



Newsletter

Issue 3 | August 2022



MAYORS REPORT

Local Government Reform

Ratepayers would most likely be aware that the Tasmanian Government has commissioned a Local Government Board Review into the Future of Local Government in Tasmania.

The objective of the Review is to create a more robust and capable system of local government that is ready for the challenges and opportunities of the future. The Board will make recommendations on the future role, functions and design of local government and the structural, legislative and financial reforms required to meet this objective.

The Local Government Board has issued a number of reports, the most recent being the 'Future of Local Government Review Stage – Interim Report (July 2022)' and an Executive Summary of the report. The report(s) can be viewed at www.futurelocal.tas.gov.au/publications and this site also contains a series of questions which provides an opportunity for you to share your thoughts on the Report and its findings. This will be open to the public for submissions until 25 August 2022.

The Interim Report's main focus for Stage 2 is outlining a process for developing a shortlist of feasible reform options. The Board intends to prepare this shortlist by developing and testing reform ideas with focus groups for each of the six priority reform areas. These are:

- Councils' Role in the 21st Century
- Local Representation and Good Governance
- Strategic and Regional Capability
- Efficient and Effective Infrastructure & Service Delivery
- Sound and Consistent Planning & Regulatory Services
- Operational Sustainability.

Bagdad Community Club – Precinct Master Plan

The Southern Midlands Council, in conjunction with the Bagdad Community Club Inc. Management Committee, has engaged Lange Design to prepare a Master Plan to guide the future development of the Bagdad Community Club property.

The draft Master Plan has been developed following consultation with the key user-groups, and is now circulated for input and feedback from the broader community.

The Master Plan and accompanying Report are being displayed at the Community Club and the Online Access Centre and is available for review and download from

Council's Web Site www.southernmidlands.tas.gov.au.

A drop in session, where members of the community can simply drop in for a chat and ask questions, has been arranged for Tuesday 23rd August 2022 from 3.00 p.m. to 7.00 p.m.

Boutique Hotel proposal for Oatlands

Please refer to the copy of the Media Release relating to this extremely exciting proposal which is included in this Newsletter.

Fresh Municipal Valuation (effective from 1st July 2022)

The *Valuation of Land Act 2001* requires the Valuer-General to make valuations of the Land Value (LV), Capital Value (CV), and Assessed Annual Value (AAV) for all land within each municipal area. Fresh valuations are generally undertaken every six years.

The Valuer-General has issued Notices of Valuation to all property owners, with the properties being valued as at 1st July 2021 and effective from 1st July 2022 for rating and taxation purposes.

The last revaluation applied from 1st July 2015 however the fresh revaluation was deferred for a year due to the COVID pandemic. Adjustment factors are issued by the Valuer-General every two years (between fresh valuations) to ensure that AAV's are more closely aligned to the current property values.

The Assessed Annual Value is used by the Southern Midlands Council for the purpose of calculating the General rates. The AVV cannot be less than 4 percent of the Capital Value.

2022/2023 Rates & Budget

This year's budget is based on a 3.5% increase in the total amount of general rates to be collected, plus an allowance for growth in the rate base. It is however acknowledged that the amount levied on individual properties will vary substantially due to the impact of the fresh valuations provided by the Valuer-General (refer above information).

New valuations do not create a windfall for Council as the general rate in the dollar of Assessed Annual Value is adjusted to reflect the budget requirements and not the total valuation of the municipal area. This means that the rate is reduced to compensate for the increased values.



Mayors report cont./

MAYORS REPORT (Continued)

Increases for both the Waste Management levy and the Household Collection charge take into account the increased cost associated with the transport and disposal of waste to either landfill or the recycling facility. In addition, effective from 1st July 2022, the State Government has introduced a \$20 per tonne waste levy payable for every tonne of waste disposed of at landfill. The levy will rise to \$40 per tonne in 2024 and \$60 per tonne in 2026.

In reference to the Budget, total income for the year is estimated to be \$15.5 million, which includes an estimated \$3.79 million in Capital Grants.

Total operating expenditure is approximately \$12.2 million (includes \$3.52 million for asset depreciation).

Some \$7.08 million (not including carry forward projects) is allocated for Capital Works projects and these are listed as a separate Item in this Newsletter.



Clr Alex Green
MAYOR

Rates Information 2022/2023

Your rates bill is made up of general rates and other services.

The items that appear on your rates bill are:

- General Rates
- Waste Management Charge
- Garbage Collection (if applicable); and
- the State Government Fire Service Levy

How are my rates calculated?

The General Rate is calculated based on each rateable property's Assessed Annual Value (AAV).

The AAV is determined by the Tasmanian Valuer General and is based on the estimated annual income the owner would obtain from renting the property.

The Waste Management Charge is a standard charge levied on all rateable properties. It covers the cost of operating the Waste Transfer Stations, including the transfer and disposal of the waste and recyclables.

The Garbage Collection charge is only applied where a service is provided to the property. The fortnightly service provides for the collection of a 240 litre general waste wheelie bin and 240 litre recycling wheelie bin.

The Fire Service Levy is collected on behalf of the State Government to contribute towards the funding of the Fire Commission and is applied based on various fire districts.

Instalment Dates and Methods for Payment

Council rates are payable in four instalments which are listed on the Notice of Rates and Charges. The various methods for payment are also shown on the Notice.

Heritage & Bullock Festival 2022



The Heritage & Bullock Festival is all about stepping back in time & celebrating the heritage skills, trades & Artisans that Oatlands is famous for.

Oatlands provides the perfect backdrop to showcase such talent from the movie set qualities of the vast collection of Georgian sandstone buildings to the moody atmosphere only a winter's weekend can muster.

The festival has something for everyone... stroll around the village & take in its historic beauty; warm yourself by a crackling fire; visit the historic buildings around the village to see Artisans at work; come & get a loaf of bread from the ancient wood fired ovens of the Commissariat; watch the Bullock team in

action; Steam engines tooting down the main Street for the parade; see the Blacksmith; Chair maker; Shearing demonstration; Leather workers crafting;



Collectors Roadshow

Heritage & Bullock Festival, 13th & 14th August 2022
10am - 4pm, 9 Barrack Street, Oatlands

Do you have an interesting object tucked away in your collection? Bring in your item & meet our team of experts to get an opinion & story (for a gold coin donation)

Collectors stalls are also available (\$50 for the weekend)

Contact: Alan Townsend 0419 383 552
atownsend@southernmidlands.tas.gov.au

Spinners; Weavers; Quilters; Vintage machinery; wood chopping displays; Fly Fishing display; WW1 memorabilia;

Theatrical performances in the Supreme Court; Bagpipers; museum displays; food stalls; & much more...

When: 13th & 14th August 2022

Time: 10am – 4pm each day

Cost: Free Entry

Where: Festival takes place inside heritage buildings throughout the village & in Callington Park behind the High Street, next to Lake Dulverton.

Boutique hotel proposal for Oatlands

Tasmanian-based THN Hospitality Pty Ltd (THN) is pleased to have been named the preferred proponent to develop a boutique hotel at Oatlands. Following a rigorous selection process and detailed collaboration, the Southern Midlands Council and THN Hospitality have signed a Development & Sale Agreement which addresses the conditions under which the project can progress.

THN Managing Director Ben Targett said the preliminary concept design, led by multidisciplinary design firm Fender Katsalidis, for the hotel and precinct development at 10-16 Barrack Street featured 43 accommodation rooms, dining and event facilities, and space for related retail/service experiences.

Mr Targett said although it is 'early days' in the life of the project, his team was excited about the prospect of building a design-led hotel in Australia's most significant Georgian village.

"THN Hospitality operates The Old Woolstore Apartment Hotel and Hadley's Orient Hotel on behalf of owners who are also excited about the prospect of a regional, architecturally meaningful accommodation development of this significance.

"We have been working closely with our Project Manager Alistair Lindsay and renowned architects Fender Katsalidis. Its team has strong links to Tasmania and through past and current projects, for example Mona, have an acute awareness of the need for sensitive development in places of cultural significance."

"The preliminary concept plan responds to the *Historic Heritage Context and Design Guidelines* set out by Council and incorporates Georgian architectural principles interpreted to enable a contemporary approach.

With a growing project portfolio in Tasmania, Fender Katsalidis director James Pearce says the practice is excited to be contributing to Tasmania's growing tourism industry by embarking on this mixed-use development alongside THN.

"We're delighted to be working on this distinctive project, and are eager to engage deeply with the region to present Oatlands with a thoughtfully-designed destination for locals and travellers alike to dine, play and rest," Mr Pearce said.

"Drawing on our experience in masterplan and boutique hotel design, the new hotel and precinct will seek to bring awareness to the site's heritage and broader regional offerings. The project vision is to deliver a contemporary, design that complements Oatlands' history and heritage. Alongside the hotel use and associated activities, the project will enhance the local culture and community."

Mr Targett said that THN's engagement with Southern Midlands Council had proven them to be a very professional organisation and a good partner. "We've had the opportunity to consult with Council's management, heritage and planning staff which has been highly informative and helpful. They are a very proactive outfit who obviously care about their municipality and what goes on in it.



"We are especially looking forward to the community consultation stage of this project".

"Subject to the relevant approvals and funding, the boutique hotel will create around 145 jobs during the construction phase and 45 ongoing operational jobs."

Mr Targett said Oatlands was a significant tourism destination with incredible Georgian structures, a growing band of artisans and now a fantastic distillery development.

"Our view is that the Southern Midlands is crying out for an accommodation and events facility of this scale," he said.

"When the new Spirits of Tasmania arrive with additional vehicle capacity, regional accommodation will be a vital part of growing Tasmania's visitor appeal.

"When developed, the hotel will provide significant opportunities for young people in the region to forge a career in tourism and hospitality and assist the Southern Midlands to unlock the benefits of participating in Tasmania's visitor economy.

"It will also create supply and promotional opportunities for many local producers."

SMC Mayor Alex Green said this was a very exciting opportunity for Oatlands and the broader Midlands region. "This development will capitalise on the current economic activity happening within the Oatlands district with investment in infrastructure and attractions booming," Mayor Green said.

THN has held preliminary discussions with both state and federal governments in relation to possible funding support which would assist the project to fuel job and experience creation, and welcome conversations with potential investors.

CAPITAL BUDGET PROJECTS – 2022/2023

Council has allocated a total of \$7,139,155 million in Capital Works for the 2022/23 financial year. Some of this funding is financed through grants from both Federal and State Governments. This amount does not include projects that have been delayed and carried forward from the previous financial year.

ROADS PROGRAM	
Gravel Roads – resheeting program	\$ 700,000
Sealed Roads – resealing program	\$ 450,000
Road Reconstruction Projects:	
Native Corners Rd, Campania (1800m)	\$ 260,000
Pelham Rd, Elderslie (1500m)	\$ 200,000
Stonor Rd, Stonor (1900m)	\$ 245,000
Woodsdale Rd, Woodsdale (2000m)	\$ 255,000
York Plains Rd, York Plains (1500m)	\$ 212,500
Construct & Seal (unsealed Roads):	
Hall St, Campania (180m)	\$ 70,000
Ballyhooly Rd, Mangalore (500m)	\$ 90,000
Minor Seals (new):	
Dust Suppressant	\$ 40,000
Bentwick St, Oatlands (100m)	\$ 37,777
Junctions / Road Realignment / Other:	
Junction Craighourne & Colebrook Rd	\$ 24,000
Junction Blackgate & Tunnack Rd	\$ 24,000
Junction Pelham & Clifton Vale Rd	\$ 65,000
Grange Rd, Kempton (Retaining wall)	\$ 30,000
Bridges:	
Jones Rd, Broadmarsh (Jordan River)	\$ 80,000
Drainage:	
Erskine St, Kempton (Storm water upgrade & foot-path)	\$ 60,000

WALKWAYS / STREETSCAPE	
Footpaths (General)	\$ 40,000
Midland Highway, Bagdad (Walking/riding path upgrade)	\$ 100,000
Main St, Kempton (Footpath renewal , southern end)	\$ 60,000
Old Huntingground Rd, Kempton (Footpath, school crossing)	\$ 80,000
Campbell St, Oatlands (Footpath & gutter)	\$ 45,000
Stanley St, Oatlands (Footpath 120m link)	\$ 25,000
HERITAGE	
Old Swimming Pool, Oatlands (Staged Demolition)	\$ 200,000
Court House, Oatlands (Wall stabilisation)	\$ 15,000
RECREATION / COMMUNITY	
Carriage Shed, Kempton (New toilets)	\$ 15,000
Callington Park, Oatlands (Single public toilet with change table)	\$ 140,000
Public Toilets, Colebrook (Renovation inc. tiling)	\$ 10,000
Mt Pleasant Recreation Ground (Change room upgrade - Council contribution to Grant Funded Project)	\$ 25,000
Day Dawn Cottage, Chauncy Vale (Restoration)	\$ 12,000
Community Club, Bagdad (Repair of oval)	\$ 20,000
Iden Road Park, Bagdad (Park development)	\$ 75,000
Aquatic Centre, Oatlands (Gym equipment)	\$ 15,000
Kempton Recreation Ground (Irrigation upgrade)	\$ 60,000

NOTE: For a full listing of the 2022/23 Capital Expenditure Program Budget & Projects please go to:

www.southernmidlands.tas.gov.au/annual-plan-budgets/



Local Government Elections 2022



2022 election timetable (key dates)	
Notice of election to be published	Saturday 3 September
Electoral rolls close at 6.00 pm	Thursday 8 September
Nomination period	5 September – 19 September
Nominations close at 12 noon	Monday 19 September
Nominations announced at 12 noon	Tuesday 20 September
Ballot material posted to electors	3 - 7 October
Polling period	3 - 25 October
Close of poll at 2:00 pm	Tuesday 25 October
Results released as available	26 October – 2 November

Are you considering standing as a candidate?

A Candidate Handbook has been prepared and a copy can be obtained from the following website:

<https://www.tec.tas.gov.au/local-government/elections-2022>

Alternatively, a hard copy is available at both the Kempton and Oatlands Council Chambers.

The Candidate's Handbook is a great starting place as it covers a broad range of easy to digest information that will assist potential candidates.

Compulsory Voting

Please note that voting at Local Government elections is now compulsory.

If you are on the House of Assembly (Sate) electoral roll in respect of an address within the municipal area in which you wish to cast your vote at a Council election, you are automatically enrolled.

General Manager's Electoral Roll

If you wish to cast a vote in respect of an address you own or occupy but you are **not entitled to be** on the State electoral roll for that municipal area, you can complete a General Manager's roll enrolment form.

To be on the General Manager's roll you need to be:

- An owner or occupier of land in the municipal area;
- Over the age of 18 years;
- Not serving a term of imprisonment; and
- Not subject to an initial order or continuing care order under the *Mental Health Act 1996* or an order under the *Guardianship and Administration Act 1995*.

A person who is a resident in one municipal area and is also an owner or occupier of land in one or more other municipal areas, is entitled to enrol and vote in an election in respect of those municipal areas. Voting at local government elections is not compulsory for electors on the General Manager's roll.

Voting by Corporate Bodies

A corporate body which owns or occupies land in a municipal area is entitled to nominate one person to vote on its behalf at an election in that municipal area. A corporate body may nominate only one person to vote on its behalf at an election in a municipal area regardless of whether it owns or occupies land in several locations in that municipal area.

General Manager's Roll enrolment forms are available from the municipal offices at Oatlands and Kempton.



Please note that Electoral rolls close at 6.00 pm on Thursday 8 September 2022.



SOUTHERN MIDLANDS COMMUNITY SMALL GRANTS PROGRAM 2022

The Community is advised that Council's Community Small Grants Program 2022 opened on Tuesday 2 August 2022 and closes at 4.00 pm on Monday 29 August 2022.

The Community Grants Program recognises the important role our community groups and sporting clubs play in connecting people and positively shaping our region. The program has been established to support projects, programs and activities that benefit the residents of the Southern Midlands.

Grant application forms and guidelines are available from Monday 1 August on Council's website www.southernmidlands.tas.gov.au or hard copies can be obtained by calling into the Council's Oatlands (71 High Street) or Kempton (85 Main Street) offices during business hours.

For further information please contact Andrew Benson on 6254 5050 or via email. abenson@southernmidlands.tas.gov.au

The Southern Midlands of Tasmania is where a blend of good old fashioned values and modern ideas co-exist. The Southern Midlands Council is a rural local government authority with approximately 3800 rateable properties and 6000 persons scattered throughout the districts.

Towns & localities include *Mangalore, Pontville, Bagdad, Broadmarsh, Elderslie, Dysart, Kempton, Melton Mowbray, Oatlands, Tunbridge, Tunnack, Parattah, Mt Seymour, Woodsdale, Levendale, Runnymede, Colebrook, Campania & Rekuna.*

CONTACT US

OATLANDS OFFICE 71 High Street, Oatlands 7120
General Managers Unit; Corporate Services, Infrastructure & Works,
Natural Resource Management, Heritage Projects.

Customer Service Opening Hours:

Monday to Friday - 9.00 a.m. to 4.30 p.m.

Phone: 03 6254 5000 (Mon-Fri 8.30am - 5.00pm)

Fax: 03 6254 5014

Email: mail@southernmidlands.tas.gov.au

Web: www.southernmidlands.tas.gov.au

KEMPTON OFFICE 85 Main Street, Kempton 7030

Development & Environmental Services and
Community & Corporate Development

Customer Service Opening Hours:

Monday to Friday - 9.00 a.m. to 4.30 p.m.

Phone: 03 6254 5050

Fax: 03 6254 5014

Email: mail@southernmidlands.tas.gov.au

Chauncy Vale Wildlife Sanctuary

345 Chauncy Vale Road, Bagdad

Phone: 03 6254 5050

Web: www.chauncyvale.com

Email: mail@southernmidlands.tas.gov.au

WASTE TRANSFER STATION OPENING HOURS

**OATLANDS
WASTE TRANSFER STATION**

Inglewood Road, Andover
(Via Tunnack Main Road, Oatlands)

Tuesday 8.00 am - 12.00 noon

Friday 11.00 am - 3.00 pm

Saturday 8.00 am - 12.00 noon

Sunday 1.00 pm - 5.00 pm

**CAMPANIA
WASTE TRANSFER STATION**

Brown Mountain Road, Campania

Tuesday 1.00 pm - 5.00 pm

Thursday 1.00 pm - 5.00 pm

Saturday 1.00 pm - 5.00 pm

Sunday 8.00 am - 12.00 pm

**DYSART
WASTE TRANSFER STATION**

Huntingdon Tier Road, Dysart

Tuesday 1.00 pm - 5.00pm

Saturday 1.00 pm - 5.00pm

Sunday 1.00 pm - 5.00pm

Service Tasmania 71 High Street, Oatlands
Monday to Friday **11.00 a.m. - 4.00 p.m.**
Phone 1300 13 55 13

Southcentral Workforce Network - www.swntas.org
Part of the Tasmanian Government's Jobs Tasmania network of Regional Jobs Hubs.



Address	Phone	Email	Opening hours
Old Brighton Council Chambers 371 Brighton Rd Pontville, TAS 7030	0418 365 541	anthony.mccannon@brighton.tas.gov.au	Monday - Friday 8.30am - 4.30pm appointments preferred

COUNCILLORS

Mayor & Councillor enquiries can be directed to
Jemma Crosswell (Executive Assistant) - 6254 5004
or via contact details below

Mayor Alex Green	0429 604 153	agreen@southernmidlands.tas.gov.au
Deputy Mayor Edwin Batt	0400 009 471	ebatt@southernmidlands.tas.gov.au
Clr Tony Bantick	0419 340 157	abantick@southernmidlands.tas.gov.au
Clr Tony Bisdee OAM	0418 355 158	abisdee@southernmidlands.tas.gov.au
Clr Karen Dudgeon	0428 361 807	kdudgeon@southernmidlands.tas.gov.au
Clr Don Fish	6255 5157	mail@southernmidlands.tas.gov.au
Clr Rowena McDougall	0466 816 882	rmcdougall@southernmidlands.tas.gov.au

AFTER HOURS

Council emergencies
please phone

0419 325 405

For all after hours
Water & Sewerage TasWater
emergencies
please phone **136 992**

For all after hours
Tasmanian Gas Pipeline
emergencies
please phone **1800 195 666**

For all road issues relating to
the **Midland Highway,**
Mudwalls Road or Tunnack
Main Road please phone
Dept. of State Growth
on **1300 139 933**