CLASS	EVIDENCE REQUIRED	AMOUNT
Dog Desexed	<i>(Vet Certificate or Stat Dec required)</i>	\$30.00
Dog Non-desexed		\$40.00
Greyhound/Working Dog/Purebred (for showing/breeding)	<i>Certificate required, TCA or GRT membership or ABN</i>	\$30.00
Dangerous Dog/Restricted Breed/Guard Dog	<i>Declared by General Manager</i>	\$90.00
Guide Dogs/Hearing Dogs		No Charge
Pensioner	<i>Pension Concession Card Health Care Card</i>	50% discount off scheduled fee (one dog only)
Replacement Tag (metal lifetime tag)		\$10.00
Formal Notice of Complaint		\$60.00
Kennel Licence Application		\$120.00
Kennel Licence Renewal		\$50.00
Impound Fee (for all animals)		\$30.00
Feed/Care Fee (daily charge)		\$10.00
Dogs Home of Tasmania Impound Fee	<i>Paid directly to Dogs Home</i>	Refer Dogs Home

Councillors may recall that:

- a) all fees were increased marginally in 2017/2018 to offset the cost of improved animal management services;

- b) a reduced fee was introduced for de-de-sexed dogs which provides an incentive and encouragement for responsible dog ownership;
- c) the higher fee payable after the 31st July was deleted as all dogs should be registered prior to that date; and
- d) a separate charge was introduced for declared dangerous dogs/restricted breed dogs/guard dogs. This is consistent with other Council practices.

In reference to Council's *Dog Management Policy*, refund of registration fees will only be provided for dogs that have died in the current year of registration. Refunds are only available on completion of the appropriate form lodged with Council by the owner of the dog subject of the claim. Any refund provided is on a pro-rata basis as at the time of application.

The Southern Midlands Council will transfer dog registrations from other Tasmanian Councils at no cost to the dog owner, provided the registration is for the same registration period.

Amendments

A 5% percent overall increase is recommended for the 2021-2022 year. The last overall fee increase was for 2017-2018.

Human Resources & Financial Implications – In reference to the draft 2021/22 Budget, the same level of fees would achieve approximately 68% cost recovery for the Animal Management Service. Acknowledging that animal management involves the management of all other animal related complaints and issues, this is considered reasonable. For this reason, fees could be kept at the same level for this coming financing financial year.

Community Consultation & Public Relations Implications – Nil

Southern Midlands Council Website - The adopted Fees will be displayed on the website.

Policy Implications - Policy position.

Priority - Implementation Time Frame – It is normal practice for reminder Notices to be issued in late May of each year. Registration fees are due on 1st July.

RECOMMENDATION

THAT Council adopt the following Animal Management Fees for the 2021-22 period:

CLASS	EVIDENCE REQUIRED	AMOUNT
Dog Desexed	<i>Vet Certificate or Stat Dec required</i>	\$31.50
Dog Non-desexed		\$42.00
Greyhound/Working Dog/Purebred (for showing/breeding)	<i>Certificate required, TCA or GRT membership or ABN</i>	\$31.50

Dangerous Dog/Restricted Breed/Guard Dog	<i>Declared by General Manager</i>	\$94.50
Guide Dogs/Hearing Dogs		No Charge
Pensioner	<i>Pension Concession Card Health Care Card</i>	50% discount off scheduled fee (one dog only)
Replacement Tag (metal lifetime tag)		\$10.50
Formal Notice of Complaint		\$63.00
Kennel Licence Application		\$126.00
Kennel Licence Renewal		\$52.50
Impound fee (per animal)		\$31.50
Feed/care fee (daily charge per animal)		\$10.50
Dogs Home of Tasmania Impound Fee	<i>Paid directly to Dogs Home</i>	Refer Dogs Home

DECISION

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

THAT Council adopt the Animal Management Fees documented in the Report, for the 2021/2022 period.

CARRIED

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

14.7 Environmental Sustainability

Strategic Plan Reference 3.7

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

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

15.1 Community Health and Wellbeing

Strategic Plan Reference 4.1

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

Nil.

15.2 Recreation

Strategic Plan Reference 4.2

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

Nil.

15.3 Access

Strategic Plan Reference 4.3

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

Nil.

15.4 Volunteers

Strategic Plan Reference 4.4

Encourage community members to volunteer.

Nil.

15.5 Families

Strategic Plan Reference 4.5

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

Nil.

15.6 Education

Strategic Plan Reference 4.6

Increase the educational and employment opportunities available within the Southern Midlands

Nil.

15.7 Capacity & Sustainability

Strategic Plan Reference 4.7

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

15.7.1 Proposed Master Plan Campania Bushland Reserve

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 21 APRIL 2021

ISSUE

Consideration of a proposal to develop a Master Plan for the Campania Bushland Reserve that can be created as part of a Community consultation process.

BACKGROUND

Councillors will be aware of the desire to develop a Master Plan for the Campania Bushland Reserve. This is an extension of the Campania Structure Plan that was undertaken in October 2015.

The catalyst for a Master Plan for the Bushland Reserve has been the following matters:

- Recent development of a 0.6km, all weather walking track within the Bushland Reserve;
- The desire for Council to develop a subdivision, similar to that of Kandara Court, where the proceeds of the subdivision, after costs are covered, would be invested in infrastructure within the Campania area;
- The extension of the Campania Cemetery as well as upgrading the Cemetery carpark;
- Address the issue of traffic movement in Water Lane, which is narrow and provides challenging access arrangement for residents in Water Lane;
- Build Community/visitor walking and track experiences i.e. linking the heart of Campania to passive recreation spaces;

In summary, a range of factors and issues now point to a need for a detailed Master Plan for the Bushland Reserve which complements the Campania Structure Plan.

A Master Plan would mean that Council has:

- A clear, concise and specific plan for the future development of Campania;
- The community have input into this plan
- Council are ready and “on the front foot” when projects or funding opportunities are presented from other levels of Government
- The community have a sense of certainty about the future of Campania and we can plan for this future together
- Council can plan capital works in accordance with a Master Plan

DISCUSSION

Council Officers have met on a number of occasions to discuss progressing a Master Plan for the Bushland Reserve.

A draft concept of a Master Plan for the Campania Bushland Reserve has been developed (copy attached) to prompt discussion and input from the Community.

It is suggested that a Community consultation ‘Drop In’ session be held on Wednesday 12th May 2021 at the Campania War Memorial Hall from 2.00pm to 7.00 pm with a Council Officer being there to answer questions and facilitate discussion around the notion of an Off Lead Dog Park, also around the gentrification of the Cemetery entrance and surrounds. Also the Water Lane ‘no through road’ and also the proposed subdivision.

Following this consultation a report to Council would be provided summarising the consultation process/comments.

Human Resources & Financial Implications – Council do have funds in the budget for a consultation process in Campania. 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 – The proposed Consultation would be advertised on Council website and through Facebook as well as posters put up in and around Campania.

Policy Implications - The process will likely result in recommendations to Council for amendments to capital works and ongoing maintenance programs, other policy documents and partnerships that would enhance Council’s and the Community’s investment in Campania.

RECOMMENDATION

THAT Council:

- A. **Endorse the draft Master Plan for the Campania Bushland Reserve to go to Community Consultation on Wednesday 12th May 2021 from 2.00pm to 7.00pm at the Campania War Memorial Hall.**
- B. **Be provided with a report to in relation to the Consultation process along with the Community input at the May Council meeting.**

DECISION

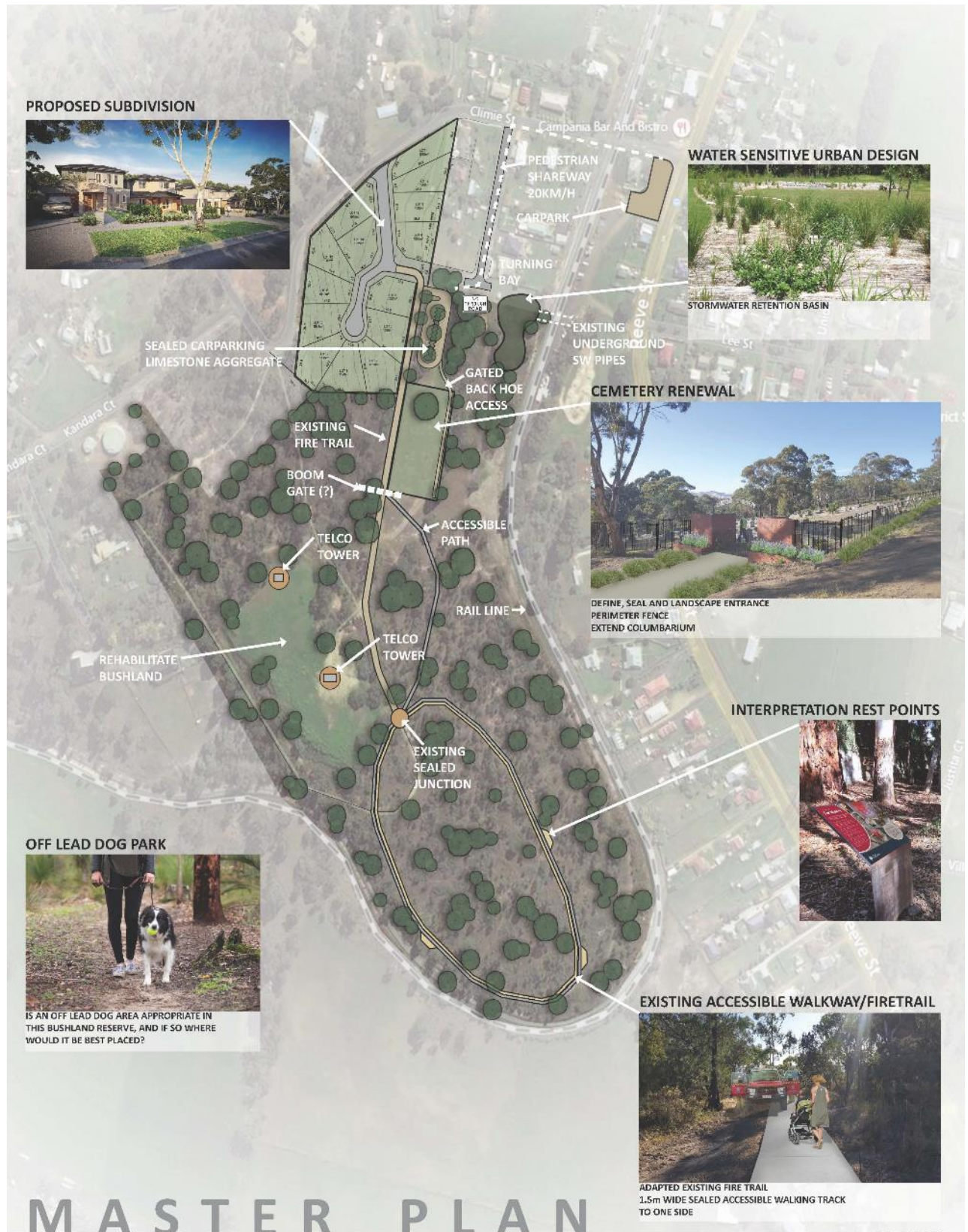
Moved by Cllr R McDougall, seconded by Cllr K Dudgeon

THAT Council:

- A. **Endorse the draft Master Plan for the Campania Bushland Reserve to go to Community Consultation on Wednesday 12th May 2021 from 2.00pm to 7.00pm at the Campania War Memorial Hall; and**
- B. **Council be provided with a report to in relation to the Consultation process along with the Community input at the May Council meeting.**

CARRIED

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



MASTER PLAN

CAMPANIA BUSHLAND RESERVE

SOUTHERN MIDLANDS COUNCIL



PHILP LIGHTON ARCHITECTS

15.8 Safety

Strategic Plan Reference 4.8

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

Nil.

15.9 Consultation & Communication

Strategic Plan Reference 4.8

Improve the effectiveness of consultation & communication with the community.

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

16.1 Improvement

Strategic Plan Reference 5.1

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

16.1.1 Donations & Community Support Policy

Author: MANAGER COMMUNITY & CORPORATE DEVELOPMENT (WENDY YOUNG)

Date: 19 APRIL 2021

Enclosure:

Donations & Community Support Policy

ISSUE

Council to consider and approve the 'Donations & Community Support Policy'.

BACKGROUND

This policy is a consolidation of the following existing Policies:

1. Donations & Community Support Policy
2. Remission of Development & Environmental Services Fees for Charitable, Community & Sporting Bodies Policy.

DETAIL

This consolidated Policy has been drafted as an outcome of ongoing review of existing Council Policies and procedures.

RECOMMENDATION

THAT Council:

1. **Receive and note the report; and**
2. **Consider the draft Donations & Community Support Policy for adoption at May 2021 Council meeting.**

DECISION

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

THAT Council:

1. **Receive and note the report; and**
2. **Consider the draft Donations & Community Support Policy for adoption at May 2021 Council meeting.**

CARRIED

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

ENCLOSURE(S)
Agenda Item 16.1.1



Council Policy
DONATIONS & COMMUNITY SUPPORT POLICY

Approved by: Council
Approved date: 22nd May 2019
Review date: May 2021

Note This Policy is a consolidation of the following policies:

- Donations Policy
- Supporting Community Owned Halls Policy
- Remission of Development & Environmental Services Fees for Charitable, Community & Sporting Bodies
-

1. PURPOSE

This Policy sets out Council's position in relation to:

1. Request for financial assistance from not-for-profit registered welfare or community service groups working within the Southern Midlands Municipality;
2. Requests for financial assistance from person chosen to represent Tasmania/Australia in sporting, social, economic, environmental development and/or related to the wellbeing of the community;
3. Supporting Community Owned Halls;
4. School Citizenship / Achievement Awards for end of year Assemblies; and
5. Framework for the remission of fees associated with development and building applications submitted by charitable, community & sporting bodies.

2. POLICY

2.1 Assistance for Annual Events

- 2.1.1 Request for assistance from not-for-profit organization, community, or service groups based within the Southern Midlands Municipality will be considered with the maximum donation being \$1,500.00.

Note: Assistance depends on value for money to the Community and will not be given for projects that would be eligible for consideration within Council's Community Small Grants Program.

2.2 Representation – Individuals (Residents) re Sporting or Recreational Activities

Intrastate representation	\$ 50.00
Interstate representation	\$100.00
Overseas representation	\$200.00

- 2.2.1 Assistance will be available upon request by residents of the Southern Midlands Municipality achieving State or National representation. The following criteria must be met:

- Evidence of selection will be required prior to the allocation of funds
- Grants will be provided to individuals only (not teams)



Council Policy
DONATIONS & COMMUNITY SUPPORT POLICY

Approved by: Council
Approved date: 22nd May 2019
Review date: May 2021

- Grants will not be provided to those over the age of 18 at the commencement of each calendar year.
- Grants will not be provided to officials (i.e. coaches, managers, judges)

2.3 Supporting Community Owned Halls

2.3.1 This part of the Policy is aimed at supporting the Management Committee(s) of the various community owned Halls through:

- a) The provision of funding to assist with major building upgrade and maintenance;
- b) The provision of funding to subsidise the cost of maintaining Public Liability Insurance Cover for these premises; and
- c) Granting exemption from Council Rates and Charges.

2.3.2 This funding assistance recognizes the importance of these community owned facilities in building social capital and providing a valuable service to the community.

Background

There are currently ~~nine~~ seven Community Owned Halls in the Southern Midlands ~~local government area~~ Municipality. They being;

1. ~~Baden Hall (future to be confirmed)~~
2. Broadmarsh Community Hall
3. Jericho Hall
4. Levendale Community Hall
- ~~5. Mt Seymour Hall (future to be confirmed)~~
- ~~6-5.~~ Parattah Jubilee Hall
- ~~7-6.~~ Stonor Hall
- ~~8-7.~~ Tunbridge Community Hall
8. Tunnack Community Hall

The Southern Midlands Council will allocate an amount of \$5,000 per annum for major upgrade/maintenance works to Community Owned Halls (to be known as the Building Fund). It is intended, unless determined otherwise by the Committee, that this will be allocated as a single amount, inferring that each community owned facility will be entitled to apply for this allocation once every three years. If more than one application is received in any one-year, then the Facilities & Recreation Committee, will at its absolute discretion, determine the successful application based on evidence provided by the Management Hall Committees, as well as the scope of previous Building Funds provided under this policy.

The Southern Midlands Council will also allocate an amount per financial year to enable Management Committee (s) to be reimbursed 50% of the cost of maintaining Public Liability ~~Cover~~ Insurance (i.e. cost of the premium) for the premises under its control. This reimbursement amount from Council is capped at \$500.00 per policy.



Council Policy
DONATIONS & COMMUNITY SUPPORT POLICY

Approved by: Council
Approved date: 22nd May 2019
Review date: May 2021

Whilst there is an indirect cost to Council through loss of potential income, these properties have always been exempted from rates and charges and therefore there is no budget implications.

Process (Building Fund)

2.3.3 Submissions received from Management Committees of Community Owned Halls will be referred to the Facilities & Recreation Committee for consideration, prioritisation (where necessary) and final decision in terms of allocating the funds.

The investment by Council of any funds shall be assessed as being value for money as well as being a valuable contribution to building the Community capacity of the area.

The requesting [Hall Management](#) Committee shall be financially viable prior to Council considering funding the project (evidence to be provided shall be the last financial year's annual statement/or a current bank statement).

Any such allocation by the Facilities & Recreation Committee to Community Owned [Hall Management](#) Committees would not preclude the relevant [Hall Management](#) Committee from applying for the annual Community Small Grants Program via the SMC Community Small Grants Program, to a maximum of \$3,000.

Process (Part Premium Reimbursement – Public Liability [Cover Insurance](#))

2.3.4 Council will reimburse 50% of the cost of the insurance premium for Public Liability [Cover Insurance](#) for the Community Owned Hall property. This amount will be reimbursed upon presentation of a copy of the receipt (as evidence of payment) and the Certificate of Currency. The reimbursement does not extend to other types of insurance that may be taken out (e.g. contents)

2.4 School Citizenship/Achievement Awards for end of year assembly

High Schools to receive \$100.00 per year
Primary Schools to receive \$60.00 per year

2.4.1 Donations will be made to each school in the municipal area annually for school citizenship/achievements awards for the end of year assembly.

2.4.2. The following schools are in the Southern Midlands Municipal area:

- Bagdad Primary School
- Campania District School
- Kempton Primary School
- Oatlands District High School

2.4.3 These guidelines should not be considered to be rigid, Council may vary donations at its discretion. Payments are to be processed in October of each year.



Council Policy
DONATIONS & COMMUNITY SUPPORT POLICY

Approved by: Council
Approved date: 22nd May 2019
Review date: May 2021

2.5 Remission of fees associated with development and building applications submitted by charitable, community and sporting bodies

Eligible Organisations

2.5.1 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).

2.5.2 Non-incorporated organisations are to provide evidence, to the satisfaction of Council, proving (a), above.

Procedure

2.5.3 Organisations seeking a remission of a portion of their fees, are to submit a written request to Council, demonstrating eligibility under this policy.

2.5.4 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; and
- b) The level of community benefit anticipated to flow from the particular project.

2.5.5 All external costs incurred by Council will not be subject to a remission.

2.5.6 All other applicable fees may be remitted, to a maximum proportion of 50%.

2.5.7 All fees are to be paid in full upon lodgment of the necessary applications. Any fees waived by Council are to be remitted upon completion of the development.

3. DOCUMENT ADMINISTRATION

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

This document is Version 3.0 effective xxxxxx. The document is maintained by General Managers Unit, for the Southern Midlands Council.

16.1.2 Procedures – Public Interest Disclosures Act 2000

Author: MANAGER COMMUNITY & CORPORATE DEVELOPMENT (WENDY YOUNG)

Date: 19 APRIL 2021

Attachments:

Ombudsman Tasmania – Public Interest Disclosure Model Procedures
Council Procedures – Public Interest Disclosures Act 2002

ISSUE

Review of Council procedures – *Public Interest Disclosures Act 2002*

BACKGROUND

All public bodies are required under section 60 of the Act to develop and publish procedures to handle public interest disclosures which comply with the guidelines. The guidelines sets out the key requirement for public bodies in relation to public interest disclosure procedures. The guidelines replaces previous Guidelines and Standards published by the Ombudsman under section 38 (1) © of the Act in November, 2003, March 2011 and March 2019.

DETAIL

The Council's procedures for *Public Interest Disclosures Act 2002* now reflects the Ombudsman Tasmania – public interest disclosure model procedures

Key changes are as follows:-

Procedures to be followed in relation to disclosures under Part 2

- To whom a disclosure should be made, including details of the name/s and duties of the public body's Public Interest Disclosure Officer/s;
- That the discloser does not have to know or say that they are making a disclosure under the Act;
- A risk assessment relating to potential harm to the discloser, the subject of the disclosure and/or the public body – how this is to be done and who is to do it;
- An assessment under section 33 as to whether the disclosure is a public interest disclosure – how this is to be done and who is to do it; and
- An assessment under section 64 as to whether a public interest disclosure may not have to be investigated – how this is to be done and who is to do it.

Procedures to be followed in relation to investigations under Part 7

- The appointment of the investigator;
- Terms of reference, and who is to issue them;
- The need for an investigation plan, and what it should address;
- How the investigation should be conducted;
- Referral to the Ombudsman and Tasmania Police, when this may be necessary, and who should decide;
- The maintenance of contact with the discloser and the Ombudsman; and
- The action to be taken after the investigation under Part 7, Division 4 – who is to do what.

Protection from reprisal

- Steps that must be taken to support, and protect the welfare of, the discloser and witnesses, including developing a support plan and who has responsibility for these; and
- To whom reports of detrimental action should be made, and what should be done on receipt of such a report.

Procedural fairness

- An explanation of the principles of procedural fairness (referred to in the Act as natural justice); and
- The procedures to be followed to make sure that the principles are observed.

Other

- Steps to be taken to protect the welfare of the person against whom the disclosures is made, and who has the responsibility for these; and
- Public bodies covered by the *Corporations Act 2001* should address the intersections between the Commonwealth and Tasmania's public interest disclosure schemes.

RECOMMENDATION

THAT Council adopt the 'Procedures – *Public Interest Disclosures Act 2002*'.

DECISION

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

THAT Council adopt the 'Procedures – *Public Interest Disclosures Act 2002*'.

CARRIED

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

16.2 Sustainability

Strategic Plan Reference 5.2

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

16.2.1 Tabling of Documents

Nil.

16.2.2 Elected Member Statements

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

Deputy Mayor E Batt

The Deputy Mayor informed Council that the Labor Party, if elected, has committed the following funding to projects within the Southern Midlands Council area:

- Campania Cemetery Development - \$75,000
- Kempton Off Leash Dog Park - \$25,000
- Bagdad Footpath (north of Community Club) - \$50,000
- Development of 'Precinct Pan' for the Bagdad Community Club - \$25,000

Clr K Dudgeon

Double glazing work of the windows has begun at the Oatlands Bargain Centre. Very happy with results so far.

Informed Council that she had received a phone call from a Sydney investor who is looking to purchase a block of land in Oatlands. They would be looking at potentially building 10-12 units for rental/sale.

Mayor A Green

Additional funds have been released for the State Government Housing Program. Centacare have been in contact with council and Mayor Green is meeting with Ben Wilson from Wilson Homes to see how Council can assist with the project.

16.2.3 Local Government Shared Services – Quarterly Update – Information Only

Author: FINANCE OFFICER (MANDY BURBURY)

Date: 14 APRIL 2021

Enclosure:

Shared Services Report – Southern Midlands Council – January – March 2021

ISSUE

To inform Council of the Common Services Joint Venture activities for the period January to March 2021.

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.

Council now include a standard internal report for Council's information on SMC hours on a quarterly basis.

DETAIL

Refer to the enclosed summary of services provided by and provided to the Southern Midlands.

RECOMMENDATION

THAT the information be received.

DECISION

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

THAT the Local Government Shared Services Report be received and the information noted.

CARRIED

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

2020/21 Shared Services Report
to 31 March 2021

PROVIDED BY SOUTHERN MIDLANDS COUNCIL					Total Hours Mar 2021 Quarter	Total Hours Dec 2020 Quarter	Total Hours Sept 2020 Quarter	Total Hours Year to Date
Fortnight Ending	Council	Officer	Service Provided	Hours				
Nil	Brighton Council			0	0	3.5	14	17.5
3/01/2021	Central Highlands	D Mackey	Regulatory	7				
17/01/2021		L Brown	Regulatory	8.25				
		D Mackey	Regulatory	20				
		R Collis	Animal Control	4.5				
31/01/2021		L Brown	Regulatory	10				
		D Mackey	Regulatory	11.5				
		R Collis	Animal Control	5.5				
		D Dwyer	Animal Control	5.5				
14/02/2021		L Brown	Regulatory	6				
		D Cundall	Regulatory	4				
		D Mackey	Regulatory	16				
		R Collis	Animal Control	3.5				
28/02/2021		L Brown	Regulatory	14.25				
		D Mackey	Regulatory	8				
		R Collis	Animal Control	1				
14/03/2021		L Brown	Regulatory	15.5				
		D Mackey	Regulatory	25				
		R Collis	Animal Control	3				
28/03/2021		L Brown	Regulatory	15.25				
	D Mackey	Regulatory	9	192.75	160.5	116	469.25	
3/01/2021	Derwent Valley	S Mitchell	Regulatory	8.25				
		D Mackey	Heritage	7				
17/01/2021		S Mitchell	Regulatory	13.5				
		D Mackey	Regulatory	19				
		B Williams	Heritage	3				
31/01/2021		D Mackey	Regulatory	13.5				
		B Williams	Heritage	25.75				
14/02/2021		D Mackey	Regulatory	22				
		B Williams	Heritage	16				
28/02/2021		D Mackey	Regulatory	5				
		B Williams	Heritage	22.75				
14/03/2021		D Mackey	Regulatory	2				
28/03/2021		D Mackey	Regulatory	3	157.75	235	72.5	465.25
Total Hours Provided by Southern Midlands					350.5	399	202.5	952
PROVIDED TO SOUTHERN MIDLANDS COUNCIL								
Fortnight Ending	Council	Officer	Service Provided	Hours				
17/01/2021	Brighton	H McPherson	Development Engineering	3				
31/01/2021		L Wighton	Development Engineering	2.25				
14/02/2021		L Wighton	Development Engineering	4.75	10	38	8	56
Total Hours Provided to Southern Midlands					10	38	8	56

16.2.4 SMC External Grant Projects – Quarterly Update

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 22 APRIL 2021

Enclosure:

Report to Council on Various SMC Grant Projects as at 19th April 2021

ISSUE

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

BACKGROUND

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

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

DETAIL

This update is provided for Councillors information only and will be updated on a quarterly basis.

RECOMMENDATION

THAT Council receive and note the report.

DECISION

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

THAT Council receive and note the report.

CARRIED

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

Report to Council on Grant Funded Projects as at 19th April 2021

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
Oatlands Underground Power Project	Undergrounding the overhead power cable on the Esplanade and Barrick Street	Community Development Grant Australian Government (Election Commitment)	\$250,000		Andrew Benson	80%	30.06.21 Extension of time agreed	100% of the original two stages completed, there is an under spend of the grant funds. Just received TasNetworks design & costing for a Stage three of the balance of Barrick Street underground power to completed the grant spend
Broadmarsh Streetscape Project	Construction of footpath and bridge construction as well as traffic calming within the Broadmarsh Village	Community Development Grant Australian Government (Election Commitment)	\$230,000		Andrew Benson	90%	31.05.21 Extension of time agreed	Design completed, construction commenced. Remain work is two traffic islands and they cannot be installed until TasNetworks install lighting over the traffic island locations.
Oatlands Aquatic Centre	Development of the proposed Aquatic Centre in Oatlands	<ol style="list-style-type: none"> 1. Australian Government 2. Tasmanian Government 3. Community Development Grant Australian Government (Election Commitment) 4. Station Child Care Centre 5. Loan Funds by SMC 	<p>\$1,500,000</p> <p>\$2,000,000</p> <p>\$500,000</p> <p>\$80,350</p>	\$4,365,000	Tim Kirkwood (Financial) Andrew Benson (Project Delivery)	Design & Documentation completed, Tender awarded. Construction commenced	04.03.22 Practical Completion	VOS Constructions commencement on site 1 st Feb 2021. Site Meetings held every two weeks to monitor construction.

Report to Council on Grant Funded Projects as at 19th April 2021

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
Oatlands Destination Playground.	Upgrade of the playground and adjacent ground area (including installation of underground watering system) at Callington Park	Community Development Grant Australian Government (Election Commitment)	\$ 500,000	\$7,400	Maria Weeding	100%	Feb 2021	Project completed and Final Report accepted by the Australian Government.
Lake Dulverton Conservation Area Walkway Upgrade Project	New path from High Street along foreshore to stop over area. Upgrade of existing path from Aquatic building to just past school. Total distance 1500M approx..	Community Development Grant Australian Government (Election Commitment)	\$ 220,000		Maria Weeding	5%	June 2021	Project on ground works scheduled to commence 3 rd May 2021
Kempton Town Development Project	Alteration to Victoria Memorial Hall entrance and landscaping forecourt area. Clock tower – lettering works as required.	Community Development Grant Australian Government (Election Commitment) and Southern Midlands Council	\$75,000	\$25,000	Maria Weeding	65%	October 2021	On-site works commenced.
Campania Bush Reserve Shared Pathway	Widening the 650m walking track within the Reserve. Pathway surface is to be upgraded to polymer hardened aggregate gravel.	Community Development Grant Australian Government (Election Commitment) and Southern Midlands Council	\$100,000		Jack Lyall (Helen Geard)	95%	June 2021	Project close to completion. Official opening date for project is Tues 18 th May 2021.
Chauncy Vale Wildlife Sanctuary	Design and construction of two (2) pedestrian bridges across the Browns	Community Development Grant Australian Government	\$55,000		Graham Green	100%	30.09.20	Completed.

Report to Council on Grant Funded Projects as at 19th April 2021

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
Pedestrian Bridge Project	Cave Creek. The bridges allow for a permanent, safe and pleasant crossing of the creek as part of the overall walking track(s).	(Election Commitment)						
Day Dawn Creek Riparian Rehabilitation	Erosion control, bank stabilization and vegetation plantings for improved biodiversity and ground stability in vicinity of the "Day Dawn Creek".	Communities Environment Program (Australian Government)	\$15,000		Graham Green	95%	30.06.21	Project largely completed except for a small amount of silt/sediment fencing to finish.
South Central Subregion – Workforce Development Coordinator Project	The submission of grant for a workforce co-ordinator for the Southern Midlands, Central Highlands, Brighton and Derwent Valley to (three year position). The coordinator will then work under a project management committee. partnership with the three other Council.	Tasmanian Community Fund	\$400,000 over three years	\$15,000	Andrew Benson	15%	July 2024	Recruited Workforce Coordinator – Anthony McConnon has hit the ground running and has provide some exceptional achievements to date. A separate report with achievements to be provided to Council in April meeting.
Mangalore Recreation Ground Twin Arenas Project	Two new arenas for the pony clubs that call Mangalore Rec Grd home	Major Sport & Rec Grants Program Communities Sport & Recreation (Tas Government)	\$36,784		Andrew Benson	100%	Completed	Grant acquitted Official opening delayed because of COVID 19
Rejuvenation of the Runnymede Recreation	Installation of a bore, pumps and 100,000 ltr tank, sprinklers and surface treatment	Major Sport & Rec Grants Program	\$35,142	\$40,000	Andrew Benson	100%	December 2020	Project completed, currently preparing the grant acquittal.

Report to Council on Grant Funded Projects as at 19th April 2021

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
Ground playing surface		Communities Sport & Recreation (Tas Government Tas Fire Service Contribution SMC Community Small Grants Program	\$1,000	\$ 3,000				
Kempton Medical and Community Centre	Conversion of the former Principal's Residence and establishment of car parking	Department of Communities (Tas) Election Commitment	\$75,000	\$25,000	Tim Kirkwood / Andrew Benson	100%	Completed	Grant acquitted awaiting sign off by State Government
Elderslie Rd / Bluff Rd Junction Improvements	Junction Improvements	Blackspot Roads Program Department of State Growth	\$150,000		Andrew Benson	10%	June 2021	Grant Deed has been signed, Survey has been undertaken, Engineering Design to be completed in last week of April and Construction is imminent
Mt Pleasant Recreation Ground Facilities Upgrade	Addition of a new unisex toilet block to existing club rooms (3 toilets including D/A toilet)	Australian Govt. Dept of Industry, Innovation and Science- Stronger Communities Program Round 5	\$20,000	\$78,000	Maria Weeding	100%	Dec 2020	Budget also has a \$9336.00 contribution from the Mt Pleasant Football Club (ex Hall donation money). Project completed 17 th Dec 2020.
Southern Midlands Drought Weeds Grant 2020 – Support for Farmers	\$30,000 for on ground works, \$25,000 for wages.	State Government of Tasmania	\$55,000	\$0	Weeds Officer (now Maria Weeding)	80%	Was to be April 2021 but awaiting formal advice as to extension of time	A number of landholders in the Coal Valley have accessed the funds available. Other farmers in other areas have also been assisted. Waiting on State Govt advice re new date for project

Report to Council on Grant Funded Projects as at 19th April 2021

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
								extension of time before proceeding further.
Reeve St / Native Crns Rd Junction plus carpark at Campania	Letter of 'In Principle' approval provided, awaiting a new Government after 1 st May 2021	Department of State Growth, under the Vulnerable Road User Program	\$200,000.00	\$50,000.00	Andrew Benson	1%		

16.3 Finances

Strategic Plan Reference 5.3

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

16.3.1 Monthly Financial Statement (period ending 31 MARCH 2021)

Author: FINANCE OFFICER (MANDY BURBURY)

Date: 14 APRIL 2021

ISSUE

Provide the Financial Report for the period ending 31st March 2021.

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 2020 to 31 March 2021.
- Operating Expenditure Budget Report – 1 July 2020 to 31 March 2021.
- Capital Expenditure Estimates – as at to 31 March 2021.
- Cash Flow Statement – 1 July 2020 to 31 March 2021.
- Rates & Charges – as at 10 April 2021.

OPERATING EXPENDITURE ESTIMATES (OPERATING BUDGET)

Overall operating expenditure to end of January was \$5,661,846, which represents 97.1% of the Year to Date Budget.

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

Strategic Theme - Infrastructure

Sub-Program – Roads – expenditure to date (\$1,142,053 – 110.59%). Maintenance expenditure will decrease over the next three months while resources are being utilised on the Capital Works Program.

Sub-Program – Drainage – expenditure to date (\$22,675 – 110.87%). Additional expenditure relates to repairs relating to flood damage.

Strategic Theme – Growth

Sub-Program – Business – expenditure to date (\$161,950 – 120.3%). Additional expenditure relates to Private Works, including wages and gravel. There will be an increase in income to offset the additional expense.

Strategic Theme – Landscapes

Sub-Program – Regulatory - Animals - expenditure to date (\$89,883 – 112.88%). Additional expenditure relates largely to wages, with reduced hours of resource sharing, increased call-outs and increased hours for position of Animal Management Officer. The cost of legal advice associated with this Program has also exceeded the budgeted estimate.

Strategic Theme – Community

Nil.

Strategic Theme – Organisation

Nil.

CAPITAL EXPENDITURE PROGRAM

Strategic Theme – Landscapes

Sub-Program – Heritage

Callington Mill (Asset Renewal) expenditure to date is \$76,023 (budget \$20,000). While the elevated work platform and scaffolding were in place, extensive maintenance was carried out on the tower, including repointing and sash window repairs. There will be no further planned maintenance on the tower for the next few years.

RECOMMENDATION

THAT the Financial Report be received and the information noted.

DECISION

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

THAT the Financial Report be received and the information noted.

CARRIED

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

STATEMENT OF COMPREHENSIVE INCOME
for the period 1st July 2020 to 31 MARCH 2021

	Annual Budget \$	Year to Date as at 31 March 2021 \$	%	Comments
Income				
General rates	5,797,406.00	5,731,133.65	98.9%	Budget includes Interest & Penalties to be imposed to 30 June 2021
User Fees (refer Note 1)	681,158.00	632,106.09	92.8%	
Interest	175,000.00	30,848.55	17.6%	
Government Subsidies	19,200.00	11,658.00	60.7%	Heavy Vehicle Licence Fees & Road Rescue MAIB reimbursements
Contract Income	0.00	0.00	0.0%	
Other (refer Note 2)	86,000.00	62,888.91	73.1%	
Sub-Total	\$6,758,764.00	\$6,468,635.20	95.7%	
Grants - Operating	3,564,167.00	1,269,753.36	35.6%	
Total Income	\$10,322,931.00	\$7,738,388.56	75.0%	
Expenses				
Employee benefits	-4,113,303.00	-2,619,467.66	63.7%	Less Roads - Resheeting (Capitalised)
Materials and contracts	-3,195,181.00	-2,845,740.15	89.1%	Less Roads - Resheeting (Capitalised), Includes Land Tax
Depreciation and amortisation	-3,003,866.00	-2,248,795.86	74.9%	Percentage Calculation (based on year-to-date)
Finance costs	-18,850.00	-13,524.34	71.7%	Interest
Contributions	-233,907.00	-116,953.50	50.0%	Fire Service Levies
Other	-145,528.00	-110,009.94	75.6%	Audit Fees and Councillor Allowances
Total expenses	-\$10,710,633.00	-\$7,954,491.45	74.3%	
Surplus (deficit) from operations	-\$387,702.00	-\$216,102.89	55.7%	
Grants - Capital (refer Note 3)	3,558,627.00	1,699,038.00	47.7%	
Sale Proceeds (Plant & Machinery)	0.00	98,146.37	0.0%	
Sale Proceeds (Other Assets)	0.00	6,791.82	0.0%	
Net gain / (loss on disposal of non-current assets)	5,818.00	0.00	0.0%	
Surplus / (Deficit)	\$3,176,743.00	\$1,587,873.30	50.0%	

STATEMENT OF COMPREHENSIVE INCOME
for the period 1st July 2020 to 31 MARCH 2021

	Annual Budget \$	Year to Date as at 31 March 2021 \$	%	Comments
NOTES				
1. Income - User Fees (Budget \$681,158) includes:				
- All other Programs	454,975.00	405,949.18	89.2%	
- Private Works	226,183.00	226,156.91	100.0%	
	<u>\$681,158.00</u>	<u>\$632,106.09</u>	92.8%	
2. Income - Other (Budget \$86,000) includes:				
- Tas Water Distributions	76,000.00	38,000.00	50.00%	
- HBS Dividend	10,000.00	0.00	0.00%	
- Public Open Space Contribution	0.00	5,844.64		
- Worker's Comp. Premium Adjustment and Discount	0.00	16,442.42		
- Worker's Comp. Wage Reimbursement	0.00	1,598.85		
- Donations for use of recreation facilities	0.00	1,003.00		
	<u>\$86,000.00</u>	<u>\$62,888.91</u>	73.1%	
3. Grant - Capital (Budget \$3,558,627) includes:				
- (CDGP) Oatlands Aquatic Centre	500,000.00	0.00	0.00%	
- (CDGP) Callington Park Playground	500,000.00	500,000.00	100.00%	
- (CDGP) Chauncy Vale Pedestrian Bridge	55,000.00	55,000.00	100.00%	
- (CDGP) Lake Dulverton Walkways	220,000.00	0.00	0.00%	
- (CDGP) Campania Bush Reserve	100,000.00	0.00	0.00%	
- (CDGP) Kempton Streetscape Project	75,000.00	30,000.00	40.00%	
- (CDGP) Broadmarsh Streetscape Project	230,000.00	0.00	0.00%	
- (CDGP) Oatlands Underground Lighting	250,000.00	0.00	0.00%	
- Midland Hway/ Mood Food Pathway	147,565.00	0.00	0.00%	
- Elderslie/Bluff Road Junction	150,000.00	0.00	0.00%	
- Roads To Recovery	665,531.00	476,756.00	71.64%	
- Local Roads and Community Infrastructure Prog P1	665,531.00	332,766.00	50.00%	
- Local Roads and Community Infrastructure Prog P2	0.00	304,516.00	0.00%	Phase 2 \$609,032 - not included in 2020/21 Budget
	<u>\$3,558,627.00</u>	<u>\$1,699,038.00</u>	47.74%	
4. Grant - Operating (Budget \$3,564,167) includes:				
Operating Grants				
- FAGS	3,564,167.00	1,266,762.00	35.5%	\$1,840,420 received in advance in 2019-20 Advised actual distribution for 2020-21 to be \$3,529,436
- Australia Day Branding Grant	0.00	1,000.00	0.0%	
- Tasmanian Men's Shed Association Grant	0.00	1,130.00	0.0%	SMC auspicing for Community Mens Shed Oatlands
- Hobart City Mission School Holiday Program Funding	0.00	861.36	0.0%	
	<u>\$3,564,167.00</u>	<u>\$1,269,753.36</u>	35.6%	

Southern Midlands Council
Minutes – 28th April 2021

CAPITAL EXPENDITURE PROGRAM 2020-21
AS AT 31 MARCH 2021

			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
			\$	\$	\$	
INFRASTRUCTURE						
ROAD ASSETS						
Resheeting Program	Various	Roads Resheeting	500,000	473,919	26,081	
Reseal Program		Roads Resealing (as per agreed program)	300,000	0	300,000	
	C1010099	Bagdad - Chauncy Vale Road (375m Reseal) 7mm		0	0	
	C1010021	Bagdad - Huntingdon Tier Road (550m Reseal) 7mm		257	-257	
	C1010077	Dysart - Cliftonvale Road (1500m Reseal) two coat		0	0	
	C1010100	Jericho - Lower Marshes Road (100m Reseal) 7mm		0	0	
	C1010101	Jericho - Old Main Road (1600m Reseal) 7mm		0	0	
	C1010102	Mangalore - Goodwins Road (230m reseal) 7mm		0	0	
	C1010097	Campania - Native Corners Road (2000m Reseal) 7mm	50,000	0	50,000 RTR (\$50K)	
	C1010080	Levendale - Woodsdale Road (2000m reseal)	50,000	0	50,000 RTR (\$50K)	
Reconstruct & Seal	C1010028	Woodsdale Road (1km Reconstruction) Woodsdale Road (500m Reconstruction) 12.5km from Tasman Hwy Woodsdale Road (500m Reconstruction) 13.35km from Tasman Hwy	330,000	2,588	327,412 RTR (\$319K)	
	C1010094	Woodsdale Road Reconstruct & Seal (800m + 430m) 2 coat	122,141	112,520	9,621 RTR \$122,141 Budget c/wd WIP 30/06/20 \$4479.95	
Construct & Seal (Unsealed Roads)	C1020079	Bagdad - Huntingdon Tier (250m new seal) Two Coat	73,500	16,116	57,384 LRCI	
	C1020077	Campania - Native Corners Road (800m new seal)	173,250	14,458	158,792 RTR (\$152K)	
	C1020001	Mangalore - Ballyhooly Road (300m new seal) two coat	57,750	13,248	44,502	
	C1020006	Rhyndaston - Rhyndaston Road (800m through township)	154,000	13,777	140,223 LRCI	
	C1020052	Tunnack - Eldon Road (1500m new seal)	288,750	39,094	249,656 LRCI	
Minor Seals (New)	C1020080	Elderslie - Cornish's Road Dust Suppressant	25,000	0	25,000 LRCI	
	C1020081	York Plains - York Plains Road Dust Suppressant	25,000	0	25,000 LRCI	
	C1020082	Campania - Brown Mt Road Dust Suppressant	25,000	0	25,000	
	C1020083	Mt Seymour - Blackgate Road Dust Suppressant	25,000	0	25,000	
Junction / Road Realignment / Other	C1020078	Campania - Estate Road (vicinity Mallow property) Campania - Main Intersection/Carpark Design Concept	10,000 50,000	298 0	9,702 50,000 \$50K c/wd	
	C1010037	Campania - Reeve St / Clime Street (includes Footpath)	70,000	11,419	58,581 \$70K Budget c/wd WIP 30/6/20 \$11,418.84	
	C1020047	Colebrook - Lovely Banks/Mudwalls Road Junction	0	5,013	-5,013	
	C1020050	Dysart - Cliftonvale & Sugarloaf Rd Junction Improvements	50,000	16,884	33,116 WIP 30/06/20 \$16,884.46 (2016/17)	
	C1020070	Elderslie - Bluff Road Intersection Upgrade	150,000	2,532	147,468 WIP 30/06/20 \$138.38	
	C1010098	Elderslie - Elderslie Road Widening Investigation & Trial (Stn Blackbrush Rd)	40,000	246	39,754	
	C1010096	Elderslie - Elderslie Road Safety Rating (250m)	21,250	29,253	-8,003	
	C1020036	Oatlands - Interaken Road Preliminary Work (vicinity of Wallace)	25,000	0	25,000	
	C1020032	Oatlands - Hasting Street Junction	15,000	959	14,041 \$15K Budget c/wd WIP 30/6/19 \$958.52	
	C1020074	Oatlands - Henrietta Street 200m	0	736	-736	
	C1020069	Mangalore - Roberts Road Construct and Seal (additional culverts)	53,822	36,320	17,502 \$12,000 plus balance budget from Swans St Drainage \$41,821.69	
	C1020004	Tea Tree - Grices Road (Tree removal, set-back of embankment, drainage)	15,000	0	15,000	
	C1010040	Woodsdale - Woodsdale Road (400m safety rail in two sections, The Cutting)	17,000	0	17,000	
			2,716,463	789,638	1,926,824	
BRIDGE ASSETS	C1030061	Woodsdale Road (Nutting Garden Rivulet - Bridge No 4084)	148,200	8,754	139,446 RTR (\$94,531)	
	C1030062	York Plains Road (Kitty's Rivulet - Bide No 457)	0	25,945	-25,945 Upgrade due to flood damage	
	C1030060	Elderslie Road (Stonyhurst Creek B3280)	0	12,437	-12,437 Upgrade due to flood damage	
			148,200	47,136	101,064	

Southern Midlands Council
Minutes – 28th April 2021

CAPITAL EXPENDITURE PROGRAM 2020-21
AS AT 31 MARCH 2021

			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
			\$	\$	\$	
WALKWAYS	C1040003	Footpaths - General Streetscapes	170,908	0	170,908	
	C1040014	Bagdad - East Bagdad Road	230,000	83,801	166,199	\$105K Budget c/fwd WIP 30/6/20 \$4400.94
	G1040007	Broadmarsh - Streetscape Works	230,000	32,468	197,532	WIP 30/06/20 \$4119.85
		Campania - Review Manag. Plan (Site Plan) / Walking Tracks (Bush Reserve)	5,000	0	5,000	\$5K Budget c/fwd
	C1040005	Campania - Reeve Street - Footpath through to Hall	30,000	0	30,000	
	G1040008	Kempton - Louisa Street (from Huntingground Road)	38,000	37,877	323	LRCI
	C1040031	Kempton - Midlands Highway/Mood Food	147,565	0	147,565	
	C1040004	Kempton - Streetscape Plan (Review & Implementation)	35,000	1,881	33,119	
	C1040004	Kempton - Streetscape Plan - Footpath Renewal (Dysart House)	23,000	0	23,000	
	G1040006	Kempton - Streetscape Plan - Victoria Memorial Hall	110,000	49,623	60,377	WIP 30/06/20 \$3383.18
	G2020002	Melton Mowbray - Streetscape Works (Trough / Shelter etc)	30,000	5,318	24,682	WIP 30/06/20 \$5318.18
	C1040016	Oatlands - High Street (Footpath Renewal)	61,281	0	61,281	LRCI
	C1040022	Tunbridge - Main Street (Ongoing Kerb & Gutter Renewal)	20,000	0	20,000	
	C1040030	Tunnack - Streetscape concept Plan	45,000	28,705	16,295	
			1,176,762	219,474	956,278	
LIGHTING	C1050001	Oatlands - Esplanade Project (Total Project Cost \$128k year 2-2)	384,000	161,268	222,732	\$64k Budget c/fwd WIP 30/6/20 \$81053.34
			384,000	161,268	222,732	
PUBLIC TOILETS	C1110002	Campania - Flour Mill Park - Concrete Pathways/drainage/remove pavers	15,000	0	15,000	\$15K Budget c/fwd
		General Public Toilets - Upgrade Program	20,000	0	20,000	
			35,000	0	35,000	
DRAINAGE		Bagdad - Lyndon Road	15,000	0	15,000	\$15K Budget c/fwd
	C1090013	Bagdad - Midland Highway/Swan Street Drainage	50,000	8,178	41,821.69	\$50K Budget c/fwd WIP 30/06/20 \$8178.31 (\$41,882 balance budget to Roberts Rd)
	C1090031	Bagdad - Blackbrush Road Drainage (kerb, gutter, footpath)	430,000	55	429,945.34	LRCI Phase 2 - not in original 2020/21 budget
	C1090032	Bagdad - Hall Lane Drainage	75,000	347	74,653.26	LRCI Phase 2 - not in original 2020/21 budget
	C1090030	Broadmarsh - Elderslie Road	0	9,206	-9,206	
		Campania - Estate Road (School Farm)	10,000	0	10,000	\$10K Budget c/fwd
		Oatlands - High St/Wellington Street Junction	5,000	0	5,000	\$5K Budget c/fwd
			595,000	17,786	567,214	
WASTE	C1100001	Wheeler Bins and Crates	5,000	0	5,000	
	C1100003	Campania WTS - Safety Rail		0	0	
	C1100004	Dysart WTS - General Improvements	15,000	0	15,000	\$15K Budget c/fwd
	C1100004	Dysart WTS - Safety Rail		0	0	
	C1100002	Oatlands WTS - Concrete Pad(s)	25,000	0	25,000	\$25K Budget c/fwd
	C1100002	Oatlands WTS - Safety Rail		0	0	\$25K Budget c/fwd
			45,000	0	45,000	
LANDSCAPES						
HERITAGE	C3010013	Heritage Collections Store	10,000	1,500	8,500	
		Kempton - Watch House (Internal Fit out)	4,000	0	4,000	\$4K Budget c/fwd
	C3010003	Oatlands - Callington Mill (Asset Renewals)	20,000	76,023	-56,023	Machinery hire/scaffolding/repainting/sash window repairs
	C3010004	Oatlands - Court House (Sandstone wall restoration)	0	3,443	-3,443	
		Oatlands - Gaol Aluminium Temporary Steps (Entrance)	3,500	0	3,500	\$3.5K Budget c/fwd
	C3010012	Oatlands - Commissariat (79 High Street) Boundary Fence	6,000	0	6,000	
		Oatlands - Roche Hall Forecourt (Interps - Planning Condition of Approval)	40,000	0	40,000	\$40K Budget c/fwd
			83,500	80,966	2,534	

Southern Midlands Council
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CAPITAL EXPENDITURE PROGRAM 2020-21
AS AT 31 MARCH 2021

			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
			\$	\$	\$	
NATURAL	G3020015	Campania - Bush Reserve (Walking/Riding Path)	100,000	101,378	-1,378	\$100K Budget c/fwd WIP 30/06/20 \$358
	G3020018	Chauncy Vale - Sanctuary Bridge	55,000	66,405	-11,405	\$55K Budget c/fwd WIP \$42898.10
	C3020018	Chauncy Vale - Caves Loop	21,000	22,727	-1,727	
	G3020014	Chauncy Vale - Erosion, Stabilisation & Revegetation	15,000	14,410	590	\$15K Budget c/fwd WIP \$6056.76
	C3020007	Chauncy Vale - Improvements	0	2,653	-2,653	Committee Funded Cast Wombats
	C3020008	Oatlands - Maher's Point Landscape Plan	22,404	9,692	12,512	\$22404 Budget c/fwd
	G3020006	Oatlands - Lake Dulverton Walkway (Grants \$135K + \$85K)	220,000	38,873	181,127	\$220K Budget c/fwd WIP \$6198.70
			433,404	256,339	177,065	
CULTURAL		Oatlands - 79 High Street Internal fitout	10,000	3,967	6,033	\$10K Budget c/fwd
			10,000	3,967	6,033	
REGULATORY - DEVELOPMENT	C3040001	Kempton Council Chambers - Chambers Restoration Works	5,000	0	5,000	
	C3040002	Kempton Council Chambers - Clock Restoration Works	20,000	502	19,498	
	C9990001	Kempton Council Chambers - Office Furniture & Equipment	5,000	545	4,455	
			30,000	1,046	28,954	
REGULATORY - PUBLIC HEALTH	C4060002	Water Bottle Refill Stations	7,980	0	7,980	
	C4060001	Kempton - Community Health Facility	400,000	315,128	84,872	\$225K Budget c/fwd WIP 30/06/20 \$27548.57
			407,980	315,128	92,852	
REGULATORY - ANIMAL CONTROL	C4080001	Kempton - Dog Pound(s)	35,000	783	34,217	\$20K Budget c/fwd
			35,000	783	34,217	
COMMUNITY						
RECREATION	C4070005	Recreation Committee	15,000	8,745	8,255	Kempton Hall switchboard upgrade/Colebrook Hall roof repairs \$5,000 of budget moved to Mt Pleasant Rec Ground Project
	C4070025	Campania - Public Open Space dev (Play Equip Alexander Circle)	18,000	18,001	-1	\$18K Budget c/fwd
	C4070004	Campania - Public Open Space dev (Scaife Subdivision - Justitia Park)	28,000	21,061	1,339	\$23K Budget c/fwd
	C4070023	Campania - Recreation Ground (Internal Toilet Improvements)	40,000	0	40,000	
	C4070038	Campania - Recreation Ground (Barrier Net)	45,000	47,040	-2,040	\$45K Budget c/fwd
	C4070003	Campania - Recreation Ground (Fence)	0	0	0	
	C4070038	Colebrook - Hall (Heating Upgrade)	24,000	24,000	0	
	C4070016	Colebrook - Recreation Ground - New Pitch Cover	4,500	0	4,500	
	C4070020	Colebrook - Online Centre (Post Office) - Upgrade switchboard	0	1,925	-1,925	
		Kempton - Recreation Ground (Lighting)	16,000	0	16,000	\$16K Budget c/fwd
		Kempton - Recreation Ground (Roof Structure - Entry to Clubrooms)	15,000	0	15,000	\$15K Budget c/fwd
	C4070041	Kempton - Memorial Hall Porch	52,000	0	52,000	LRCI Phase 2 - not in original 2020/21 budget
		Mangalore - Hall (replace Gutters and Roofing)	18,000	0	18,000	\$18K Budget c/fwd
	G4070038	Mount Pleasant - Recreation Ground (Upgrade Toilets & Stabilisation)	120,336	121,707	-1,371	\$38K Budget c/fwd WIP 30/06/20 \$7261.18 Total project budget \$115,336 including additional contributions of \$29,336 rec'd 20/19/20 from Mt Pleasant WIP 30/06/20 \$168,197.29, 30/6/18 \$395,896.00, 30/6/18 \$379,803.40
	C4070034	Oatlands - Aquatic Centre (New Pool) - Work in Progress prior to 2020/21	941,987	941,987	0	
	C4070034	Oatlands - Aquatic Centre (New Pool) - Current Year Expenditure	8,379,600	482,517	8,897,083	
	C4070009	Oatlands - Community Hall - Repointing & Crack Repairs	15,000	8,163	6,837	
	G4070040	Oatlands - Destination Playground Callington Park (inc. reveg & water system)	500,000	504,449	-4,449	\$500 Budget c/fwd WIP 30/06/20 \$282200.25
	C4070001	Paratiah - Rec Ground - External Toilet (linked to walkway)	12,000	6,192	5,808	\$12K Budget c/fwd
	G4070039	Runnymede - Recreation Ground (resurfacing & watering system)	80,142	99,505	-19,363	\$20K Budget c/fwd \$35,142 Grant c/fwd WIP 30/06/20 \$40,527
	C4070042	Runnymede - Recreation Ground (relocation of entrance)	0	-1,717	-1,717	
	C4070026	Tunbridge Park - Perimeter Fence (Safety)	30,000	0	30,000	\$30K Budget c/fwd
			11,347,565	2,283,008	9,064,557	

**CAPITAL EXPENDITURE PROGRAM 2020-21
AS AT 31 MARCH 2021**

			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
			\$	\$	\$	
ACCESS	C4070035	All Buildings (Priority Approach - Year 5 of 5 @ \$10K/year)	50,000	0	50,000	
			50,000	0	50,000	
CAPACITY & SUSTAINABILITY	C5020001	Levendale Community Centre	38,380	0	38,380	\$8K Budget c/fwd
	C4070013	Oatlands - Midlands Memorial Community Centre - Double glazed windows	40,000	0	40,000	
	C4070013	Oatlands - Midlands Memorial Community Centre - Repairs to flood damage	0	14,262	-14,262	
	C5020002	Oatlands Structure Plan	25,000	17,465	7,535	\$25K Budget c/fwd
			103,380	31,727	71,653	
SAFETY		Road Accident Rescue Unit	3,000	0	3,000	\$
			3,000	0	3,000	94 1,987
ORGANISATION						
SUSTAINABILITY		Oatlands - Council Chambers - Internal Toilets Upgrade	100,000	0	100,000	\$60K Budget c/fwd
	C6020007	Oatlands - Council Chambers - Damp Issues & Stonemasonry	15,000	0	15,000	\$15K Budget c/fwd
		Oatlands - Council Chambers - Works Office (floor coverings)	5,000	0	5,000	\$5K Budget c/fwd
	C6020007	Oatlands - Council chambers - Memorials - Forecourt	4,000	4,000	0	
	C9990001	Oatlands - Town Hall (General - Incl. Office Equip/Furniture)	5,500	358	5,141	
	C6020003	Computer System (Hardware / Software)	37,500	16,444	21,056	
			167,000	20,803	146,197	
WORKS	C6020011	Kempton Depot - Property Purchase (Year 1 Budget of \$180K)	45,000	45,000	0	Total Project Cost - to be funded over 4 yrs (Yr 2 - \$45K)
	C6020011	Kempton Depot - Internal Building Improvements	15,000	0	15,000	\$10K Budget c/fwd
	C6020011	Kempton Depot - Storage Lockers	2,000	0	2,000	
	C6020001	Oatlands Depot - Solar Panels	16,000	20,722	-4,722	
	C6020001	Oatlands Depot - Roof over containers	51,514	13,267	38,247	\$51,614 budget c/fwd
	C9990002	Minor Plant Purchases	9,500	7,816	1,684	
	C6020008	Radio System	3,000	0	3,000	
	MP37B	Excavator (add Rock breaker) MP37/2020	12,800	12,200	600	
		Steam Weeder c/w Trailer	32,000	0	32,000	
		Plant Replacement Program				
		Heavy Vehicles	514,000	48,520	464,480	
		Light Vehicles	210,000	82,601	127,399	
		(Trade Allowance - \$280K)				
			910,814	231,126	679,688	
GRAND TOTALS			18,671,067	4,460,193	14,210,874	

Southern Midlands Council
Minutes – 28th April 2021

CASH FLOW 2020/2021	INFLWS (OUTFLOWS) (July 2020) \$	INFLWS (OUTFLOWS) (August 2020) \$	INFLWS (OUTFLOWS) (September 2020) \$	INFLWS (OUTFLOWS) (October 2020) \$	INFLWS (OUTFLOWS) (November 2020) \$	INFLWS (OUTFLOWS) (December 2020) \$	INFLWS (OUTFLOWS) (January 2021) \$	INFLWS (OUTFLOWS) (February 2021) \$	INFLWS (OUTFLOWS) (March 2021) \$	INFLWS (OUTFLOWS) (Year to Date) \$
Cash flows from operating activities										
Payments										
Employee costs	- 280,287.76	- 286,704.71	- 433,171.67	- 273,782.78	- 302,995.11	- 310,511.93	- 186,034.31	- 249,242.42	- 350,064.33	- 2,672,795.02
Materials and contracts	- 383,806.48	- 268,732.24	- 478,736.40	- 363,328.17	- 288,812.83	- 371,621.76	- 289,083.86	- 311,180.48	- 220,408.74	- 2,975,710.96
Interest	- 3,858.96	-	-	-	- 2,440.52	- 3,515.10	- 3,709.76	-	-	- 13,524.34
Other	- 32,591.93	- 49,587.79	- 59,672.89	- 119,317.20	- 29,152.34	- 36,353.17	- 95,784.96	- 26,128.18	- 43,688.93	- 492,277.39
	- 700,545.13	- 605,024.74	- 971,580.96	- 756,428.15	- 623,400.80	- 722,001.96	- 574,612.89	- 586,551.08	- 614,162.00	- 6,154,307.71
Receipts										
Rates	112,384.27	1,497,162.58	1,454,076.61	173,386.59	425,010.56	374,990.56	433,523.83	316,638.85	484,142.08	5,271,315.93
User charges	78,429.45	97,821.67	191,691.47	346,810.89	93,522.42	13,406.32	116,326.47	53,459.86	36,945.46	645,031.07
Interest received	6,114.29	2,283.96	3,750.98	6,353.34	2,423.11	2,602.82	4,108.59	1,733.10	1,478.36	30,848.55
Subsidies	-	-	-	-	-	-	-	-	11,658.00	11,658.00
Other revenue grants	-	422,254.00	-	1,861.36	422,254.00	-	-	423,384.00	-	1,269,753.36
GST Refunds from ATO	-	-	-	-	-	-	-	-	-	-
Other	- 34,640.70	75,652.19	127,629.49	59,104.07	54,410.03	141,003.63	57,978.07	74,466.22	22,676.17	235,294.83
	162,287.31	2,085,174.40	1,393,765.61	469,308.11	888,800.06	532,003.33	495,980.82	869,682.03	556,900.07	7,463,901.74
Net cash from operating activities	- 538,257.82	1,490,149.66	422,184.65	287,120.04	265,399.26	189,998.63	78,632.07	283,130.95	57,261.93	1,309,594.03
Cash flows from investing activities										
Payments for property, plant & equipment	- 216,309.91	- 288,121.91	- 294,048.33	- 536,835.75	- 212,067.69	- 279,182.83	- 131,094.58	- 197,809.34	- 313,193.04	- 2,468,663.38
Proceeds from sale of property, plant & equipment	16,390.91	54.54	31,632.73	5,863.64	73.64	236.36	95.46	50,409.09	181.82	104,938.19
Proceeds from Capital grants	-	-	250,000.00	332,766.00	-	55,000.00	-	-	1,061,272.00	1,699,038.00
Proceeds from Investments	-	-	-	-	-	-	-	-	-	-
Payment for Investments	-	-	-	-	-	-	-	-	-	-
Net cash used in investing activities	- 199,919.00	- 288,067.37	- 12,415.60	- 198,206.11	- 211,994.05	- 223,946.47	- 130,999.12	- 147,400.25	- 748,260.78	- 664,687.19
Cash flows from financing activities										
Repayment of borrowings	- 7,349.62	-	-	-	15,103.20	13,398.23	7,498.82	-	-	43,349.87
Proceeds from borrowings	-	-	-	-	-	-	-	-	-	-
Net cash from (used in) financing activities	- 7,349.62	-	-	-	15,103.20	13,398.23	7,498.82	-	-	43,349.87
Net increase/(decrease) in cash held	- 745,526.44	1,202,082.29	409,769.05	485,326.15	38,302.01	427,343.33	217,130.01	135,730.70	690,998.85	601,556.97
Cash at beginning of reporting period	13,687,843.06	12,942,316.62	14,144,398.91	14,554,167.96	14,068,841.81	14,107,143.82	13,679,800.49	13,462,670.48	13,598,401.18	13,687,843.06
Cash at end of year-to-date	12,942,316.62	14,144,398.91	14,554,167.96	14,068,841.81	14,107,143.82	13,679,800.49	13,462,670.48	13,598,401.18	14,289,400.03	14,289,400.03

**SOUTHERN MIDLANDS COUNCIL : OPERATING EXPENDITURE 2020/21
SUMMARY SHEET**

PROGRAM	YTD ACTUAL (as at 31 Mar 21)	YTD BUDGET (as at 31 Mar 21)	YTD VARIANCE	YTD VARIANCE %	FULL YEAR BUDGET - REVISED INC. GRANTS & OTHER
INFRASTRUCTURE					
Roads	1,142,053	1,032,718	109,335	110.59%	3,228,957
Bridges	20,913	31,454	10,541	66.49%	399,239
Walkways	188,513	183,614	4,899	102.67%	223,152
Lighting	62,025	68,400	6,375	90.68%	91,200
Public Toilets	55,781	58,202	2,421	95.84%	76,936
Sewer/Water	-	-	-	-	-
Drainage	22,675	20,452	2,223	110.87%	79,269
Waste	727,039	772,137	45,097	94.16%	1,055,682
Information, Communication	-	-	-	-	-
INFRASTRUCTURE TOTAL:	2,218,999	2,166,976	-52,022	102.40%	5,154,435
GROWTH					
Residential	-	-	-	-	-
Tourism	18,913	34,377	15,464	55.02%	55,502
Business	194,826	161,950	32,876	120.30%	980,933
Industry	-	-	-	-	-
GROWTH TOTAL:	213,739	196,326	17,412	108.87%	1,036,435
LANDSCAPES					
Heritage	223,693	281,904	58,211	79.35%	373,938
Natural	155,723	147,756	7,967	105.39%	186,633
Cultural	-	12,375	12,375	0.00%	16,500
Regulatory - Development	592,905	657,887	64,982	90.12%	877,183
Regulatory - Public Health	7,181	12,199	5,017	58.87%	16,265
Regulatory - Animals	89,883	79,625	10,258	112.88%	100,867
Environmental Sustainability	-	-	-	-	-
LANDSCAPES TOTAL:	1,069,385	1,191,746	122,360	89.73%	1,571,386
COMMUNITY					
Community Health & Wellbeing	176,647	212,525	35,878	83.12%	283,366
Recreation	318,928	399,121	80,193	79.91%	511,239
Access	-	-	-	-	-
Volunteers	23,390	47,500	24,110	49.24%	50,000
Families	5,273	7,750	2,477	68.04%	9,000
Education	-	-	-	-	-
Capacity & Sustainability	11,519	29,429	17,910	39.14%	37,405
Safety	16,397	31,568	15,171	51.94%	45,091
Consultation & Communication	14,385	14,850	465	96.87%	19,800
LIFESTYLE TOTAL:	566,538	742,742	176,204	76.28%	955,901
ORGANISATION					
Improvement	59,728	87,341	27,613	68.38%	116,455
Sustainability	1,351,685	1,260,146	91,539	107.26%	2,331,117
Finances	181,772	183,954	2,182	98.81%	309,907
ORGANISATION TOTAL:	1,593,185	1,531,441	61,744	104.03%	2,757,479
TOTALS	5,661,846	5,829,231	167,386	97.1%	11,475,636

SOUTHERN MIDLANDS COUNCIL				
SUMMARY OF RATES AND CHARGES LEVIED, REMITTED AND COLLECTED				
		This Financial Year 10th April 2021		Last Financial Year 10th April 2020
Arrears brought forward as at July 1		\$ 527,651.89		\$ 429,240.71
ADD current rates and charges levied		\$ 5,731,088.82		\$ 5,625,849.95
ADD current interest and penalty		\$ 146.23		\$ 70,765.50
TOTAL rates and charges demanded	100.00%	\$ 6,258,886.94	100.00%	\$ 6,125,856.16
LESS rates and charges collected	82.59%	\$ 5,169,113.66	82.43%	\$ 5,049,323.21
LESS pensioner remissions	4.02%	\$ 251,537.87	3.91%	\$ 239,678.39
LESS other remissions and refunds	-0.28%	-\$ 17,480.27	-0.17%	-\$ 10,240.93
LESS discounts	0.53%	\$ 33,081.51	0.48%	\$ 29,553.80
TOTAL rates and charges collected and remitted	86.86%	\$ 5,436,252.77	86.65%	\$ 5,308,314.47
UNPAID RATES AND CHARGES	13.14%	\$ 822,634.17	13.35%	\$ 817,541.69

16.3.2 Monthly Oatlands Aquatic Centre Capital Expenditure Report (period ending 31 March 2021)

Author: FINANCE OFFICER (MANDY BURBURY)

Date: 14 APRIL 2021

ISSUE

Provide the capital expenditure report for the Oatlands Aquatic Centre to 31st March 2021.

DETAIL

The enclosed Report includes all capital expenditure relating to the Oatlands Aquatic Centre prior to the current financial year, and budget and expenditure for 2020/2021.

RECOMMENDATION

THAT the Financial Report be received and the information noted.

DECISION

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

THAT the Financial Report be received and the information noted.

CARRIED

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

OATLANDS AQUATIC CENTRE CAPITAL EXPENDITURE RECONCILIATION AS AT 31 MARCH 2021

	BUDGET	EXPENDITURE	VARIANCE	COMMENTS
	\$	\$	\$	
Total Expenditure to 28 February 2021		1,591,411		
Council Labour & On-costs		5,255		
Materials - Council		195		
External Plant Hire - Council		6,217		
SMC Planing / Building Permits		6,495		
SMC Planing / Building Permits - June 2020		6,868		
SMC - Other Contractor Costs		901		
August 2012 - Purchase of 70 High Street, Oatlands		166,908		Total Cost (includes legals etc.) Gov't Land Value - \$23,000
Bzowy Architecture & Other Consultants				
2016/17		27,056		Best described as Project Revival
Contract No 1 (part of \$107,660)		16,227		
2017/18				
Contract No 1 (part of \$107,660)		92,471		Includes Disbursements of \$1,038
Other Costs - Variations & Redesign		63,579		Additional Floor / Redesign etc.
Bio-Energy (review & assessment)		24,867		
Appeal Costs		140,153		Various
2018/19				
Bzowy - Other Costs - Variations & Redesign		108,611		Includes Survey & Legal
Engagement Agreements		21,470		
Formal Contract - Tenders / Design etc (part of \$379,960)		265,905		

**OATLANDS AQUATIC CENTRE CAPITAL EXPENDITURE RECONCILIATION
AS AT 31 MARCH 2021**

	BUDGET	EXPENDITURE	VARIANCE	COMMENTS
	\$	\$	\$	
2019/20				
Bzowy - Other Costs - Variations & Redesign		96,779		Includes Survey & Legal
Bzowy - Formal Contract - Tenders / Design etc (part of \$379,960)		39,921		
Building Surveying		350		
Communications (Nylander)		180		
Legal (BMB)		18,488		
2020/21 - to 31 March 2021				
Legal (BMB)	0	15,424	-15,424	
Construction Contract (Vos)	7,783,604	0	7,783,604	
Consultants Fees (SMG)	581,712	375,035	206,677	
Furniture, Fittings and Equipment (SMG)	50,000	0	50,000	
Principal Supplied Goods (SMG)	62,284	35,867	26,417	
Principal Works (SMC)	300,000	46,419	253,581	
Contingency Sum (SMG)	400,000	0	400,000	
Demolition of CT Fish Building	10,000	9,771	229	
Construction of Waste Water Holding Facility	192,000	0	192,000	
Current Year Budget and Expenditure	\$ 9,379,600	\$ 482,517	\$ 8,897,083	
Total Expenditure to 31 March 2021		\$ 1,591,411		
Reconciliation to Capital Expenditure Report				
Work in Progress (expenses prior to 2020/21)		941,987		
2020/21 expenditure to date		482,517		
Expenditure as per Capital Expenditure Report		1,424,503		
add purchase of 70 High Street		166,908		
		<u><u>\$ 1,591,411</u></u>		

17. MUNICIPAL SEAL

Nil.

18. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

Council considered the supplementary items (accepted onto the Agenda) earlier in the meeting.

DECISION

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

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>Tender – Woodsdale Road Bridge</i>	15(2)(a)

CARRIED

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

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

CLOSED COUNCIL MINUTES

19. BUSINESS IN “CLOSED SESSION”

19.1 Closed Council Minutes - Confirmation

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

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

19.2 Applications for Leave of Absence

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

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

19.3 Tender – Design & Reconstruction of the Woodsdale Road Bridge, over the Nutting Garden Rivulet, Bridge B4084 at Woodsdale

AUTHOR DEPUTY GENERAL MANAGER (ANDREW BENSON)
AND
MANAGER INFRASTRUCTURE & WORKS (JACK LYALL)

DATE 21 APRIL 2021

ATTACHMENT(S):

1. *Request for Tender (RFT)*
2. *Four Tenders Submitted*

(because of the bulk of these attachments, one package will be available at the meeting for Councillors to peruse – copies can be made available prior to the meeting if required – please contact Andrew Benson)

ISSUE

Consideration of Tender submissions for the design and reconstruction of the Woodsdale Road Bridge (Bridge No. 4084) over the Nutting Garden Rivulet at Woodsdale.

BACKGROUND

This tender contract includes:

- The removal of the existing bridge, including abutments, superstructure and deck, loading concrete bridge deck panels directly on to a truck provided by the SMC and the orderly storage of other materials on site. The materials will remain the property of the Southern Midlands Council.
- The design and construction of a new single lane bridge on Woodsdale Road on the same alignment as the existing bridge where it crosses the Nutting Garden Rivulet.
- The bridge deck being designed and constructed to be 400 mm above the level of the existing deck to increase the clear flow area and reduce the potential of intrusion from any inundation event over the road. The Council will complete road works to match the new deck level.

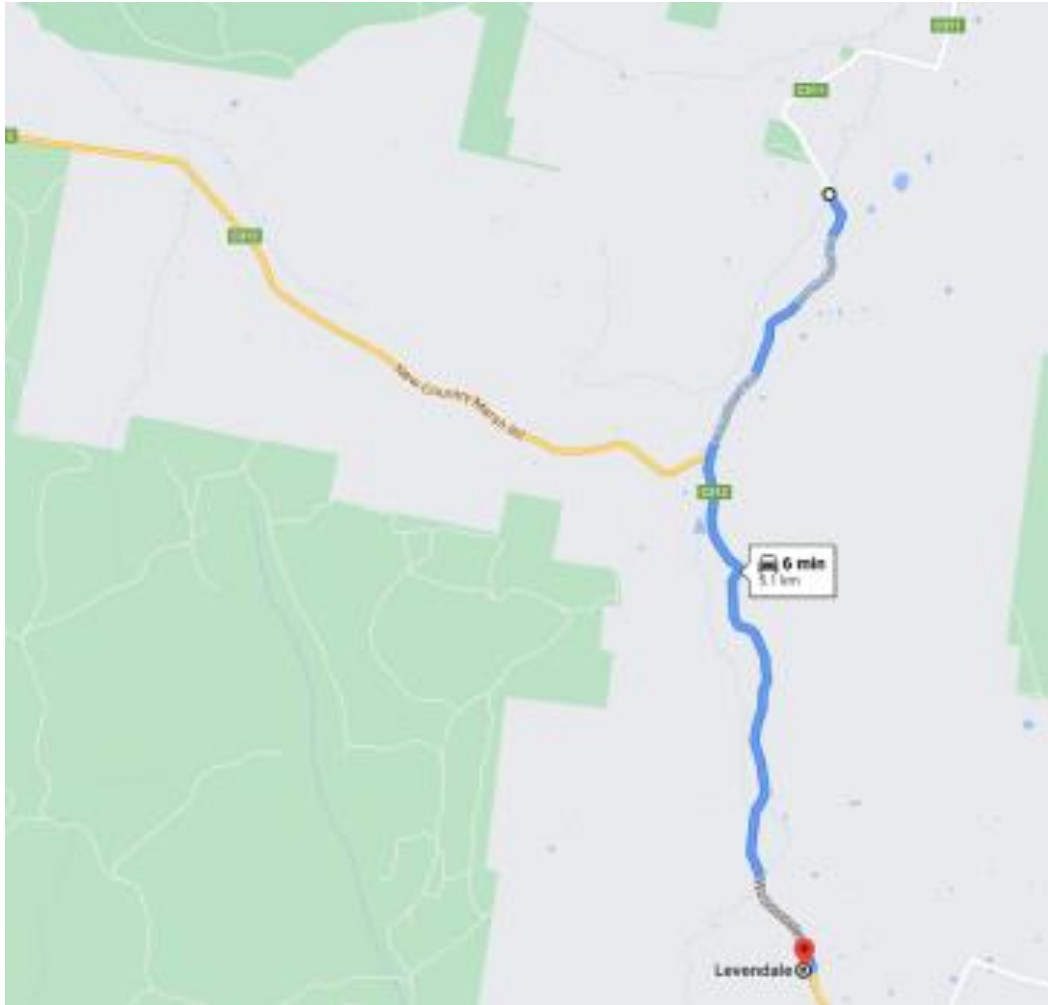
Council engaged Phil Gee, BE, FIEAust, CPEng, MBA, Managing Director, Sugden & Gee Pty Ltd. on a contract basis to undertake the Superintendent's role in respect of this project, along with the development of the tender documentation in partnership with Council's Deputy General Manager, Council's Manager Infrastructure & Works as well as Council's Senior Works Supervisor, Craig Whatley.

The Request for Tender was processed through Council's E Procurement Portal, via Tenderlink. The process was seamless and very efficient to operate/manage. An online forum was established as part of the Tender process with the Superintendent being available via email up until five days before the Tender closed for questions in respect of the Tender documents and/or site conditions. With the process being undertaken through the E Procurement Portal, all organisations registered received a copy of the information and the responses, in a transparent manner. A Site Meeting was held and minutes of that meeting were lodged on the E Procurement Portal for distribution.

When the Tender closed the Nominated Officer (in this case Deputy General Manager – Andrew Benson) received an e-mail through the Portal to advise that the Tender had closed and the “keys to the Tender Box” were available through a coded number access (this number is only available to the Nominated Officer). There was a Tender Opening Committee of two people, including the Nominated Officer who were at the computer to witness the downloading of the zip file with all of the Tenders and then the opening of the zip file. Kelly Woodward was the other member of the Tender Opening Committee.

A Summary of the Tenders and their respective pricing was then printed off and the two members of the Tender Opening Committee signed that they were present and witnessed the opening of the Tenders on the Summary. The complete Tender documents along with the signed Tender Opening Committee Summary were then forwarded to the Tender Review Panel plus the Superintendent for consideration. A copy of all documents were also sent to Council's Records Management Office for lodgement in Council's Records Management system as a permanent record of the Tender submissions.

The initial Tender Assessment Panel meeting was held, where the Project Superintendent, Phil Gee provided a draft Engineer's Report for consideration by the Panel. A rigorous analysis was undertaken of all Tenders and a range of detail/options as provided in the documentation were considered on their respective merits.



LOCATION PLAN



SITE IMAGE

ENGINEER'S REPORT

The following Report is provided by Sugden & Gee

[COMMENCEMENT OF ENGINEER'S REPORT]

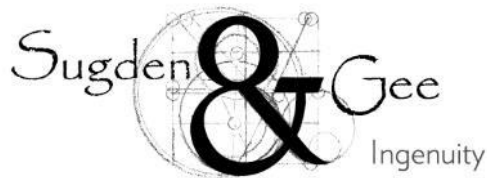
Woodsdale Rd Bridge 2

Contract No. 01/2021

Report on Tenders

Prepared for: Southern Midlands Council

Date: 11 April 2021



PO Box 8, Lauderdale, TAS. 7021
Ph. 0417 305 878
Email: info@suggee.com.au
ABN 57 159 898 11

Appendix A Request for Tender
Appendix B Tender Assessment Schedule

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Prepared by: Phil Gee

Date: 11 April 2021

Report Revision History					
<i>Rev No.</i>	<i>Description</i>	<i>Prepared by</i>	<i>Reviewed by</i>	<i>Authorised by</i>	<i>Date</i>
<i>DRAFT A</i>	<i>Draft for Tender Assessment Panel</i>	<i>PG</i>	<i>AB</i>	<i>PG</i>	<i>11/04/21</i>
<i>REV 00</i>	<i>Following Tender Review Panel</i>	<i>PG</i>	<i>AB</i>	<i>PG</i>	<i>20/04/21</i>

Introduction

The Southern Midlands Council (SMC) advertised a Request for Tenders (RFT) for Bridge Works to reconstruct the Woodsdale Road Bridge 2 (Bridge No. B4084) over Nutting Garden Rivulet, Contract No. 01/2021 in the Mercury newspaper on 6 February 2021. A copy of the Request for Tenders is contained in Appendix A.

SMC's bridge inspectors have determined that the existing timber bridge superstructure has decayed to a point where it is in urgent need of replacement. The scope of this Contract is to design and construct a bridge to replace the existing bridge including abutments. Civil works including, temporary bypass culvert, roadworks and preparation of the site and crane access are to be carried out by the SMC's workforce.

Tenders for the Contract closed at 4 pm on Tuesday 9 February 2021.

This report provides an assessment of Tenders received for Contract No. 01/2021.

Code for Tenders & Contracts

The Tender process and this assessment were conducted in accordance with SMC's Code for Tenders and Contracts in that it aims to achieve:

- open and effective competition
- value for money
- enhancement of the capabilities of local business and industry, and
- ethical behaviour and fair dealing

The Tenders were assessed by a Tender Review Panel who will make a recommendation to Council.

The Conditions of Tender, Specification, Conditions of Contract and Tender Form were prepared without bias and aligned with appropriate Australian Standards and Codes for design and construct bridge contracts.

Tenders Received

The following four Tenders were received from three different bridge construction companies:

Alternative Tenders were also invited providing a conforming Tender was also provided.

Tenderer	Price (excl. GST)	Comment
TasSpan Pty Ltd	\$136,966.00	Conforming
BridgePro Pty Ltd	\$149,300.00	Conforming
VEC Civil Engineering	\$164,847.00	Conforming
Batchelor Construction Group Pty Ltd	\$205,630.00	Conforming

Required Documentation

Tenderers were required to submit the following documentation:

- Form of Tender and schedules completed and signed by the Tenderer
- Insurance Certificates of Currency
- Quality Management System certification
- Environmental Management System certification
- WHS Management System certification
- The proposed system of risk management for this contract including WHS, quality of product and environmental management.
- A program scheduling the various activities from the Date of Acceptance of Tender through to issue of the Final Certificate.

- Relevant project experience of the Tenderer in bridge construction and design and construct contracts
- Relevant qualifications and experience of key staff that the Tenderer will use to deliver this Contract.
- Relevant qualifications and experience of the Professional Engineers who will be responsible for the design and certification of the bridge.
- Projected Cash Flow
- Proposed methodology and sketch plans for the proposed bridge re-establishment solution
- A statement of the Tenderer's current capability and capacity to deliver the contract on time
- A statement of the Tenderer's financial capacity to carry out the Contract
- Any supporting documentation which the Tenderer considers relevant to the Tender
- Information to support the selection criteria of the Tender assessment

All Tenderers provided a signed Tender Form and schedules.

Assessment

The Tender assessment criteria were clearly outlined in Request for Tender.

A schedule summarising the Tender assessment of all Tenders against the assessment criteria is contained in Appendix B. The following is a discussion of Tenders against each of the assessment criteria.

Prices and Rates

A design and construct Contract method was adopted so as to capture innovation in design methodology and to optimise cost. Based on previous winning Tenders for similar bridge contracts and allowing for inflation, Tender prices were expected to be in the range of \$126k to \$152k (excl. GST). The lowest price conforming Tender from TasSpan is slightly more at \$136,966.00 which compares favourably with their previous tender for a similar bridge of \$138,431.00

All Tender pricing Schedules were checked to ensure they corresponded with the Tender Lump Sums and found to be correct.

Tendered rates for labour and plant are used to price variations should they be required due to latent conditions or unforeseen circumstances. The Tendered rates from TasSpan are comparable to other Tendered rates and are within acceptable range.

Alternative Tenders

Alternative tenders were permitted, provided the tenderer also submitted a conforming tender. No alternative tenders were submitted.

Proposed Bridge Solution

The lowest conforming Tenders are from TasSpan and has a bridge solution that offers 4 x 9.3m precast concrete deck beams, sitting abutments supported by piles.

Council's Manager Infrastructure & Works advises that he prefers the SHS barrier rail offered by TasSpan compared to the W-beam barrier offered as a lower cost alternative.

The second lowest Tender is from BridgePro using 2 x 8m span deck beams with a 4.7m width between barriers which is 0.2m wider than the specified 4.5m, however, complies in all other respect.

The third lowest conforming Tender is from VEC and has a bridge solution that offers 4 x 8m precast concrete deck beams, sitting on abutments supported by piles.

The highest conforming Tender is from Batchelor Construction Group Pty Ltd offers two deck planks.

Company Experience & Capability

The lowest conforming Tenderer, TasSpan, is an experienced and capable bridge construction contractor with appropriate insurance and third-party certified management systems. TasSpan has successfully delivered bridge contracts for SMC in the past including the Marstrand Memorial Bridge, Kheme Road Bridge and the recent Woodsdale Rd Bridge, and there is confidence they have the experience and capability to deliver this Contract.

The other three tenderer's VEC, BridgePro and BCG are also experienced and capable bridge construction contractors who have successfully delivered design and construct bridge contracts.

Personnel Experience & Capability

The lowest conforming Tenderer, TasSpan, has suitably experienced and capable personnel in bridge design and construction.

Conclusion

The lowest price Tenderer, TasSpan Pty. Ltd., is experienced in design and construction of similar bridges to the Woodsdale Road Bridge 2 and their proposed solution complies with the specification. They have certified quality management systems and carry appropriate levels of insurance.

The conforming Tender offered by TasSpan is \$136,966.00 (exc. GST) is the order of \$13k lower than the next lowest Tender from BridgePro, and \$28k lower than the Tender from BEC. The pre-Tender estimate based on previous winning Tenders is in the range of \$126k to \$152k.

Based on assessment the Tenders received for SMC Contract 01/2021 for the Woodsdale Road Bridge 2:

1. The Tender process was conducted in accordance with the SMC Code of Tenders
2. The best value for money Tender is the conforming Tender received from TasSpan Pty Ltd for the sum of \$136,966.00 excl. GST.



Phil Gee, MBA, BE, CPEng, FIEAust, EngExec, IntPE(Aus), RPEQ
Managing Director, Chartered Professional Engineer



Appendix A Request for Tenders

NOTE

Because of the bulk of these attachments, one package will be available at the meeting for Councillors to peruse – copies can be made available prior to the meeting if required – please contact Andrew Benson if you require copies.

Appendix B Tender Assessment Schedule

Woodsdale Rd. Bridge 2

Southern Midlands Council Contract No. 01/2021

The following is an assessment of the submitted Tenders against the Selection Criteria.

TENDERERS	TasSpan Conforming	BridgePro	VEC	Batchelor
CRITERIA*				
Price (\$) excl. GST	136,966.00	149,300.00	164,847.00	205,630.00
Rates Ave (persnl.) (\$)	118	123	155.4	140
Proposed bridge/culvert solution	Precast concrete, integrated wing walls, gravel protection and impact angles.	Precast concrete, integrated wing walls and curtain. Gravel protection integral with abutment?	Precast concrete, wing walls, gravel protection?	Precast concrete, wing walls, gravel protection?
Conditions	Nil	Nil	Nil	Nil
Relevant company experience	Strong	Strong	Strong	Strong
Experience and qualifications of key personnel	Strong	Strong	Strong	Strong
QMS, EMS and WHS Certification	Yes	Yes	Yes	Yes

**Note: all pricing excludes GST*

[END OF ENGINEER'S REPORT]

The Engineer's Report included in this Agenda Report includes the minor clarification changes sought by the Tender Review Panel and has been endorsed by the Tender Review Panel. It is confirmed that this process has been undertaken in accordance with Council's current Code for Tenders & Contracts.

Human Resources & Financial Implications –

The replacement cost of the structure in concrete construction is **\$136,966.00**.

Anticipated costs associated with the completion of this project are as follows;

1	Tender	\$ 136,966.00
2	SMC Project Management & Contract Administration	\$ 14,723.85
3	SMC to establish and decommission the crane pad on site	\$ 5,000.00
4	SMC to construct and then remove bypass	\$ 13,000.00
5	SMC to construct bridge approaches to the revised levels	\$ 21,850.00
6	SMC to supply and install the rail at the bridge approaches	\$ 17,200.00
7	Stock control gates	\$ 4,000.00
8	SMC Signage and sundries	\$ 1,200.00
9	TasNetworks Pole relocation	\$ 15,242.00
	Estimated Sub Total	\$ 229,181.85
9	Contingencies 10%	\$ 22,918.18
	Estimated Total	\$ 252,100.03

This will be a total bridge replacement. The following observations are provided for clarification on the pricing of this project.

- a. The Tender price for the replacement of the structure is **\$136,966.00**
- b. Project Management (8.00% of Tender value) & Contract Administration (2.75% of Tender value) is \$14,723.85.
- c. Council works, in support of the construction of the bridge, ie the remaining Items in the above schedule total \$57,250.00 (not including a. above) Councillor's attention is draw to additional matters that would not normally constitute the Council works on another site, but rather are specific to this site, namely
 - i. The bridge deck is being lifted 400mm above the existing level of the bridge to increase the waterway flow of the rivulet, to mitigate flash flooding across the road, during large inundation events. The lifting of the bridge deck level will also improve the geometry of the roads centre longitudinal profile. The lifting of the bridge deck requires the road approaches to be lifted and feathered out, which requires a considerable amount of 'hotmix' along with road pavement material.

This would normally be at a minimum cost if the bridge deck was not required to be lifted, say \$5,000, But given the extra work and materials for the elevation of the deck in a remote location the figure is \$16,850.00 extra over that 'normal' figure

II. The guard rail pricing for supply and installation is \$17,200, this would be lower on the normal bridge replacement, however as a safety measure additional guard rail has been included in the project

d. TasNetworks Pole replacements and realignment of the overhead power lines. \$15,242.00.

Replacement "book value" of this structure in Council's Asset Management Plan is \$250,407.00. The total project costs are \$229,181.85, a contingency of 10% is in addition to that in the estimate to cover unforeseen works which then arrives at the total project estimate of \$252,100.03 when contingencies are taken into account. Therefore the project costs amounts to 92% of the 'book value', not taking into account the contingency sum.

It is considered that this tender price represents good 'value for money'.

Community Consultation & Public Relations Implications –

The road closure will be mitigated by the installation of the road bypass prior to construction commencing an impact on the local Community

Web site Implications –

Advice of the construction project will be lodge on the website and be subject to a Facebook post

Policy Implications –

Nil.

RECOMMENDATION

THAT Council:

- 1. Receive and note the report**
- 2. Endorse the processes undertaken;**
- 3. Accept the Tender received from TasSpan Pty Ltd for the sum of \$136,966.00 excl. GST; and**
- 4. Sign and seal the Formal Instrument of Agreement with TasSpan Pty Ltd for the contractual requirements detailed in the Request For Tender 01/2021 and provided in their Tender submission, for the total sum of \$136,966.00 excl. GST; and**
- 5. Release this Report and the associated decision for inclusion within the Public Minutes of the meeting.**

DECISION

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

THAT Council:

1. Receive and not the report
2. Endorse the processes undertaken;
3. Accept the Tender received from TasSpan Pty Ltd for the sum of \$136,966.00 excl. GST; and
4. Sign and seal the Formal Instrument of Agreement with TasSpan Pty Ltd for the contractual requirements detailed in the Request For Tender 01/2021 and provided in their Tender submission, for the total sum of \$136,966.00 excl. GST; and
5. Release this Report and the associated decision for inclusion within the Public Minutes of the meeting.

CARRIED

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

RECOMMENDATION

THAT Council move out of “Closed Session”.

DECISION

Moved by Clr R McDougall, seconded by Clr K Dudgeon

THAT Council move out of “Closed Session”.

CARRIED

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

OPEN COUNCIL MINUTES

20. CLOSURE

The meeting closed at 1.26 p.m