

COUNCIL MEETING

AGENDA

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ENCLOSED

**Council Meeting Minutes & Special Committees of Council Minutes
 General Information Bulletin
 Enclosures**

21st February 2013

Dear Sir/Madam,

NOTICE OF MEETING

Notice is hereby given that the next ordinary meeting of Council will be held at the

**Broadmarsh Hall
Tuesday 26th February 2013
10.00 a.m.**

I certify under s.65(2) of the Local Government Act 1993 that the matters to be discussed under this agenda have been, where necessary, the subject of advice from a suitably qualified person and that such advice has been taken into account in providing any general advice to the Council.

COUNCILLORS PLEASE NOTE:

- **Public Question Time has been scheduled for 12.30 p.m.**

Yours faithfully,



**Mr T F Kirkwood
General Manager**

OPEN COUNCIL AGENDA

1. PRAYERS

Councillors to recite the Lords Prayer.

2. ATTENDANCE

3. APOLOGIES

4. APPLICATION FOR LEAVE OF ABSENCE

Nil.

5. MINUTES

5.1 ORDINARY COUNCIL MINUTES

The Minutes of the previous meeting of Council held on the 23rd January 2013, as circulated, are submitted for confirmation.

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

5.2 SPECIAL COUNCIL MINUTES

Nil.

5.3 SPECIAL COMMITTEES OF COUNCIL MINUTES

5.3.1 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 – meeting held 4th February 2013

RECOMMENDATION

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

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

5.3.2 Special Committees of Council - Endorsement of Recommendations

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

- Lake Dulverton & Callington Park Management Committee – Meeting held 4th February 2013

Note: In reference to Item 6.1.1 of the Minutes ‘ Callington Park – Overflow Area for Campers’, further correspondence dated 18th February 2013 has been received from D & J Grigg in respect to this matter – refer attached. Comment to be provided at the meeting.

RECOMMENDATION

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

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

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

5.4.1 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 29th November 2012
- **Southern Tasmanian Councils Authority** – Meeting held 14th February 2013
- **Southern Waste Strategy Authority** - Nil

Note: Issues which require further consideration and decision by Council will be included as a separate Agenda Item, noting that Council's representative on the Joint Authority may provide additional comment in relation to any issue, or respond to any question.

RECOMMENDATION

THAT the minutes of the above Joint Authority meetings be received.

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

5.4.2 Joint Authorities - Receipt of Reports (Annual and Quarterly)

Section 36A of the Local Government Act 1993 provides the following;

36A. Annual reports of authorities

(1) A single authority or joint authority must submit an annual report to the single authority council or participating councils.

(2) The annual report of a single authority or joint authority is to include –

(a) a statement of its activities during the preceding financial year; and

(b) a statement of its performance in relation to the goals and objectives set for the preceding financial year; and

(c) the financial statements for the preceding financial year; and

(d) a copy of the audit opinion for the preceding financial year; and

(e) any other information it considers appropriate or necessary to inform the single authority council or participating councils of its performance and progress during the financial year.

Section 36B of the Local Government Act 1993 provides the following;

36B. Quarterly reports of authorities

(1) A single authority or joint authority must submit to the single authority council or participating councils a report as soon as practicable after the end of March, June, September and December in each year.

(2) The quarterly report of the single authority or joint authority is to include –

(a) a statement of its general performance; and

(b) a statement of its financial performance.

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

- **Southern Tasmanian Councils Authority** – Quarterly Report December 2012
- **Southern Waste Strategy Authority** – Nil

RECOMMENDATION

THAT the reports received from the Joint Authorities be received.

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

6. NOTIFICATION OF COUNCIL WORKSHOPS

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2005*, the Agenda is to include details of any Council workshop held since the last meeting.

A Council workshop was held on 1st February 2012 commencing at 9.00 a.m. This followed a preliminary session held 23rd January 2012 prior to the previous Council Meeting.

Attendance: Mayor A E Bisdee OAM, Deputy Mayor M Jones OAM, Clrs A R Bantick, C J Beven, M J Connors, D F Fish, A O Green and J L Jones OAM.

Apologies: Clr B Campbell.

Also in Attendance: T F Kirkwood and A Benson.

The Workshop was a continuation of the review into the Callington Mill Business Precinct operations and included the following:

1. A review of the initial aims and objectives of the Callington Mill development;
2. Financial assessment of each of the business activities, including a process to apportion costs to accurately identify the cost of each activity;
3. Confirmation of service levels; and
4. Review of pricing for each activity.

The outcomes of the Workshop included the following:

- a) Café Operations – reduce trading hours from 10.00 a.m. to 4.00 p.m;
- b) engagement of Trainee to support Milling and other activities;
- c) aim to reduce overall staffing resources, particularly during off-peak periods 9i.e. April to October);
- d) increase Tour prices to \$15.00 adult (was \$12); Concession - \$12.00 (was \$8); Children Under 16 - \$8.00 (was \$8.00); and Family - \$40 (was \$25); and
- e) Increase in Flour Prices by 10% (staged), including negotiation with distributor re: commission.

RECOMMENDATION

THAT the information be received and the outcomes of the workshops held 1st February endorsed.

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

7. 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 2005*, 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.

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 2005*.

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

8. DECLARATIONS OF PECUNIARY INTEREST

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2005*, the chairman of a meeting is to request 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 2005*.

9. PUBLIC QUESTION TIME (SCHEDULED FOR 12.30 PM)

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2005*, the agenda is to make provision for public question time.

In particular, Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2005* 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.

Mayor A E Bisdee OAM to invite questions from members of the public.

9.1 PERMISSION TO ADDRESS COUNCIL

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

- Mrs Glenda Pengelly will be attending the meeting at 12.00 noon (Refer Item 16.2.1).

Note: Representative from Tasmanian Fire Service to be requested to attend next meeting to make a presentation in relation to TFS 'fuel reduction policies and procedures'.

10. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2005

10.1 FOOD SECURITY (LOCAL GOVERNMENT ASSOCIATION OF TASMANIA MOTION)

Clr B Campbell has submitted the following Notice of Motion:

THAT the Southern Midlands Council move on behalf of all concerned Tasmanians (and Local Government) to address the issues associated with food security/sustainability and future food resilience in Tasmania, and in doing so, submit the following Motion to be considered at the Local Government Association of Tasmania General:

THAT the Local Government Association of Tasmania:

- a) *Be requested to research the progress in Victoria re: food under Vic Health (Food for All 2005-10) and how food security strategy has been adopted by Victorian Local Government;*
- b) *Be requested to develop guidelines for Tasmanian Local Government to implement a program thus giving Tasmanians the opportunity to build a stronger economy and better personal health and a way forward to implementing food hubs.*
- c) *lead and co-ordinate the development of a program and strategies which will*
 1. *Improve the understanding of how local governments can facilitate and provide leadership to strengthen local food resilience and improve food insecurity outcomes for their communities using the approach recommended in the Tasmanian Food For All Strategy.*
 2. *Build capacity in local government workers through workshops and establishing a community of practice or networks to support their ongoing work*

3. *Advocate to other levels of government when issues arise that local government is not able to directly impact through their own funding, by laws and policies*
4. *Include Food Security and building food resilience in communities as key priority for action in the next LGAT strategic plan*

Background Comments (provided by Clr Campbell):

When we look at food security and sustainability we look at many areas and we need to look at costs, marketing and promotions, sustainability and our need for food in fact we need to look at the big picture both inside and outside of the square and how it interconnects with many other sectors for our well being. When we look at what has been done in research, Tasmania has produced a “document” “*Food for all Tasmanians*” (a strategy in relation to food) it is a valuable document but it leaves the reader asking the same question as is in the document, *where to now?* It is a very valuable question considering the data prepared by the Australian Bureau of Agriculture and Resource Economics and Sciences. The value of vegetable imports for 2010 – 2011 was \$786 million and for 2011 -12 it had risen to \$908 million – an increase of 16 per cent. Tasmania is a major producer of primary and value added vegetable product. Tasmania is facing loss of market for fruit and vegetable products through high shipping cost, high wages and a high dollar and ever increasing amounts of imported product. To add insult to injury Australia imported 20 thousand tonnes of ice-cream last year, not to mention aqua culture and the many tonnes of imported fish, 72 per cent of fish sold in Australia is imported with a large percentage coming from areas used for sewers, domestic washing and tourism – low hygiene areas.

In recent times we have lost apple exports, food processors in Smithton and Scottsdale and some years back we lost Rosella Hobart, Henry Jones IXL Hobart, Wattie-Pict, Peacock and Sons Smithton, Toppa Ice Cream (Hobart), Ringarooma Butter Ledgerwood, Meadow Lea Butter Deloraine, Clover Butter Ulverstone, Tasma Cordials Hobart, Abbots Cordials Launceston, Meander Cordials Deloraine, Phillips Cordials Devonport, Te-Up Cordials Devonport, Cooee Cordials Burnie, Swallow Haywood Biscuits Glenorchy plus a number of abattoirs around the state and the list goes on. We have not stopped the decline and we need to reverse the trend.

In Victoria they have suffered the decline in the food sector and called in help to address the problem which has given the Shires (local government) a voice, Tasmanian councils and LGAT should have a stronger voice.

FOOD (the fors and against)

Strengths

Food Security

A voice to State Government and Federal Government

Being united with our primary food producers

Working in harmony with our food retailers

Educating our young (school gardens)
Self sufficiency (looking after your own back yard)
Better health and well being

Opportunities

Dealing with gluts
Encouraging the establishment of community gardens
Food hubs
How to deal with food gluts
New ways / trends in food growth techniques (poly tunnels etc.)
Information of food production suited to the area including new trends
Better health and well being and a possible reduction in diabetes, obesity, heart disease, some forms of arthritis and some forms of cancer
Building a stronger, secure and sustainable way of life
Stronger growth in municipalities in Tasmania

Weakness / s

Poor implementation and some councillors trying to dictate (This would be blocked as the council would have an appointed representative in LGAT working with councils and State Government)
Bass Strait (Transport Costs). We must be competitive in price locally, mainland Australia and overseas
Poor quality roads many being too narrow (State-wide)
Producers trying to move poor quality product not fit for human consumption

Threats

When it comes to food security there is a wide and diverse area if we do nothing we could lose a wide area of food production
Dealing with 2 giants in the supermarket sector
Possible loss through climate change

Local Government

For those who do not see addressing food security as a core business the Local Government Act provides a youthful reminder that councils are also responsible for health and safety of the constituents. While local government in Tasmania has some track record of promoting physical activity to improve health outcomes, at this time there seems to be little if any strategic action in the direction despite the Food For Strategy naming local government as a key stake holder and setting for action.

Proposed Funding Models

State Government – As the Food and Nutrition Strategy is a whole of government strategy logically multiple state departments can contribute towards creating a project “pool” to fund a project manager to deliver the project sitting in LGAT. Similarly the state Health and Well-being Advisory Committee, established to oversee the Healthy Tasmania Strategy may also be able to support seeking funding as this strategy seeks to work with all levels of government to improve health and well-being outcomes.

Local Government – Each local government municipality could contribute towards creating a funding pool for a project manager and proxy to deliver the project sitting at LGAT. A modest investment, varying depending on the council size, could create a pool adequate to fund the project.

Commonwealth Government – Seek funding through Commonwealth Government streams such as Regional Development Australia

Consider funding through private and business sponsors.

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

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

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

11.1 DEVELOPMENT APPLICATIONS

11.1.1 Development Application DA 2012/145 for Two (2) Dwellings, including demolition/removal of a shed at Esplanade/Stanley St Oatlands

File Reference: T2897317

APPLICANT: Mr Dale Figg
LAND OWNER: Mr Leigh Byrne
REPORT AUTHOR: David Cundall (Planning Officer)
DATE: 20TH FEBRUARY 2013

ATTACHMENTS: Site Plan and Drawings
Letters of Representation

THE PROPOSAL:

The applicant Mr Dale Figg seeks Development Approval from Council to construct two dwellings on land situated between Esplanade and Stanley St Oatlands. The land has access from both Stanley St and Esplanade (providing one access per dwelling). The proposal invokes discretion by default status as defined in the development/use table of the Residential Zone as 'Dwelling (Multiple)'.

THE SITE

The land is an internal block located between Stanley St and Esplanade. The land is surrounded by other residents including a two unit strata development.

There is an access off Stanley St and an access off Esplanade. Due to the narrow (3.0m) widths of these access strips the developer has chosen to give each dwelling a separate access. These are both legal access points to the block.

The block is 1840m² excluding the access strips. There is currently a shed on site that is proposed to be demolished as part of the dwelling development.



Aerial Photo 1 – The subject land is between Stanley St and Esplanade. Land is within the red-border including the access strips.

THE APPLICATION

The applicant has provided all the paperwork and plans necessary to assess the application.

The application was also referred to Southern Water for any conditions and requirements.

THE PLANNING SCHEME ASSESSMENT

Use/Development Definition

The works are defined under the Southern Midlands Planning Scheme 1998, as ‘Dwelling (Multiple)’. Such a use/development is, by default, discretionary in the Residential Zone.

Zone and Special Area:

The land is located in the Residential Zone. There are no planning scheme overlays on the land. The Residential Zone recognises existing residential land and land that has the potential for residential development.

Statutory Status

Under the *Planning Scheme*, the type of work is a ‘Discretionary Use/Development’. Such a use development:

- I. May be granted a Planning Permit by Council, with or without conditions, provided it complies with all relevant development standards and does not, by virtue of an other provision of this Scheme, invoke Clause 11.6 (prohibited use or development); or
- II. May be refused a Planning Permit by Council

Extract SMPS 1998

A discretionary use or development must be advertised under S.57 of the Land Use Planning and Approvals act 1993.

Public Notification and Representation

The application was advertised, and all adjoining owners notified on the 11th January 2013 for the statutory 14 day period. Council received two (2) letters during the 14 day period.

EXCLUDED FROM THE AGENDA PURSUANT TO SECTION 15 (2) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2005.

**T F KIRKWOOD
GENERAL MANAGER**

EXCLUDED FROM THE AGENDA PURSUANT TO SECTION 15 (2) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2005.

**T F KIRKWOOD
GENERAL MANAGER**



Aerial Photo 2 - The strip of land is marked 'laneway' in this photo. Vehicle tracks can be seen entering the rear yard of the adjoining owners.

4.3 Development Standards of the Residential Zone – Streetscape and Amenity

The proposal largely meets the intentions of the Residential Zone. It also meets other standard planning considerations such as building height and boundary setbacks.

The development must also meet the principle 'Residential Amenity' standards.

Below are the 'Residential Amenity Standards' with a comment from the Planning Officer:

Residential Amenity

The design of new development should ensure that:

- a) residential amenity on neighbouring properties is not detrimentally affected;

The planning scheme, like many other planning schemes, specifies that multiple dwellings shall have no less than 350m² per unit. As the land in question is 1840m² and given that each proposed dwelling is given a significant amount of land it is comparable to building a single

dwelling on a large lot. Even the lot lay-out resembles a subdivision with the separate vehicle access.

The developer has met the standard setback requirements with more than sufficient space between the proposed dwellings and the neighbouring dwellings.

The separate driveways have also negated any added vehicular traffic using a single access point. Which, given the narrow access strips, seems more appropriate.

- b) dwellings and their associated private open space on neighbouring properties are not unreasonably deprived of privacy, sunlight/daylight or views;

Both Private Open Spaces have sufficient access to sunlight and have enough room to create a private area.

- c) sufficient open space is provided for each dwelling to meet the requirements of occupants for outdoor activities;

The Planning Scheme states that each unit must be afforded at least 40m² of open space. The developer has proposed 400m² and 240m² respectively.

- d) private open space is suitable for private recreational use, accessible, capable of receiving reasonable levels of direct sunlight and has reasonable privacy;

The previous responses have satisfied this standard.

- e) communal outdoor space is located within reasonable proximity to the dwelling units, is readily accessible by the occupiers and is capable of receiving reasonable levels of sunlight/daylight;

The previous responses have satisfied this standard.

- f) sufficient landscaping is provided to assist with the provision of privacy and to compliment the streetscape or townscape character; and

The developer has included a landscape plan which satisfactorily gives suitable separation and privacy between the two dwellings. Any approval given should ensure that the landscaping works are completed prior to the signing of a strata-plan.

- g) existing landscaping is retained where practicable;

The developer proposes a completely landscaped site. There is however an existing row of well-established trees along the north eastern boundary. I would be assumed that the developer may retain some of these trees.

Schedule 5 Parking:

The development meets all *Planning Scheme* parking and access requirements without need to relax any standards.

CONCLUSION

The development meets all *Planning Scheme* requirements with-out the need to relax any standards. Building multiple units on a large block such as this one makes good use of residential land providing potential residents of Oatlands with a range of dwelling types in the area.

Two representations were received. One expressed concern for dust emission caused through use of the driveway and requests that a bitumen driveway surface be used, however that was already a part of the plan. The other representation highlighted a pre-existing issue between landowners over the rightful access of a strip of land marked ‘Laneway’ on some survey plans. The owner of the development, Mr Byrne has a legal right to travel over the land and the other landowners have been accessing their land on an informal type arrangement for some time. This is a matter between land-owners.

It can be concluded that the development be approved subject to standard conditions.

RECOMMENDATION

THAT, in accordance with the provisions of the Southern Midlands Planning Scheme 1998 and Section 57 of the Land Use Planning & Approvals Act 1993, Council approve the two (2) dwellings, including demolition/removal of a shed at Esplanade/Stanley St subject to the following standard 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*.

Landscaping

- 3) The landscaping works must be completed in accordance with the endorsed landscape plan and to the satisfaction of Council's Development Assessment Committee prior to the sealing of a stratum plan. All landscaping must continue to be maintained to the satisfaction of Council.

Parking & Access

- 4) The areas set-aside for parking and associated access and turning must have: -
 - a. Space on site to allow that vehicles enter and leave the parking space in a single manoeuvre and enter and leave the site in a forward direction.
 - b. Drainage discharging to the stormwater system in accordance with the requirements of a plumbing permit issued by the plumbing Permit Authority.

Services

- 5) 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.

Stormwater

- 6) Drainage from the proposed development must drain to a legal discharge point to the satisfaction of Council's Plumbing Inspector (Shane Mitchell 6259 3003) and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the *Building Act 2000*.

Access

- 7) Both the Stanley St and Esplanade access must be sealed and constructed to the satisfaction of the Manager of Works and Technical Services (Mr Jack Lyall 6254 5008).
- 8) The developer is to contact the Manager of Works and Technical Services no less than fourteen (14) days prior to commencing the access works to ascertain the necessary upgrade requirements. The works must be in accordance with the requirements of the Manager of Works and Technical Services.
- 9) The Developer is to contact the Manager of Works & Technical Services to arrange a site inspection within two (2) working days of completion of works.

Southern Water

- 10) Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P (2) (b) Southern Water impose conditions on the permit as per Form PL05C (attached).

Protection of Water Quality

- 11) Before any work commences install temporary run-off, erosion and sediment controls (refer to advice below) and maintain these 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 Manager of Development and Environmental Services.

Construction Amenity

- 12) The roads, footpaths and other public areas surrounding the building site shall be kept clear of construction materials and debris during the construction period and public movement is not to be impinged.

- 13) 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.

- 14) 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.

- 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 Manager of Works and Technical Services.

The following advice applies to this permit:

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

- B. This permit is in addition to a building permit. Construction and site works must not commence until a Building Permit has been issued in accordance with the Building Act 2000.
- C. Any containers located on site for construction purposes are to be removed at the completion of the project unless the necessary planning and building permit have been obtained by the developer/owner. Materials or goods stored in the open on the site shall be screened from view from people on adjoining properties, roads and reserves.
- D. Appropriate temporary erosion and sedimentation control measures include, but are not limited to, the following -
- a. Minimise site disturbance and vegetation removal;
 - b. Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (eg. temporarily connected to Council's storm water system, a watercourse or road drain);
 - c. Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
 - d. Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains;
 - e. Gutters spouting and downpipes installed and connected to the approved stormwater system before the roofing is installed; and
 - f. Rehabilitation of all disturbed areas as soon as possible.
- E. If you notify Council that you intend to commence the use or development before the date specified above you forfeit your right of appeal in relation to this permit.

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

PROPOSED MULTI-DWELLING DEVELOPMENT APPLICATION

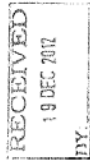
@ Lots 1&3 Esplanade, OATLANDS.

For: Dale Figg Builders

DRAWING SCHEDULE.

- Da01. Site Plan
- Da02. Floor Plan Dwelling 1
- Da03. Floor Plan Dwelling 2
- Da04. Elevations Dwelling 1
- Da05. Elevations Dwelling 2
- Da06. Landscape Plan

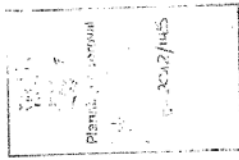
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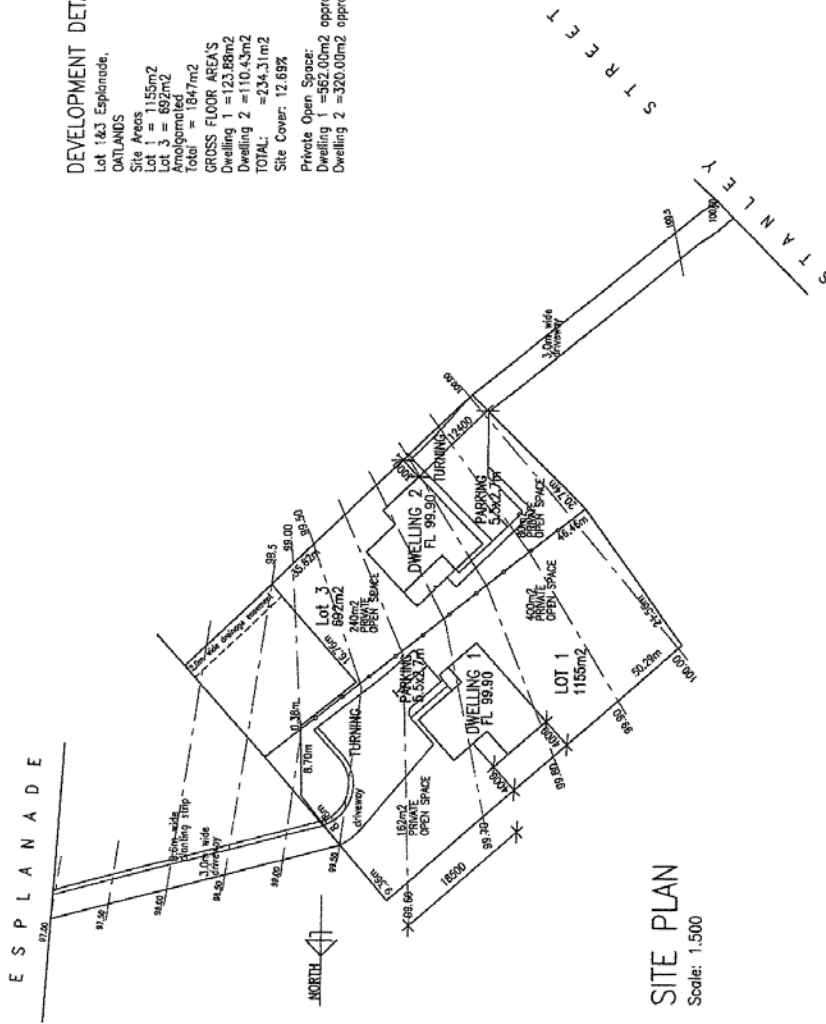
Proposed MULTI-DWELLING
DEVELOPMENT APPLICATION
@Lots 1&3 Esplanade,
OATLANDS

JOB NO: 2012.12
DECEMBER
2012



DEVELOPMENT DETAILS

Lot 1&3 Esplanade,
OATLANDS
Site Areas
Lot 1 = 1155m²
Lot 3 = 692m²
Total = 1847m²
Amalgamated
GROSS FLOOR AREAS
Dwelling 1 = 123.68m²
Dwelling 2 = 110.43m²
TOTAL = 234.11m²
Site Cover: 12.68%
Private Open Space:
Dwelling 1 = 562.00m² approx
Dwelling 2 = 320.00m² approx



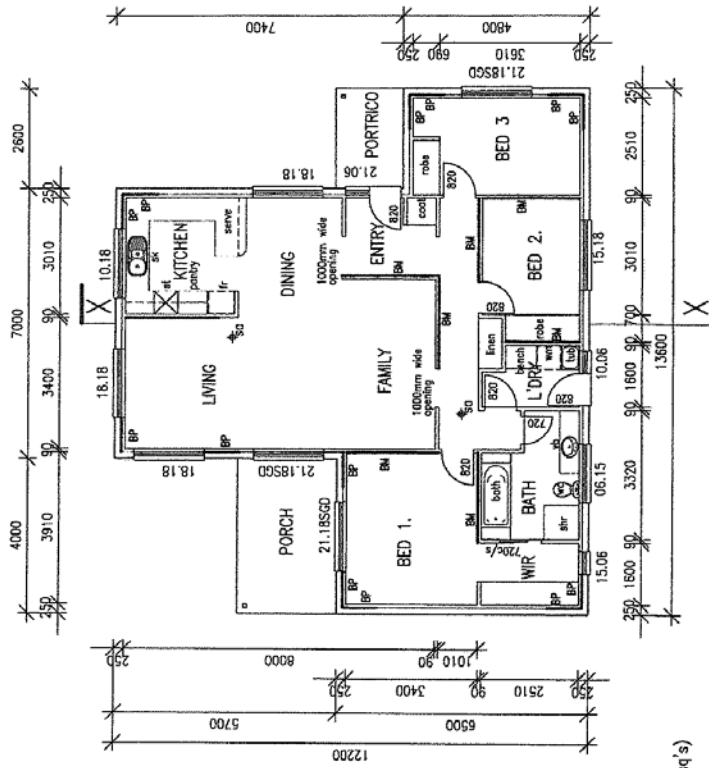
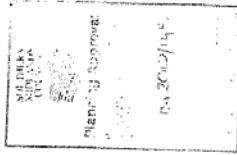
SITE PLAN
Scale: 1:500

LYNELG
Pty. Ltd
(Drafting)
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drawings and levels to be
verified on site

client: Dale Figg Builders
project & address: Proposed MULTI-DWELLING DEVELOPMENT @ Lot 1&3 Esplanade, OATLANDS
Title: SITE PLAN
scale: 1:500
date: 05/12/2012
drawing no: 12-0001
drawn: CWH
job no: 2012.12

AMENDMENTS:



FLOOR PLAN

Scale: 1:100

Gross Floor Areas: 123.88m² (13.3ac's)

DWELLING 1

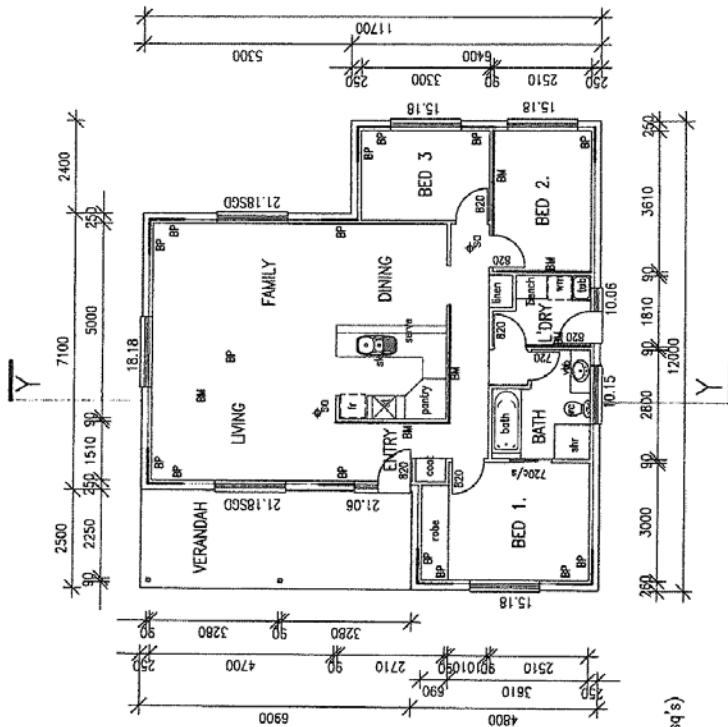
AMENDMENTS:

client: **FLOOR PLAN DWELLING 1**
 scale: 1:100
 date: 05/12/2012
 drawing no: 12-0002

client: **Dale Figg Builders**
 project & address: **Proposed MULTI-DWELLING DEVELOPMENT @ Lot 1 & 3 Esplanade, OATLANDS**
 drawn: **CNH**
 job no: **2012.12**

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FLOOR PLAN
 Scale: 1:100
 Gross Floor Areas: 110.43m² (11.9sq's)
DWELLING 2

LYNNELG Pty. Ltd
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client:
 Dale Figg Builders

project & address:
 Proposed MULTI-DWELLING DEVELOPMENT @ Lot 1 & 3 Esplanade, OATLANDS

title:
 FLOOR PLAN DWELLING 2

scale:
 1:100

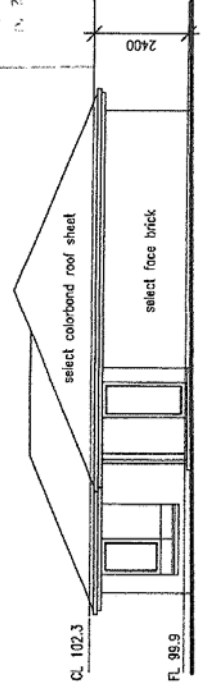
drawn:
 GWH

date:
 05/12/2012

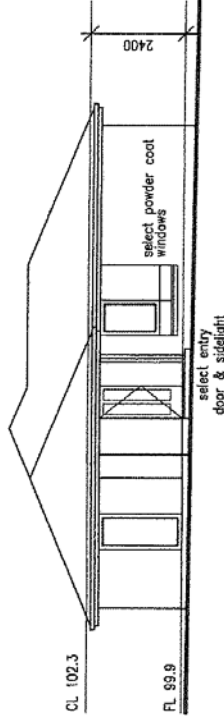
job no.:
 2012.12

drawing no.:
 12-0003

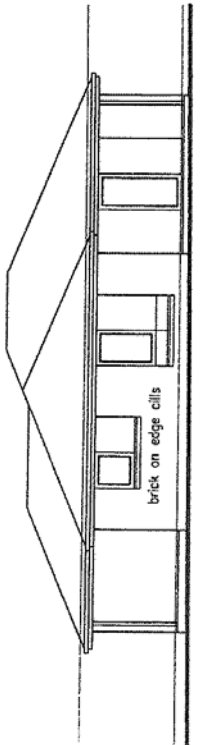
AMENDMENTS:



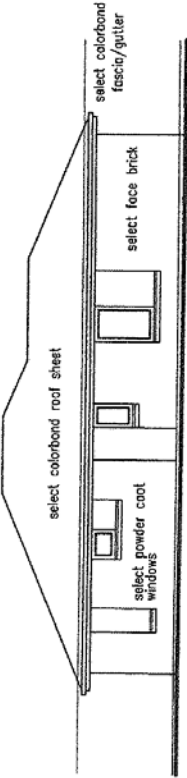
SOUTH EAST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION

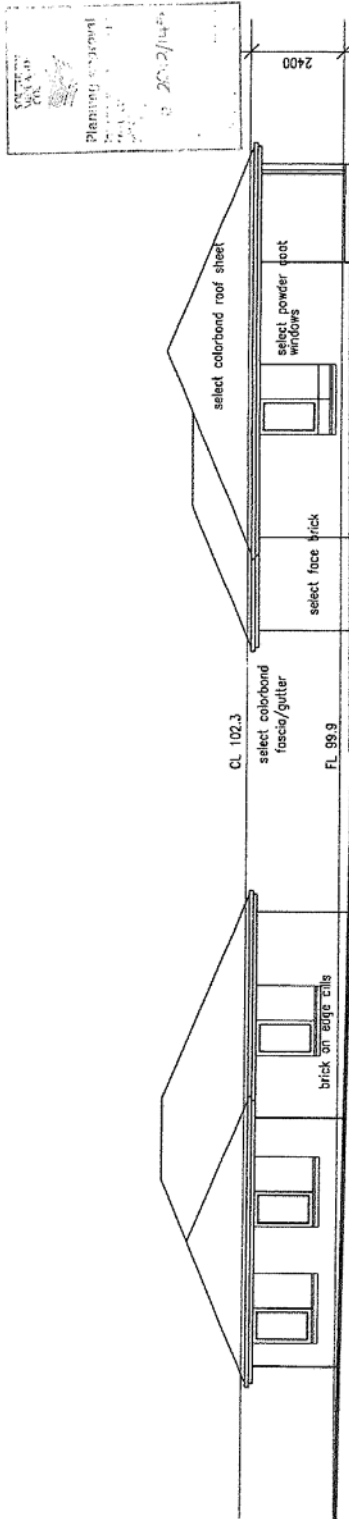
AMENDMENTS:

Title: ELEVATIONS DWELLING 1
 scale: 1:100
 drawn: GWH
 date: 05/12/2012
 job no: 2012.12
 drawing no: 12-Do04

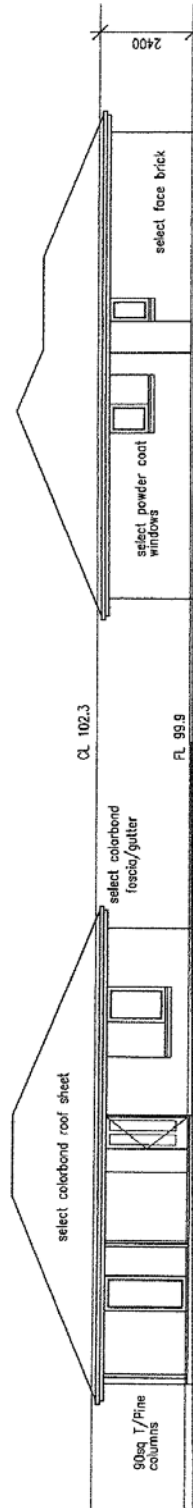
client: Dale Figg Builders
 project & address: Proposed MULTI-DWELLING DEVELOPMENT @Lot 1&3 Esplanade, OATLANDS

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SOUTH EAST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION

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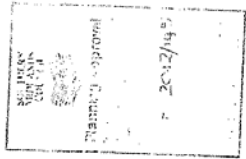
Scale: 1:100

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client: Dale Figg Builders
 project & address: Proposed MULTI-DWELLING DEVELOPMENT @ Lot 1 & 3 Esplanade, OATLANDS

title: ELEVATIONS DWELLING 2
 scale: 1:100
 date: 05/12/2012
 drawing no: 12-Da05
 drafter: GWH
 job no: 2012.12

AMENDMENTS:



- PLANTING LEGEND**
- 1: Prunus Elvius 3.0m small tree
 - 2: Pittosporum 'Green Pillar' 2.5m small shrub
 - 3: Pittosporum 'Tandere Gold' 3.0m small tree
 - 4: Anacardium occidentale 3.0m small tree
 - 5: Cornelia Japonica 'Debbie' 3.0m small tree
 - 6: Betula Pendula 3.0m small tree
 - 7: Coleosaurus Pulchrum 'Aurum' low shrub

GENERAL NOTES:

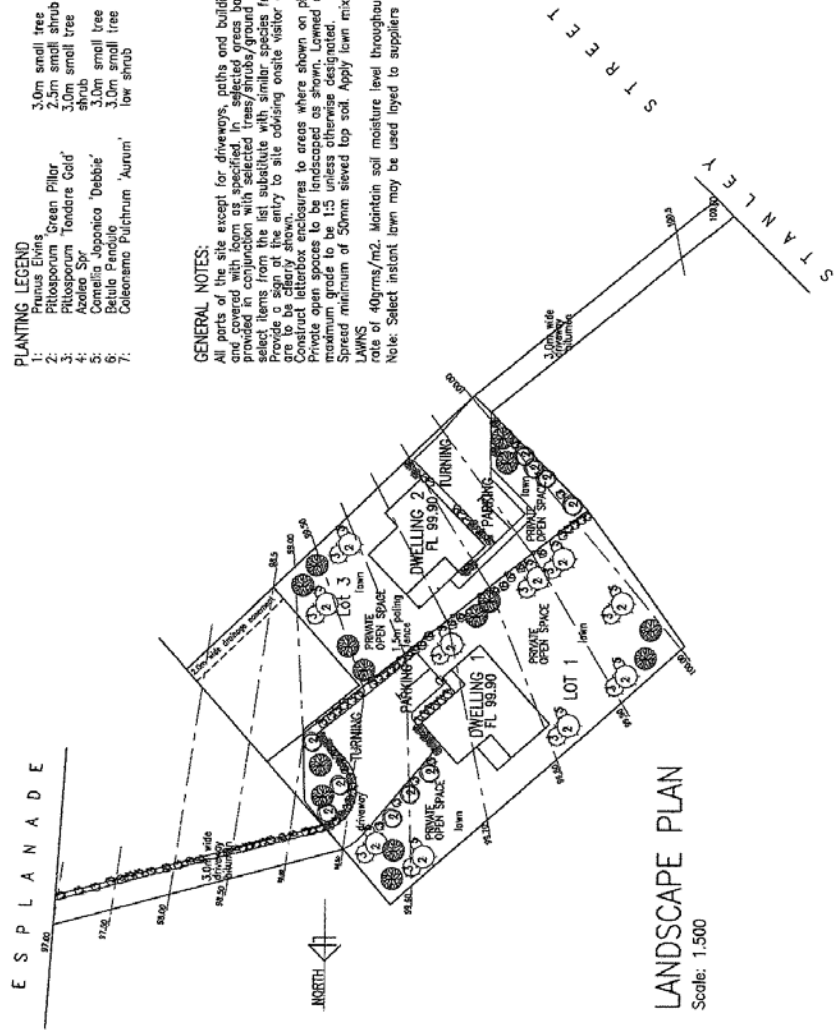
All parts of the site except for driveways, paths and building areas are to be levelled and covered with loam as specified. In selected areas barked ground cover to be provided in conjunction with selected trees/shrubs/ground cover/climbers plantings selected items from the list substitute with similar species from recommended nurseries are to be clearly shown.

Construct letterbox enclosures to areas where shown on plan.

Private open spaces to be landscaped as shown. Lawned areas as shown with a maximum grade to be 1:5 unless otherwise designated.

Spread minimum of 50mm sieved top soil. Apply lawn mix and starter fertilizer at rate of 40grms/m². Maintain soil moisture level throughout grass seed establishment.

Note: Select instant lawn may be used loyed to suppliers instructions



AMENDMENTS:

file: LANDSCAPE PLAN
 scale: 1:500
 drawn: GWH
 date: 05/12/2012
 job no: 2012.12
 drawing no: 12-Da06

client: Dale Figg Builders
 project & address: Proposed MULTI-DWELLING DEVELOPMENT @ Lot 1 & 3 Esplanade, OATLANDS

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EXCLUDED FROM THE AGENDA PURSUANT TO SECTION 15 (2) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2005.

**T F KIRKWOOD
GENERAL MANAGER**

EXCLUDED FROM THE AGENDA PURSUANT TO SECTION 15 (2) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2005.

**T F KIRKWOOD
GENERAL MANAGER**

11.1.2 Development Application DA 2012/144 to Demolish and Rebuild the Oatlands Fire-Station at 20 Church St Oatlands within the Historic Precinct Special Area

File Reference: T5841757

APPLICANT: State Fire Commission (Craig Johnson of Tas. Fire Service)

LAND OWNER: State Fire Commission

REPORT AUTHOR: David Cundall (Planning Officer)

DATE: 20TH FEBRUARY 2013

ATTACHMENTS:

- 1. Plans and Drawings**
- 2. Letter received during statutory advertising period**

THE PROPOSAL:

The applicant, State Fire Commission, seek approval to demolish most of the Fire-Station at Church St Oatlands to then rebuild the station with a higher and steeper pitched gabled roof and minor rear extension with external material improvements. The purpose of the development is to primarily give the Fire Service more room; especially higher ceilings in order to better accommodate modern trucks.

The proposal is to reconstruct the front façade of the building in sandstone blocks to the height of the fire-shed doors. Then construct a weatherboard façade beneath the gable, with signage, and some minor detailing including ‘traditional’ louver ventilation. The proposed colour of the timber is ‘Sandbank’ and the roof a ‘Woodland Grey’. See the colour depictions below; but please note the colour in this report may not appear as it should be. See the attached plan for a better representation.

The proposed roof is a gabled colourbond roof in a ‘Woodland Grey’ at a 22 degree pitch.

The south east boundary wall will remain the same and will not be demolished; however, the remaining walls will be reconstructed in a similar stone material.



1.

1. Depiction of 'Sandbank' colour timber front façade.



2.

2. Depiction of 'Woodlands' Grey colour for colorbond roof.

THE SITE

The building is located in Church St Oatlands opposite the Midlands Multi-Purpose Health Centre. There is a laneway that runs alongside the building that gives rear access for the Fire-Station and to residents of High St and the Council Depot.



Aerial Photo - The Oatlands Fire Shed Highlighted in Red

THE APPLICATION

The applicant has provided all the necessary paper-work to assess the application.

Additional information was sought from the applicant after the statutory 14 day period for representations had ended. A meeting was subsequently held with the applicant and the designer to try and accommodate better heritage design particulars. This was also to address some input provided from a member of the community during the 14 day advertising period. The designer then provided an updated design plan.

THE PLANNING SCHEME ASSESSMENT

Use/Development Definition

The works are defined under the Southern Midlands Planning Scheme 1998 as ‘Demolition’ and ‘Development’ under Schedule 2 of the Scheme. The ‘Development’ definition accounts for all types of works and includes:

- a. the construction, exterior alteration or exterior decoration of a building; and*
- b. the demolition or removal of a building or works; and*
- c. the construction or carrying out of works; and*
- d. the subdivision or consolidation of land, including buildings or airspace; and*
- e. the placing or relocation of a building or works on land; and*
- f. the construction or the putting up for display of signs or hoardings; and*

Extract SMPS 1998

Zone and Special Area:

The building is located in the Residential Zone in the Historic Precinct Special Area.

Statutory Status

Under the *Planning Scheme*, the type of work is a ‘Discretionary Use/Development’ in the Historic Precinct Special Area; and such a use/development:

- III. May be granted a Planning Permit by Council, with or without conditions, provided it complies with all relevant development standards and does not, by virtue of another provision of this Scheme, invoke Clause 11.6 (prohibited use or development); or
- IV. May be refused a Planning Permit by Council

Extract SMPS 1998

A discretionary use or development must be advertised under S.57 of the Land Use Planning and Approvals act 1993.

Public Notification and Representation

The application was advertised, and all adjoining owners notified on the 5th January 2013 for the statutory 14 day period.

EXCLUDED FROM THE AGENDA PURSUANT TO SECTION 15 (2) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2005.

**T F KIRKWOOD
GENERAL MANAGER**

4.3 Development Standards for Residential Amenity in the Residential Zone:

The standards for development in the residential zone are not entirely applicable to this development. The residential zone standards are mostly design standards for residential amenity and design standards for new dwellings; and considering the proposal is basically just a reconstruction of an existing use/development there appears only very minor intensification of the use. The building changes do not appear to have any impact on the surrounding residential amenity and there would appear to be no significant changes to over-shadowing or loss of privacy or impact on basic amenity to the surrounding properties.

Intent of the Historic Precinct Special Area

The general intent of the Historic Precinct Special Area is to conserve and enhance the historic character of particular areas of Oatlands, Kempton and Campania. The standards of the Historic Precinct are standards to which the proposed building will be assessed. The following intentions are below with a comment from the Planning Officer:

- a) allow for continued development that respects the streetscape qualities of the settlements through appropriate building form, design and finishes and which is compatible with the general heritage values of town settings;*

The Fire-Station is not a historically listed building.

The applicant has adopted measures to improve the look of the building in keeping with some of the values of the historic area.

The materials used are generally traditional materials considered more acceptable in the historic area with the proposed use of timber cladding, sandstone and corrugated steel roofing.

The 22 degree pitched roof is more appropriate than the previous roof.

- b) give priority to the protection of the historic integrity of the individual buildings, groups of buildings and the general streetscape within the heritage areas of Oatlands, Kempton and Campania;*

The design considerations in the plan are considered an improvement on the existing building design.

- c) ensure that the design and external appearance of new buildings or additions / adaptations to existing buildings respects and maintains the historic character and heritage values;*

The applicant has been particular through discussion with Council Officers to integrate the new development into the historic township.

- d) Ensure that new buildings do not visually dominate neighbouring 19th Century buildings.*

Though there are 19th Century buildings in the area, the proposal is not visually dominating of such buildings.

- e) Maintain the visual amenity of the historic buildings when viewed from the Midlands Highway or from streets within the settlements.*

The steeper roof pitch contributes to the eclectic mix of pitched roofs in the historic precinct when viewed from any of the streets. The scale and bulk of the building is not out of character with other buildings that exist in the immediate vicinity.

Part 9.1.3 Development Standards of the Historic Precinct Special Area

Works in the Historic Precinct Special Area must be developed generally in accordance with the Development Standards of the Historic Precinct Special Area. The standards are below with a comment from the Planning Officer.

- a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings should be appropriate to the site, adjacent buildings, and the heritage values of the local streetscape, taking into account the intent of the Special Area;*

The scale of the building is not too dissimilar to the existing building and to the building on the adjoining block. The Fire-Station in the context of the other buildings in the area is not a particularly big building.

There are no heritage listed buildings in the immediate vicinity of the Fire-Station. Church St has a mixture of 'old and new' buildings including some modern adaptations to the MMPHC, 20th Century residential buildings, sheds and workshops. The proposed development is however better suited to the streetscape and the overall township than the current building.

The roof pitch and form are certainly an improvement from the previous building. The materials used (stone, timber detailing and corrugated iron) set a reasonable example to other prospective developers in the township.

- b) buildings should provide a strong edge to the street consistent with the prevailing building line;*

The building line is unchanged.

- c) the visual relationship between the existing and new buildings should be considered, with new buildings avoiding visually dominating neighbouring historic buildings;*

The works do not dominate neighbouring buildings. The colours chosen are recessive to the setting.

- d) where feasible, additions and new buildings should be confined to the rear of existing buildings;*

Given this is a proposed re-build of the fire-shed there is no option but to construct in the same location.

- e) architectural details and openings for windows and doors to visually prominent facades shall respect the historic character in terms of style, size, proportion and position;*

The designer has focused design features on the front façade. This is probably the most important component of the development in developing in this type of historic town.

The designer has proposed painted horizontal weather-boards, with a timber louvered air-vent that is both functional for ventilating the shed and in keeping with some traditional industrial type building design. It is common to see this type of ventilation on older industrial buildings.

The designer has also proposed local sandstone to construct the front.

- f) outbuildings are 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 match that of the primary building on the land;*

Not applicable.

- g) fences along street boundaries of properties, including both main and side streets should be:
 - 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), and should not be horizontally articulated, (such as with post and rail fences); and*
 - iii. “transparent” or “open” in appearance, that is, the distance between dowels or pickets, etc, should be such that the fence does not appear solid;**

Not applicable.

- h) hedges along street boundaries, including both main and side streets, are acceptable provided*

Not applicable.

CONCLUSION

It can be concluded that the proposal is an improvement to the streetscape and a more acceptable design (in today's standards) compared with the previous design.

The proposed use of more traditional materials is probably the most favorable element of the building design along with giving the building a more steeply pitched roof. Generally a steeper pitch of around 30 degrees would be more acceptable, but given the width of the building, and its location, a steeper pitch would mean the apex would be of considerable height and be out of proportion in its enormity.

One letter was received during the advertising period with the concerns that have been addressed in the additional design elements (sandstone blocks and timber detailing).

The building is generally in accordance with the standards for building in the historic precinct.

As building in the *Historic Precinct Special Area* is the only discretion in the matter, it can be concluded that the building be approved subject to conditions and discussion at the Council meeting with the Elected Members.

RECOMMENDATION

THAT, in accordance with the provisions of the Southern Midlands Planning Scheme 1998 and section 57 of the Land Use Planning & Approvals Act 1993, Council approve the Application to Demolish and Rebuild the Oatlands Fire-Station at 20 Church St Oatlands within the Historic Precinct Special Area 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*.

Services

3. 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.

Stormwater

4. Drainage from the proposed development must drain to a legal discharge point to the satisfaction of Council's Plumbing Inspector (Shane Mitchell 6259 3003) and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the *Building Act 2000*.

Southern Water

5. Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P (2) (b) Southern Water impose conditions on the permit as per Form PL06C (attached).

Construction Amenity

6. The developer must contact Council's Manager of Works and Technical Services Mr Jack Lyall (6254 5008) no less than 48 hours prior to works commencing.
7. 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.

8. 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.
9. 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 permit does not imply that any other approval required under any other legislation has been granted.
- B. This permit is in addition to a building permit. Construction and site works must not commence until a Building Permit has been issued in accordance with the Building Act 2000.
- C. Any containers located on site for construction purposes are to be removed at the completion of the project unless the necessary planning and building permit have been obtained by the developer/owner. Materials or goods stored in the open on the site shall be screened from view from people on adjoining properties, roads and reserves.

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

Proposed Fire Station Building For Tasmania Fire Service At 20 Church Street, Oatlands

DRAWING NUMBER	DRAWING TITLE
212062-01	Site & Demolition Plan
212062-02	Floor Plan
212062-03	Elevations Sheet 1 of 2
212062-04	Elevations Sheet 2 of 2

**FOR PLANNING
APPROVAL ONLY**



PROPOSED STREETVIEW FROM CHURCH STREET



LOCALITY PLAN
Scale 1:2000



Henry Carr
design • consulting
Unit 18 126 Cambridge Rd
Remy Park 7015 TAS
Ph (08) 3384 4600
Fax (08) 3384 6933

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<p>SCALE 1:200</p> <p>DRAWN PAH</p> <p>CHECKED</p> <p>DATE Dec 2012</p> <p>DWG NO 212062-01</p> <p>REV A</p> <p>SHEET OF A3</p>					

PROPOSED SITE PLAN
Scale 1:200

DEMOLITION PLAN
Scale 1:200

FOR PLANNING APPROVAL ONLY

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10 JAN 2013
BY:

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NOTES:

- Provide lift-off hinges to accessible WC door so "door is readily removable from the outside of the compartment" in accordance with BCA Part F2.5(b).
- Wet areas to be waterproofed in accordance with BCA Part F1.7. Install 6mm vitreobond sheeting to all wet area walls.
- Selected metal roof sheeting to be colorbond finish and installed in accordance with BCA Part F1.5.

Legend

RWP 75.4a Dimple
if Reintegrator
if SS Sink
if Toilet Pan
if Floor Drain
if Floor Drain
if Shower stall
if Wet Area
if Floor covering
if Selected metal floor covering
if Selected Carpet Tiles

FOR PLANNING APPROVAL ONLY

CHURCH STREET

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30 JAN 2013
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No.	Revision
A	Issued for Planning Approval - Dec 2012
B	General Revision - Jan 2012

Henry Carr
design • Consulting
ABN 91 115 998 714
ACR 115 998 714

Unit 118 126 Cambridge
Henry Park, 7018 TAS
Ph: (03) 6234 1235
Fax: (03) 6234 1255

Building Practitioner
Accreditation No. GC2706F

PROJECT
Proposed Fire Station
For Tasmania Fire Service
At 20 Church Street
Oatlands

Proposed Elevations
Sheet 1 of 2

SCALE: 1:100

DRAWN: PAH
CHECKED:

DATE: Dec 2012

DWG NO: 212062-03
REV: B

SHEET OF: A3

SURFACE MATERIALS & COLOURS

	"Thunderstone" sandstone external walls. Picked face finish. Colour: Sandstone
	Concrete block external wall. Colour: "Sandstone" to match existing
	Primalite weatherboard cladding to gable ends. Profile as indicated. Colour: Colobond "Sandbank"
	Custom Ob roof cladding Colour: Colobond "Woodland Grey"
	Fascias, gutters and hems Colour: Colobond "Woodland Grey"
	Panel lift doors Colour: Colobond "Sandbank"
	Windows and doors. Colour: Colobond "Sandbank"

South West Elevation
SCALE 1:100

South East Elevation
SCALE 1:100

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30 JAN 2013
BY:

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No.	Revision									
A	Issued for Planning Approval - Dec 2012									
B	General Revision - Jan 2012									
<p>SCALE 1:100</p> <p>DRAWN PAH CHECKED</p> <p>DATE Dec 2012</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">ORIG/NO</th> <th style="width: 15%;">REV</th> <th style="width: 80%;">BY</th> </tr> <tr> <td style="text-align: center;">212062-04</td> <td style="text-align: center;">B</td> <td></td> </tr> </table> <p>SHEET OF A3</p>			ORIG/NO	REV	BY	212062-04	B	
ORIG/NO	REV	BY								
212062-04	B									

North East Elevation
SCALE 1:100

North West Elevation
SCALE 1:100

FOR PLANNING APPROVAL ONLY

RECEIVED
30 JAN 2013
BY: _____

EXCLUDED FROM THE AGENDA PURSUANT TO SECTION 15 (2) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2005.

**T F KIRKWOOD
GENERAL MANAGER**

11.2 SUBDIVISIONS

Nil.

11.3 MUNICIPAL SEAL (PLANNING AUTHORITY)

11.3.1 COUNCILLOR INFORMATION:- MUNICIPAL SEAL APPLIED UNDER DELEGATED AUTHORITY TO SUBDIVISION FINAL PLANS & RELATED DOCUMENTS

File Ref: (Refer PID numbers in table below)

AUTHOR MANAGER DEVELOPMENT & ENVIRONMENTAL SERVICES
(Andrew Benson)

Nil report.

11.4 PLANNING (OTHER)

Nil.

12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

12.1 ROADS

<p>Strategic Plan Reference – Page 13</p>
--

<p>1.1.1 Maintenance and improvement of the standard and safety of roads in the municipal area.</p>

12.1.1 2012/2013 – Capital Works Program - Road Resealing & Road Reconstruction Program

File Ref: 3/075

AUTHOR MANAGER – WORKS & SERVICES (J LYALL)

DATE 21ST FEBRUARY 2013

ISSUE:

Council to consider tenders received for road sealing program and the associated road reconstruction works.

DETAIL

Tenders have been received for the 2012 / 2013 road sealing program and the associated road reconstruction works.

The tender documents and tenders received will be tabled.

The scope of the works tendered for is:

1. Stonor Road, Oatlands. (2 sections)
 - First section is 3.20 kilometres from the Midland Highway junction – for a distance of 320 metres (finish at 3.52 klms from the Midland Highway)
 - Second section will commence from 4.190 klms from the Midland Highway junction – for a distance of 550 metres
2. Clifton Vale Road, Dysart
 - One section which commences from the junction with Huntington Tier Road and extends for a total distance of 1.60 kilometres
3. Stanley Street, Oatlands.
 - William Street to Nelson Street – approx. 380 metre

4. Green Valley Road, Bagdad.
 - Kenner’s property access to Bridge
5. Ballyhooly Road, Mangalore
 - approx. 300 metres – exact location TBC
6. Kempton Township area (approx. 24,000 m2)

The following tenders were received:

ROAD RECONSTRUCTION WORKS (pavement stabilization)

The only tender received was:

Andrew Walter Constructions	\$201,873 (excl. GST)
-----------------------------	-----------------------

SPRAY SEALING WORKS

The tenders received were:

Earth Innovations	\$ 216,202(excl. GST)
Roadways Pty Ltd	\$ 213,938 (excl. GST)

All of the tenderers are reputable firms and would be acceptable to Council.

The proposed works will require critical co-ordination between the two contractors to achieve a satisfactory outcome.

Human Resources & Financial Implications – The total funds allocated to these projects from all sources is \$540,000.

The combined cost of the above (assuming Roadways Pty Ltd is approved) is \$415,811, noting that there will be additional expenditure incurred by Council for planning and preparatory works (i.e. cartage of materials etc).

Community Consultation & Public Relations Implications – Nil.

Policy Implications – Nil.

Priority - Implementation Time Frame – 2012/13 budget period.

RECOMMENDATION:

THAT the tenders submitted by Andrew Walter Contracting and Roadways Pty Ltd be accepted.

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

12.2 BRIDGES**Strategic Plan Reference – Page 14**

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

12.2.1 2012/2013 – Capital Works Program – Bridge Deck Replacements (Shene Road and Chauncy Vale Road)**AUTHOR** WORKS COORDINATOR (C WHATLEY)**DATE** 21ST FEBRUARY 2013**ISSUE:**

Council to consider tenders received for the supply of Bridge Decks to renew the Shene Road and Chauncy Vale Road Bridges.

DETAIL

The following is a summary of quotations received for the above Bridges:

Shene Road (Bridge No 2091)

The Precasters	\$37,950
Humes	\$65,720

The cost variance is due to Hume's being unable to provide precast deck units to the specified length. They have quoted to supply pre-stressed beams.

Chauncy Vale Road (Bridge No 3763)

The Precasters	\$22,400
Humes	\$23,470

Note: Precasters will deduct \$1,000 if a combined package is awarded.

Total Budget estimates for the Bridges, inclusive of all Council costs, guard rail, crane hire, and installation costs generally are:

Shene Road	\$80,406
Chauncy Vale Road	\$60,836

Human Resources & Financial Implications – The 2012/13 Budget Estimate for the Chauncy Vale Road Bridge is \$51,320 (Estimated cost now \$60,836).

Whilst the Shene Road Bridge was not scheduled until 2013/14, an amount of \$85,470 was provided for in the forward Capital Works Program (incl. Financial Management Strategy). This compares to the revised cost estimate of \$80,406.

Community Consultation & Public Relations Implications – Nil.

Policy Implications – Nil.

Priority - Implementation Time Frame – 2012/13 budget period.

RECOMMENDATION:

THAT:

- a) Council bring forward the deck replacement of the Shene Road Bridge to 2012/13 (scheduled for 2013/14) due to its deteriorated conditions; and
- b) Council accept the Tender(s) submitted by The Precasters for a combined amount of \$59,350.00

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

12.3 WALKWAYS, CYCLE WAYS AND TRAILS

Strategic Plan Reference – Page 14

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

Nil.

12.4 LIGHTING

Strategic Plan Reference – Page 14

- 1.4.1a Improve lighting for pedestrians.
- 1.4.1b Contestability of energy supply.

Nil.

12.5 SEWERS

Strategic Plan Reference – Page 15

- 1.5.1 Increase the number of properties that have access to reticulated sewerage services.

Nil.

12.6 WATER

Strategic Plan Reference – Page 15

- 1.6.1 Increase the number of properties that have access to reticulated water.

Nil.

12.7 IRRIGATION

Strategic Plan Reference – Page 15

- 1.7.1 Increase access to irrigation water within the municipality.

Nil.

12.8 DRAINAGE

Strategic Plan Reference – Page 16

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

Nil.

12.9 WASTE

Strategic Plan Reference – Page 16

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

Nil.

12.10 INFORMATION, COMMUNICATION TECHNOLOGY

Strategic Plan Reference – Page 16

1.10.1 Improve access to modern communications infrastructure.

Nil.

12.11 SIGNAGE

Strategic Plan Reference – Page 16

1.11.1 Signage that is distinctive, informative, easy to see and easy to understand.

Nil.

12.12 OFFICER REPORTS – WORKS & TECHNICAL SERVICES (ENGINEERING)**12.12.1 Manager - Works & Technical Services Report***File Ref:* 3/075

AUTHOR MANAGER – WORKS & SERVICES (J LYALL)

DATE 21ST FEBRUARY 2013**ROADS PROGRAM**

Minor maintenance grading and patching being undertaken in the Rhyndaston and Colebrook areas, progressing to Native Corners Road.

BRIDGE PROGRAM

Refer Agenda Item 12.2.1

WASTE MANAGEMENT PROGRAM

Dysart and Oatlands Waste Transfer Stations – weekly collection only with reduced rubbish, however there is still considerable usage at the Campania Station requiring twice weekly collection.

TOWN FACILITIES PROGRAM

General Maintenance as required.

WORKS SERVICES PROGRAM**Staff Leave/Resignations/Appointments**

➤ Nil.

RECOMMENDATION**THAT the information be received.****DECISION**

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

13.1 RESIDENTIAL

Strategic Plan Reference – Page 17

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

Nil.

13.2 TOURISM

Strategic Plan Reference – Page 18

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

Nil.

13.3 BUSINESS

Strategic Plan Reference – Page 19

2.3.1a Increase the number and diversity of businesses in the Southern Midlands.
2.3.1b Increase employment within the municipality.
2.3.1c Increase Council revenue to facilitate business and development activities (social enterprise)

Nil.

13.4 INDUSTRY

Strategic Plan Reference – Page 20

2.4.1 Retain and enhance the development of the rural sector as a key economic driver in the Southern Midlands.

Nil.

13.5 INTEGRATION

Strategic Plan Reference – Page 21

2.5.1 The integrated development of towns and villages in the Southern Midlands.

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 Projects program

File Ref: 3/097

AUTHOR MANAGER HERITAGE PROJECTS (B WILLIAMS)

DATE 21ST FEBRUARY 2013

ISSUE

Southern Midlands Heritage Projects – report from Manager Heritage Projects

DETAIL

During the past month, Southern Midlands Council heritage projects have included:

- Staging of a three-week summer archaeology program which involved:
 - Investigation of a pre-1846 building site at the SMC Oatlands works depot – which revealed that the building had been very thoroughly demolished and with little archaeological potential.
 - Identification of the location of the previously unknown site of the 1827 (first) Oatlands Gaol (in the yard of the western police house in Barrack Street).
 - Exposing substantial remains of the 1827 Oatlands Barracks (behind Roche Hall).
 - Exposing substantial remains of the 1828 Oatlands Guard House (adjacent to the Commissariat).
 - Monitoring of drain installation works in Barrack Street to avoid impacts on the 1827 gaol site.
 - Provision of a series of training courses for students, including a HESC archaeology course and sessions on Tasmanian Heritage Council practice notes.

Twelve students participated in the program with two additional students running a public program (education, communications and media). Three professional archaeologists (Jen Jones, Angie McGowan and Sylvana Sysdysk) volunteered

their time for the three week program. An open day was held on Feb 10th which attracted around 500 people, who took guided tours every half-hour. Media interest was gained through ABC Radio (3 interviews and advertising), MidFM (two interviews) and the Mercury and Examiner.

- Work has commenced on re-erecting the Oatlands Gaol Arch. Completion expected in April 2013.
- Rowena McDougall is planning the exhibitions culminating the results of the Southern Midlands Community Heritage Archive Project
- The Conservation Management Plan for the Commissariat and 79 High Street is to progress ASAP.
- Karen Bramich has been working on curating the finds from the 2013 archaeology season, and together with Jen Jones has been reviewing the format of the database.

Heritage Projects Officer (A Townsend) has been working on the following:

- Preparing material for a series of U3A courses, expected to be delivered to over 60 participants focussing on Southern Midlands history – this series is to commence in March in conjunction with Clarence City Council.
- Conducting archival research for the “Your Community Heritage’ Southern Midlands Probation Stations project. There are now 147 scanned historic documents on the ‘G’ drive which will be used to compile a full chronological and social history of convict sites in the Southern Midlands, including several hitherto unknown sites.
- Planning and preparation for two exhibitions to be held in May as part of the ‘Your Community Heritage’ Community Heritage Archive Project.
- Finalising interpretive material for Oatlands Gaol
- Liaising with heritage volunteers and supporting archaeology students.
- Conducting background research for SMC Depot site, particularly with regard to archaeological potential

RECOMMENDATION

THAT the information be received.

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

14.2 NATURAL**Strategic Plan Reference – Page 23**

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 Landcare Unit & Climate Change – General Report*File Ref: 03/082*

AUTHORS NRM PROGRAMS MANAGER – (M WEEDING)

DATE 18TH FEBRUARY 2013**ISSUE**

Southern Midlands Landcare Unit and GIS Monthly Report

DETAIL

- Helen attended a Dept of Primary Industries Water and Environment meeting that was held for the southern region municipal weeds officers. Activities across each of the municipalities was discussed and the issue of crown land and DIER roads were also discussed. The STCA Weeds Officer has recently resigned from the position, and it is not clear as to how the group will be co-ordinated in the future.
- Work on the Bushlinks 500 project continues. Detailed site management plans have been finalised for landholders involved and the sites are being prepared for the sowing of a mix of native grasses. A trial of native grass seed harvesting is also being conducted on a property at Swanston. The trial, funded with the assistance of NRM Sth, is to enable the landholder to explore the possibility of developing a native grass seed harvesting enterprise. A progress report on the project has now been submitted to the Australian Government.
- The CEEP (Community Energy Efficiency Program) Project to retrofit the Town Hall for energy efficiency is progressing and work at the Town Hall has now commenced.
- Graham Green and Damian Mackey are working together on GIS matters regarding the new format for the Planning Scheme overlays. This is for the new Southern Midlands Planning Scheme. The layers are being updated so that they are consistent across the entire Southern Midlands region.
- There is a new round of funding that has been announced by the Australian Government that targets the community to undertake sustainable agricultural landcare practices. The grant round applications close 20th March.

- Maria Weeding attended a meeting of Tasmania Irrigation in regard to the Midlands Water Scheme. Landholders will be individually approached to begin the process of undertaking their Farm Water Access Plan (FWAPS). The plans will cover any environmental and land capability issues that will need to be taken into account on any area that is planned to be irrigated, or upon which irrigation infrastructure is planned to be installed (pipes etc). Each landholder will have to have an accredited FWAPS prior to being able to access any of the Midlands Water Scheme water. The main aim of the FWAPS is to ensure that sustainable agricultural practices are adhered to in the long term, and any significant environmental flora and fauna is not compromised as a result. Tas Irrigation are co-ordinating the activity and the pre-qualified consultants that will document the individual property plans. It is expected that the plans will cost between \$1000 to \$2000 after a subsidy has been applied. The plans relating to the Midlands Water Scheme should all be finished by December 2013.
- The scheme is currently on target to be finished as soon as early 2014, a few months ahead of schedule. A Construction of the MW Scheme launch/celebration is planned for some time in March.

RECOMMENDATION

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

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

14.3 CULTURAL

Strategic Plan Reference – Page 23

- 3.3.1a Increase the retention, documentation and accessibility of the aboriginal convict, rural and contemporary culture of the Southern Midlands.
- 3.3.1b Ensure that the Cultural diversity of the Southern Midlands is maximised.

Nil.

14.4 REGULATORY (OTHER THAN PLANNING AUTHORITY AGENDA ITEMS)

Strategic Plan Reference – Page 24

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

Nil.

14.5 CLIMATE CHANGE

Strategic Plan Reference – Page 24

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

Nil.

15 OPERATIONAL MATTERS ARISING LIFESTYLE

15.1 COMMUNITY HEALTH AND WELLBEING

Strategic Plan Reference – Page 25

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

Nil.

15.2 YOUTH

Strategic Plan Reference – Page 25

- 4.2.1 Increase the retention of young people in the municipality.

Nil.

15.3 SENIORS

Strategic Plan Reference – Page 26

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

Nil.

15.4 CHILDREN AND FAMILIES

Strategic Plan Reference – Page 26

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

Nil.

15.5 VOLUNTEERS

Strategic Plan Reference – Page 26

4.5.1 Encourage community members to volunteer.

Nil.

15.6 ACCESS

Strategic Plan Reference – Page 27

4.6.1a Continue to explore transport options for the Southern Midlands Community.

4.6.1b Continue to meet the requirements of the Disability Discrimination Act.

Nil.

15.7 PUBLIC HEALTH

Strategic Plan Reference – Page 27

4.7.1 Monitor and maintain a safe and healthy public environment.

Nil.

15.8 RECREATION**Strategic Plan Reference – Page 28**

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

15.8.1 Midlands Aquatic & Recreation Centre Development (Update)

File Ref:

AUTHOR GENERAL MANAGER (T KIRKWOOD)

DATE 21st FEBRUARY 2013

ATTACHMENT: Nil

ENCLOSURE: Nil

ISSUE

Report to be provided at the meeting, including draft plans and other information received to date.

BACKGROUND

In June 2012, Council appointed Bzowy Architecture to progress planning for the Midlands Aquatic & Recreation Centre. This followed endorsement of the initial concept plan prepared by Mr Rick Bzowy (Bzowy Architecture) in April 2012.

The existing Pool Steering Committee was appointed as the responsible Committee to oversee this stage of the project.

DETAIL

In summary, Bzowy Architecture was engaged to create a Development Application for the Southern Midlands Aquatic Centre. The purpose of this commission was twofold.

Firstly to create an architectural and planning response to secure Development Approval. In so doing the consultation, design and documentation processes must address all the varied issues relating to the development of the centre, from operational, social and community needs, to the resolution of planning, historical and environmental parameters.

The second and parallel process is to use this investigative and consultative process to accurately determine the technical suitability of the site for the actual development itself. Issues of infrastructure, planning and environment must be assessed so that once Development Approval is secured the Council can confidently move the project forward.

This process would also involve the preparation of an updated cost estimate of the finished design.

The Steering Committee has met on a number of occasions to provide direct comment and feedback into the proposal, and is currently awaiting the final draft documents for approval. In addition, the consultant has met with Council officers to seek advice and confirm design parameters etc.

This stage of the project involved the following deliverables and the consultant is in the process of finalizing all these documents:

- Architectural Documentation
- Site Plan
- Floor Plan
- Roof Plan
- Elevations
- Sections
- 3d Analysis
- Landscaping and Streetscape Impact
- Heritage Overlay
- Parking and vehicular movement
- Signage
- Demolition plans
- Shadow Diagrams
- Site Survey (if required)
- Proposed Infrastructure Documentation
- Concept services and engineering plans
- Wastewater, stormwater disposal, carpark hydraulics, water reticulation connection and/or extension
- Proposed Aquatic Treatment System
- Initial proposal for budget purposes

Project Reports

- Application Forms
- Architecture and Planning Analyses
- Infrastructure
- Geotechnical analysis to determine soil characteristics and contamination levels
- Traffic Impact Analysis
- Overview of impacts on the nearby road systems. Recommendations for upgrades to safety and traffic control devices.
- Signage
- Preliminary outline featuring scale and location
- Brief Archaeological statement in consultation with Heritage Project Manager
- Heritage Impact Assessment
 - Potential impacts on adjoining heritage listed buildings. Conformity

with the Planning Scheme Historic Precinct Special Area preferably through justification of development against the Scheme Intent and standards

Human Resources & Financial Implications – A budget allocation of \$75,000 was included in the 2012-13 Capital Works Program for this purpose.

Community Consultation & Public Relations Implications – To be considered.

Policy Implications – N/A

Priority - Implementation Time Frame – Short-term.

RECOMMENDATION

THAT the information be received.

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

15.9 ANIMALS

Strategic Plan Reference – Page 28

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

Nil.

15.10 EDUCATION

Strategic Plan Reference – Page 28

4.9.1 Increase the educational and employment opportunities available in the Southern Midlands.

Nil.

16 OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 RETENTION

Strategic Plan Reference – Page 29

5.1.1 Maintain and strengthen communities in the Southern Midlands.

Nil.

16.2 CAPACITY AND SUSTAINABILITY**Strategic Plan Reference – Page 29**

5.2.1 Build the capacity of the Community to help itself and embrace the framework and strategies articulated by the Social Inclusion Commissioner to achieve sustainability.

16.2.1 Tunbridge Community Hall – Request for Financial Assistance

AUTHOR GENERAL MANAGER (T KIRKWOOD)

DATE 15th FEBRUARY 2013

ATTACHMENT: Letter received 12th February 2013 – President Hall Committee

ENCLOSURE: Nil

ISSUE

Council to consider a request for funding from the Tunbridge Hall Management Committee (to be funded from the net sale proceeds of the Tunbridge Fire Station property).

BACKGROUND

The Tunbridge Hall is a community owned facility and managed by a local Management Committee. The Committee has requested an amount of \$10,000 to be funded from the net sale proceeds from the Tunbridge Fire Station property.

The Tunbridge Fire Station property was sold to the State Fire Commission in early 2011 and the net proceeds, after legal and survey costs was \$22,594.

Council has previously committed an amount of \$11,000 (i.e. 50%) to the Tunbridge Community Club in support of its application for grant funding to construction an extension to the Club to include upgraded kitchen and toilet facilities.

Note: It is my understanding that the Club's initial application to the Tasmanian Community Fund was unsuccessful and they are currently revising Plans to reduce the overall capital cost – with the intention of progressing without grant funding, but still requiring Council's contribution.

DETAIL

Refer attached letter which seeks an amount of \$10,000 which would enable the Committee to continue with the refurbishment of the Hall.

It is important to note that following consultation with the Tunbridge community in March 2011, the following feedback was received:

- Toilets should be built in Tunbridge Park to cater for users and visitors;
- Inappropriate to have public toilets as part of a licenced facility – linked to the proposal of incorporating the public toilets in the Community Club’s extension; and
- Some of the funds should be used to install culverts at the front the of the Tunbridge Fire Station property (previously to be undertaken on a voluntary basis – Council has previously provided used pipes at no cost); and
- seal part of Thomas Street which provides access to the Station.

Should Council entertain the request for funding, it is suggested that approval may be contingent upon the Toilets at the rear of the Hall being recognised and provided as public toilets (i.e. in lieu of constructing new facilities).

Note: At present, Council pays a contractor \$50 per month (plus provides consumables) to maintain the toilets at the rear of the Community Hall – on the basis that they can be used as public facilities.

Human Resources & Financial Implications – A \$10,000 contribution would effectively commit the balance of funds.

Community Consultation & Public Relations Implications – Comment to be provided.

Council Web Site Implications: N/A

Policy Implications – N/A.

Priority - Implementation Time Frame – Immediate.

RECOMMENDATION

1. **THAT Council consider the request for funding; and**
2. **If approved, it be conditional upon the Tunbridge Hall Committee continuing to recognise and make available the Toilets at the rear of the Hall as public facilities (under the existing terms and conditions).**

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

CLR TONY BISDEE OAM, THE MAYOR SOUTHERN MIDLANDS COUNCIL

GM: TIM KIRKWOOD

Rec'd 12 FEB 2013

DEPUTY GM: ANDREW BENSON

File no _____

Doc. Id _____

SOUTHERN MIDLANDS COUNCIL COMMITTEE

DEAR TONY,

FIRSTLY THE TUNBRIDGE TOWN HALL COMMITTEE WOULD LIKE TO EXPRESS APPRECIATION TO THE COUNCIL MEMBERS PARTICULARLY ANDREW BENSON FOR THE ASSISTANCE THEY HAVE GIVEN US WHEN WE HAVE ASKED FOR IT. WE HOPE TO CONTINUE WITH THE GREAT CO WORKING ARRANGEMENT WE HAVE ACHIEVED.

THE COMMUNITY TOWNS PEOPLE WERE ADVISED AT THE GENERAL MEETING OF THE COUNCIL HELD IN FEBURARY 2012 AT THE TOWN HALL TUNBRIDGE ,THAT THE FUNDS FROM THE SALE OF THE OLD FIRE STATION WAS 23 THOUSAND DOLLARS APPROX .

IT WAS STATED THAT THE TUNBRIDGE COMMUNITY CLUB HAD APPLIED FOR SOME OF THESE FUNDS AND IT WAS VOTED AT THAT MEETING THAT 10 THOUSAND DOLLARS WOULD BE GIVEN TO THE CLUB.

AS PRESIDENT OF THE TOWN HALL I ASKED THAT WE BE GIVEN THE SAME OPPORTUNITY TO APPLY FOR THE SAME FUNDS AND IT WAS STATED THAT IF THE COMMITTEE APPLIED FOR THIS IT SHOULD BE APPROVED.

WE HAVE NOT APPLIED PRIOR TO THIS DATE AS THE HALL STILL HAD FUNDS THAT HAVE BEEN USED TO START THE REFURBISHMENT OF THE HALL TO THE FORMER STATE WHILST KEEPING THE GREAT HERITAGE LOOK THAT IT HAS.

I WOULD LIKE TO MENTION THE GOOD COMMENTS THAT ARE SAID BY MANY OF THE VISITORS THAT COME TO THE MONTHLY MARKET THAT IS HELD IN THE HALL, THAT WHAT A GREAT BUILDING IT IS AND ALSO HOW GREAT IT IS TO SEE THAT IT IS SLOWLY BEEN REFURBISHED.

AS THIS IS ONE OF ONLY A FEW OF THE ORIGINAL HERITAGE BUILDINGS IN THE TOWN A SMALL COMMITTED GROUP BEING THE HALL COMMITTEE HAVE WORKED HARD THESE PAST 3 YEARS WITH QUITE A FEW CHALLENGES TO SAVE AND REFURBISH THE BUILDING AND HAVE NOW SPENT THE FUNDS THAT THE HALL HAD.

WE HAVE HAD ALL THE WEATHERBOARDS AND THE STEEL RODS REPLACED WHICH HAS BROUGHT THE BUILDING BACK INTO SHAPE. ALSO A NEW DOOR. NEW GUTTERINGS AND A WATER TANK INSTALLED.

OVER THE NEXT FEW MONTHS THE HALL WILL HAVE ALL THE WINDOWS FIXED AND REPLACED AND A COMPLETE NEW PAINT WITH , THE MONEY HAS BEEN ALLOCATED FOR THIS TO BE DONE, ALL QUOTES ARE NOW DONE SO THE CONTRACTORS WILL START SOON.

RICHARD RIGNEY AND SHANE MITCHELL THE BUILDING SURVERYOR HAVE VISITED THE HALL AND HAVE MADE

VERY FAVOURABLE COMMENTS ON THE GREAT IMPROVED CONDITION OF THE HALL, THEY SAID THEY WOULD REPORT THIS TO THE COUNCIL AND WOULD HAVE A LETTER SENT TO US FOR HAVING ACHIEVED SO MUCH .AS YET THIS HAS NOT BEEN RECEIVED, IT WOULD BE GOOD TO BE ABLE TO PUT A COPY OF THE LETTER UP IN THE HALL AND ON THE TOWN NOTICE BOARD WHEN WE RECEIVE THE PROMISED LETTER .

THE TUNBRIDGE TOWN HALL COMMITTEE WISH TO APPLY FOR TEN THOUSAND DOLLARS TO ENABLE THEM TO CONTINUE THE COMPLETION OF A TOTAL REFURB OF THE HALL.

THE FUNDS WOULD BE SPENT ON SANDING AND POLISHING THE FLOORS AND TO HAVE A SMALL KITCHEN BUILT IN THE HALL AND THE REMOVAL OF THE EXISTING KITCHEN AS IT NEEDS TO BE REMOVED DUE TO THE AGE AND DISREPAIR THAT IT IS IN.

WE HOPE YOU WILL AGREE AND GIVE THIS APPLICATION YOUR FAVOURABLE DECISION.

THANK YOU

YOURS FAITHFULLY

GLEND A PENGELLY

PRESIDENT

TUNBRIDGE TOWN HALL



16.2.2 Colebrook Online Access Centre Incorporated – Property Lease – 22 Richmond Street, Colebrook (PID 7194354)

File Ref:

AUTHOR GENERAL MANAGER
DATE 21st FEBRUARY 2013

ATTACHMENT: Refer letter dated 5th February 2013

ISSUE

Council to consider granting approval for use of the Colebrook Online Access Centre to incorporate an Arts & Crafts Shop within the Centre.

BACKGROUND

Council, at its meeting held in January 2013, approved the Lease document for the property situated at 22 Franklin Street, Colebrook.

In reference to the Lease, Clause 3.5 ‘Use of the Premises’ states:

3.5 USE OF THE PREMISES

- (a) *To use the Premises for activities which are consistent with the Aims and Objectives of the Colebrook Online Access Centre Incorporated, as documented in it’s Constitution, unless otherwise agreed in writing by the Landlord.*
- (b)
- (c)
- (d)

DETAIL

At the time of returning the signed Leased document, the need to comply with this Clause was highlighted, and the President of the Centre has since written seeking approval from Council to continue the use as described in the correspondence.

Whilst the display of government leaflets, publications and general promotional material would enhance the Centres’ appeal, it is unclear whether the arts and crafts component is operated for the financial benefit of the Centre or an individual. Clarification of this is being sought and advice will be provided at the meeting.

Human Resources & Financial Implications – Council has previously acknowledged the costs associated with taking ownership of the property and its ongoing obligations.

Community Consultation & Public Relations Implications – To be considered.

Policy Implications – Policy Position.

Priority - Implementation Time Frame – The Lease is for an initial period of five (5) years with a renewal/extension option. It commenced on 1st January 2013.

RECOMMENDATION

THAT Council acknowledge and approve the inclusion of an Arts and Crafts Shop within the Colebrook Online Access Centre building.

DECISION

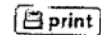
Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

12/02 2013 12:24 FAX
Preview

001/001

Page 1 of 1

Attention - Tim



Date: Tuesday, February 5, 2013 9:30 AM
From: louke lawrence <colebrookhills@activ8.net.au>
To: tony bisdee <tonybisdee@bigpond.com.au>
Subject: colebrook online access centre

Hi Tony,

There was one thing in the agreement that I felt I should discuss with you.

We started a small arts and crafts shop in the first room of the centre. This was done primarily to make the place a bit more interesting and bring more people in. We would like it to be seen as a place the whole community can go to, we have govt leaflets and publications being sent to us regularly as well as info from the multi purpose health centre.

It's a matter of getting people through the door, then we can show them what we can offer.

We also carry some tourist info as we often have tourists calling in.

Before we started, we ran it passed TCO head office and they had no problem with it but we didn't think of asking council, in retrospect we should have done this.

Is this ok with the council? Please feel free to call in and have a look if you have concerns.

Regards,

Louke Lawrence

close

16.3 SAFETY

Strategic Plan Reference – Page 30

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

Nil.

16.4 CONSULTATION

Strategic Plan Reference – Page 30

- 5.4.1 Improve the effectiveness of consultation with the Community.

Nil.

16.5 COMMUNICATION

Strategic Plan Reference – Page 30

- 5.5.1 Improve the effectiveness of communication with the Community.

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 IMPROVEMENT

Strategic Plan Reference – Page 31

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

Nil.

17.2 SUSTAINABILITY**Strategic Plan Reference – Page 32 & 33**

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

17.2.2 2013 National General Assembly of Local Government

File Ref: 29/001

AUTHOR EXECUTIVE ASSISTANT (K BRAZENDALE)

DATE 21ST FEBRUARY 2013

ISSUE

Council to consider any issues for inclusion on the agenda as motions.

DETAIL

The National General Assembly of Local Government Conference will be held from 16th to 19th June, 2012 in Canberra.

The theme for the 2013 Conference is “Foundations for the Future – Twenty 13”.

The Australia Local Government Association is also calling for ‘Notices of Motion’ for the meeting. Motions need to be submitted by 26th April 2013.

Human Resources & Financial Implications – N/A.

Community Consultation & Public Relations Implications – N/A.

Policy Implications – N/A

Priority - Implementation Time Frame –Motions need to be submitted by 26th April 2013.

RECOMMENDATION**THAT Council identify any Motions which must be submitted by 26th April 2013.****DECISION**

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

17.3 FINANCES**Strategic Plan Reference – Page 33 & 34**

- | | |
|-------|---|
| 6.3.1 | Maintain current levels of community equity. |
| 6.3.2 | Major borrowings for infrastructure will reflect the inter-generational nature of the assets created. |
| 6.3.3 | Council will retain a minimum cash balance to cater for extra-ordinary circumstances. |
| 6.3.4 | Operating expenditure will be maintained in real terms and expansion of services will be funded by re-allocation of service priorities or an increase in rates. |
| 6.4.4 | Sufficient revenue will be raised to sustain the current level of community and infrastructure services. |

17.3.1 Monthly Financial Statement (January 2013)*File Ref: 3/024*

AUTHOR FINANCE OFFICER
DATE 21st FEBRUARY 2013

Refer enclosed Report incorporating the following: -

- a) Statement of Comprehensive Income – 1st July 2012 to 31st January 2013 (including Notes)
- b) Current Expenditure Estimates
- c) Capital Expenditure Estimates

Note: Refer to enclosed report detailing the individual capital projects.

- d) Rates & Charges Summary – as at 11th February 2013
- e) Cash Flow Statement - July 2012 to January 2013.

*Note: Expenditure figures provided are for the period 1st July to 31st January 2013 – approximately 59% of the period.***Comments****A. Current Expenditure Estimates (Operating Budget)****Strategic Theme – Infrastructure**

- **Sub-Program – Drainage** - expenditure to date (\$25,680 – 77.52%). General maintenance of drainage systems across various towns in municipal area. Budget to be monitored.

- **Sub-Program – Public Toilets** - expenditure to date (\$33,372 – 67.31%). Increased maintenance costs due to weekend servicing. Will reduce following peak visitation period.
- **Sub-Program – Signage** - expenditure to date (\$9,424 – 76.62%). Majority of signs purchased for financial year. Budget to be monitored.

Strategic Theme – Growth

- **Sub-Program – Business** - expenditure to date (\$49,917 – 75.35%). Works undertaken on a recharge basis. Will be offset by income received.

Strategic Theme – Lifestyle

- **Sub-Program – Recreation** - expenditure to date (\$281,893 – 80.93%). Higher costs at this time of the period due to operation of Swimming Pool. Costs will reduce following closure. Budget to be monitored.

Strategic Theme – Community

- **Sub-Program – Consultation** - expenditure to date (\$6,979 – 137.65%). Includes approx. \$6,000 of Aurora expenses associated with the operation of the Radio Station. Part-reimbursement from Management Committee.

B. Capital Expenditure Estimates (Capital Budget)

Nil.

RECOMMENDATION

THAT the information be received.

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD
1st JULY 2012 to 31st JANUARY 2013**

	Annual Budget	Year to Date as at 31st January	% To Date	Comments
Income				
General rates	\$ 3,992,510	\$ 3,982,271	99.7%	Budget includes Interest & Penalties to be imposed to end of June 2013
User Fees (refer Note 1)	\$ 728,389	\$ 370,148	50.8%	
Interest	\$ 260,000	\$ 153,410	59.0%	
Government Subsidies	\$ 31,700	\$ 25,994	82.0%	Heavy Vehicle Licence Fees & Road Rescue MAIB reimbursements
Contract Income	\$ -	\$ -	0.0%	
Other (refer Note 2)	\$ 85,188	\$ 31,230	36.7%	
Sub-Total	\$ 5,097,787	\$ 4,563,054	89.5%	
Grants - Operating	\$ 1,527,825	\$ 787,182	51.5%	FAGS Grant Only
Total Income	\$ 6,625,612	\$ 5,350,236	80.8%	
Expenses				
Employee benefits	\$ 3,608,779	\$ 1,889,222	52.4%	
Materials and contracts	\$ 2,595,324	\$ 1,441,919	55.6%	
Depreciation and amortisation	\$ 3,120,000	\$ 1,840,800	59.0%	Percentage Calculation (based on year-to-date)
Finance costs	\$ 58,800	\$ 30,904	52.6%	
Contributions	\$ 163,329	\$ 81,665	50.0%	Fire Service Levies
Other	\$ 244,908	\$ 136,375	55.7%	
Total expenses	\$ 9,791,140	\$ 5,420,885	55.4%	
Surplus (deficit) from operations	-\$ 3,165,528	\$ 70,649	2.2%	
Grants - Capital (refer Note 3)	\$ 619,252	\$ 98,559	15.9%	
Donations	\$ 3,500	\$ -	0.0%	
Net gain / (loss on disposal of non-current assets)	\$ 240,000	\$ -	0.0%	Budget Amount - Sale of Lots - Kandara Court
Surplus / (Deficit)	-\$ 2,302,736	\$ 27,910	-1.2%	

NOTES

1. Income - User Fees (Budget \$728,389) includes:

- All other Programs	\$ 288,889	\$ 180,383	62.4%
- Callington Mill	\$ 439,500	\$ 189,765	43.2%
	<u>\$ 728,389</u>	<u>\$ 370,148</u>	Actual Income Received (i.e. excluding Debtors)

2. Income - Other (Budget \$85,188) includes:

- Income (Private Works)	\$ 76,188	\$ 30,844	40.5%
- Southern Water (Tax Equivalents)	\$ 5,000	-	0.0%
- Public Open Space Contributions	\$ 4,000	-	0.0%
	<u>\$ 85,188</u>	<u>\$ 30,844</u>	

3. Grant - Capital (Budget \$619,292) includes:

- Roads To Recovery Grant	\$ 441,001	\$ -	0.0%	To be claimed in March 2013
- Community Heritage Grants (rec'd in 2011/12)	\$ 144,550	\$ -	0.0%	
- Cricket Nets (Campania) (rec'd in 2011/12)	\$ 24,430	\$ -	0.0%	
- Community Centre (Interest Grant)	\$ 9,311	\$ -	0.0%	To be claimed in June 2013
- Court House (TCF Grant)	\$ -	\$ 35,900		
- Gaol (TCF Grant)	\$ -	\$ 57,100		
- Climate Change Grant	\$ -	\$ 3,000		
- Mens Shed Grant	\$ -	\$ 2,550		
	<u>\$ 619,292</u>	<u>\$ 98,550</u>		

SOUTHERN MIDLANDS COUNCIL : CURRENT EXPENDITURE 2012/13

SUMMARY SHEET

PROGRAM	TOTAL	REVISED BUDGET (GRANTS & OTHER REIMBURSEMENTS)	ACTUAL AS AT 31 JAN 2013 59%	VARIANCE (+/-)	% BASED ON REVISED BUDGET 100%
INFRASTRUCTURE					
Roads	1291666	1291666	751519	540147	58.18%
Bridges	81313	81313	17793	63520	21.88%
Walkways	167192	167192	101301	65891	60.59%
Lighting	82035	82035	21361	60674	26.04%
Irrigation	2450	2450	0	2450	0.00%
Drainage	33128	33128	25680	7448	77.52%
Waste	507046	507046	272258	234788	53.70%
Public Toilets	49580	49580	33372	16208	67.31%
Communications	0	0	0	0	0.00%
Signage	12300	12300	9424	2876	76.62%
INFRASTRUCTURE TOTAL:	2226710	2226710	1232709	994001	55.36%
GROWTH					
Residential	2900	2900	0	2900	0.00%
Mill Operations	759628	759628	411427	348201	54.16%
Tourism	34110	34110	18315	15795	53.70%
Business	66250	66250	49917	16333	75.35%
Agriculture	5256	5256	108	5148	2.06%
Integration	27600	27600	0	27600	0.00%
GROWTH TOTAL:	895744	895744	479768	415976	53.56%
LANDSCAPES					
Heritage	293347	293347	153736	139611	52.41%
Natural	132062	132062	79544	52518	60.23%
Cultural	0	0	0	0	0.00%
Regulatory	759930	759930	366210	393720	48.19%
Climate Change	39418	39418	13014	26404	33.02%
LANDSCAPES TOTAL:	1224757	1224757	612505	612252	50.01%
LIFESTYLE					
Youth	177469	177469	72273	105196	40.72%
Aged	1500	1500	717	783	47.83%
Childcare	16535	16535	5261	11274	31.82%
Volunteers	41311	41311	16671	24640	40.36%
Access	6405	6405	0	6405	0.00%
Public Health	7665	7665	1547	6118	20.18%
Recreation	348300	348300	281893	66407	80.93%
Animals	67690	67690	38931	28759	57.51%
Education	0	0	0	0	0.00%
LIFESTYLE TOTAL:	666875	666875	417294	249581	62.57%
COMMUNITY					
Retention	0	0	0	0	0.00%
Capacity	26025	26025	14628	11397	56.21%
Safety	51400	51400	30507	20894	59.35%
Consultation	5070	5070	6979	-1909	137.65%
Communication	15125	15125	5476	9649	36.20%
COMMUNITY TOTAL:	97620	97620	57589	40031	58.99%
ORGANISATION					
Improvement	5850	5850	392	5458	6.70%
Sustainability	1326000	1326000	815251	510749	61.48%
Finances	227585	227585	111654	115931	49.06%
ORGANISATION TOTAL:	1559435	1559435	927297	632138	59.46%
TOTALS	6671141	6671141	3727161	2943980	55.87%

SOUTHERN MIDLANDS COUNCIL
CAPITAL EXPENDITURE PROGRAM 2012-13
AS AT 31 JANUARY 2013

	BUDGET	EXPENDITURE	VARIANCE	COMMENTS
BRIDGE ASSETS				
Chaunoy Vale Road (Browns Cave Creek B3763)	\$ 51,320	\$ 115	\$ 51,205	R2R
Daniels Road - Marshalls Crk	\$ 26,440	\$ -	\$ 26,440	
Svanston Road - Little Svanport Rv (B 1716)	\$ 40,000	\$ 460	\$ 39,540	Design Only
Eldon Road - Burns Creek (B436)	\$ 87,340	\$ 83,261	\$ 4,079	
Sheene Road (B 4635)	\$ -	\$ 126	\$ 126	
Works in Progress (30/6/12):				
Elderslie Rd (Grahams Creek Bridge)	\$ 804,160	\$ 870,540	\$ 66,480	
Fields Rd (Jordan River Bridge)	\$ -	\$ 1,469	\$ 1,469	
Rotherwood Road Bridge (No. 1137)	\$ 57,000	\$ 1,653	\$ 55,347	
	\$ 1,066,260	\$ 958,956	\$ 107,304	
WALKWAYS				
Footpaths - General (Program to be confirmed)	\$ 130,000	\$ -	\$ 130,000	
Bagdad Township				
- East Bagdad Road (Le Compté to Highway)	\$ 50,000	\$ 4,969	\$ 45,031	
- Swan Street	\$ 25,000	\$ -	\$ 25,000	
Campania Township				
- Reeve Street (Vicinity of Store)	\$ 10,000	\$ -	\$ 10,000	
- Review Management Plan (Site Plan) / Walking Tracks (Bush Reserve)	\$ 5,000	\$ -	\$ 5,000	
Kempston Township				
- Huntinground Road (to School)	\$ 5,500	\$ -	\$ 5,500	
- Kempston Hall (rear of Hall)	\$ 4,000	\$ -	\$ 4,000	
- Main Street - Elizabeth St to Shop (end front of Hotel)	\$ 14,445	\$ -	\$ 14,445	
Mangrove Township				
- Blackbush Road (Mountford Drive down - 300 mm pipe - 110 metres)	\$ 16,500	\$ -	\$ 16,500	
Oatlands Township				
- High Street (Tree Planting)	\$ 7,000	\$ -	\$ 7,000	
Turnack Township				
- Various (to be confirmed)	\$ 7,000	\$ -	\$ 7,000	
	\$ 274,445	\$ 4,969	\$ 269,476	
Nli Projects	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
DRAINAGE				
Bagdad				
- Hill Lane (opp Community Club)	\$ 18,000	\$ 6,899	\$ 11,101	Carry Forward
- Swan Street - Kerb & Gutter (eastern side - 250 metres)	\$ 21,882	\$ -	\$ 21,882	
- Swan Street - Kerb & Gutter (western side - 400 metres)	\$ 39,388	\$ -	\$ 39,388	
- North of Le Compté Place Subdivision	\$ 10,000	\$ -	\$ 10,000	
Kempston				
- Louisa Street	\$ 21,740	\$ -	\$ 21,740	
Oatlands				
- High St/Wellington Street Junction	\$ 5,000	\$ -	\$ 5,000	
Works in Progress (30/6/12):				
Reeve St (Open Drain - north of Telephone Box)	\$ 28,000	\$ 3,750	\$ 24,250	
Stanley Street, Oatlands (Albert Terrace)	\$ 6,140	\$ 5,312	\$ 828	
	\$ 150,150	\$ 15,961	\$ 134,189	
WASTE				
Whelie Bins & Crates	\$ 5,000	\$ -	\$ 5,000	
Rubbish Receptacles (Heritage) - 15 @ \$700	\$ 10,500	\$ 5,061	\$ 5,439	
	\$ 15,500	\$ 5,061	\$ 10,439	

SOUTHERN MIDLANDS COUNCIL
CAPITAL EXPENDITURE PROGRAM 2012-13
AS AT 31 JANUARY 2013

	BUDGET	EXPENDITURE	VARIANCE	COMMENTS
PUBLIC TOILETS				
Colebrook - Power Connection & Lighting	\$ 5,000	\$ -	\$ 5,000	Carry Forward
	<u>\$ 5,000</u>	<u>\$ -</u>	<u>\$ 5,000</u>	
SIGNAGE				
Oatlands Signage	\$ 25,000	\$ -	\$ 25,000	Carry Forward
	<u>\$ 25,000</u>	<u>\$ -</u>	<u>\$ 25,000</u>	
RESIDENTIAL				
Nil Projects	\$ -	\$ -	\$ -	
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	
TOURISM				
Avenues of Honour	\$ 4,000	\$ -	\$ 4,000	Carry Forward
	<u>\$ 4,000</u>	<u>\$ -</u>	<u>\$ 4,000</u>	
HERITAGE				
Court House (Restoration - Toilet & Kitcherite Fac's)	\$ 22,767	\$ 3,435	\$ 19,332	
Kempton Watch House (Fitout)	\$ 15,000	\$ 10,865	\$ 4,135	
Callington Mill (Master Precinct Plan)	\$ 22,000	\$ 13,247	\$ 8,753	
Goal (Community Heritage Program)	\$ 96,000	\$ 60,013	\$ 35,987	Grant Funded
Gaol (Furnishings & Fitout)	\$ 8,000	\$ 2,331	\$ 5,669	
Purchase - 79 High Street Oatlands (Purchase & \$40K)	\$ 166,000	\$ -	\$ 166,000	Loan Funded
	<u>\$ 329,767</u>	<u>\$ 85,891</u>	<u>\$ 239,876</u>	
LANDSCAPES				
Jericho Trees	\$ 4,000	\$ -	\$ 4,000	Carry Forward
	<u>\$ 4,000</u>	<u>\$ -</u>	<u>\$ 4,000</u>	
REGULATORY				
Kempton Council Chambers - Building & Office Improvements	\$ 20,000	\$ 8,777	\$ 11,223	
Kempton Council Chambers - Office Equipment	\$ 3,500	\$ 1,467	\$ 2,033	
	<u>\$ 23,500</u>	<u>\$ 10,245</u>	<u>\$ 13,255</u>	

SOUTHERN MIDLANDS COUNCIL
CAPITAL EXPENDITURE PROGRAM 2012-13
AS AT 31 JANUARY 2013

	BUDGET	EXPENDITURE	VARIANCE	COMMENTS
LIFESTYLE				
RECREATION				
Recreation Committee	\$ 30,000	\$ 9,462	\$ 20,538	
Bagdad Iden Park - Table / Chairs	\$ 2,500	\$ -	\$ 2,500	
Kempson Memorial Hall	\$ 10,000	\$ -	\$ 10,000	
Campania Recreation Ground - Cricket Nets	\$ 36,430	\$ 32,212	\$ 4,218	
Campania Hall - Footpath (adjacent to Hall)	\$ 3,900	\$ -	\$ 3,900	
Campania Hall - Car Park Imp's (incl. part seal)	\$ 35,000	\$ -	\$ 35,000	
Colebrook Recreation Ground (Amenities)	\$ 16,387	\$ 3,057	\$ 13,310	
Midlands Aquatic & Recreation Centre	\$ 75,000	\$ 204,461	\$ (129,461)	
Parcattah Recreation Ground	\$ 2,600	\$ 2,272	\$ 328	
Healthy Communities Projects	\$ -	\$ 15,912	\$ (15,912)	Grant Funded
	\$ 211,797	\$ 267,316	\$ (55,519)	
COMMUNITY				
SAFETY				
Road Accident Rescue Unit	\$ 3,000	\$ -	\$ 3,000	
	\$ 3,000	\$ -	\$ 3,000	
ORGANISATION				
SUSTAINABILITY ADMINISTRATION				
Council Chambers - Building Improvements (\$ for \$)	\$ 15,000	\$ -	\$ 15,000	
Council Chambers - Damp Issues & Stonemasonry	\$ 15,000	\$ -	\$ 15,000	
Council Chambers (External Windows - Repair)	\$ 5,000	\$ -	\$ 5,000	Carry Forward
Computer System - (Hardware / Software)	\$ 22,000	\$ 25,809	\$ (3,809)	
Town Hall (Chairs)	\$ 5,000	\$ -	\$ 5,000	
Paintings (rat Mayor)	\$ 2,000	\$ -	\$ 2,000	
Town Hall (General)	\$ 8,286	\$ 7,072	\$ 1,214	
Town Hall (Upstairs) - Resurfing	\$ 5,000	\$ -	\$ 5,000	
Asset Management - Computer Software	\$ 5,000	\$ -	\$ 5,000	
Web Site - Capital Development	\$ -	\$ 9,684	\$ (9,684)	
Minor Plant Purchases	\$ 13,500	\$ 890	\$ 12,610	
Radio System	\$ 2,000	\$ -	\$ 2,000	
Security Key System	\$ 6,000	\$ -	\$ 6,000	
Depot - Gleneig Street (Security Fencing)	\$ 3,000	\$ -	\$ 3,000	
Plant Replacement Program	\$ 494,152	\$ 88,538	\$ 405,614	
Refer separate Schedule (Nat Changeover)	\$ 144,000	\$ 114,775	\$ 29,225	
Light Vehicles	\$ 60,000	\$ -	\$ 60,000	
(Trade Allowance - \$240K)				
Excavator (Approx. 2.70 tonne)				
	\$ 804,938	\$ 226,747	\$ 578,191	
GRAND TOTALS	\$ 4,716,794	\$ 2,153,099	\$ 2,563,694	

	INFLWS (OUTFLOWS) (July 2012)	INFLWS (OUTFLOWS) (August 2012)	INFLWS (OUTFLOWS) (Sept 2012)	INFLWS (OUTFLOWS) (Oct 2012)	INFLWS (OUTFLOWS) (Nov 2012)	INFLWS (OUTFLOWS) (Dec 2012)	INFLWS (OUTFLOWS) (Jan 2013)	INFLWS (OUTFLOWS) (Year to Date)
Cash flows from operating activities								
Payments								
Employee costs	- 357,728.80	- 242,200.74	- 257,614.56	- 246,751.72	- 231,493.35	- 346,632.81	- 201,189.66	- 1,883,611.64
Materials and contracts	- 360,058.18	- 351,467.48	- 261,700.30	- 212,622.44	- 185,339.65	- 271,145.43	- 280,263.89	- 1,922,597.37
Interest	- 888.14	-	-	-	-	-	-	- 30,904.36
Other	- 25,513.82	- 16,720.50	- 64,977.79	- 21,855.49	- 17,415.26	- 68,821.15	- 22,360.25	- 237,664.26
	- 744,188.94	- 610,388.72	- 584,292.65	- 481,229.65	- 444,699.98	- 706,163.89	- 503,813.80	- 4,074,777.63
Receipts								
Rates	57,360.96	246,084.53	1,433,837.32	181,502.52	409,682.30	162,681.78	413,250.17	2,904,399.58
User charges	91,304.92	96,850.99	60,105.73	53,106.70	126,823.66	49,438.68	65,247.01	542,877.69
Interest received	19,147.65	25,894.70	19,528.76	23,108.70	20,609.80	19,052.26	26,068.20	153,410.07
Subsidies	-	-	-	-	-	-	-	19,699.00
Other revenue grants	-	-	450,690.86	38,900.00	396,140.86	-	9.09	885,740.81
GST Refunds from ATO	-	-	-	-	-	-	-	-
Other	99,110.53	59,116.17	59,946.42	144,137.47	59,849.44	8,332.20	93,974.01	31,578.88
	266,924.06	427,946.39	2,024,109.09	152,480.45	1,032,805.06	222,840.52	410,600.46	4,537,706.03
Net cash from operating activities	- 477,264.88	- 182,442.33	1,439,816.44	- 328,749.20	588,105.08	- 483,323.37	- 93,213.34	462,928.40
Cash flows from investing activities								
Payments for property, plant & equipment	- 49,423.63	- 142,126.33	- 247,901.17	- 137,389.88	- 121,959.38	- 217,708.36	- 25,397.60	- 941,906.35
Proceeds from sale of property, plant & equipment	12,357.27	-	-	10,630.00	29,078.18	41,070.75	10,539.09	103,675.29
Proceeds from Capital grants	-	-	-	-	-	-	-	-
Proceeds from Investments	-	-	-	-	-	-	-	-
Payment for Investments	-	-	-	-	-	-	-	-
Net cash used in investing activities	- 37,066.36	- 142,126.33	- 247,901.17	- 126,759.88	- 92,881.20	- 176,637.61	- 14,858.51	- 838,231.06
Cash flows from financing activities								
Repayment of borrowings	- 4,443.64	-	-	-	-	-	-	- 60,579.76
Proceeds from borrowings	-	-	-	-	8,973.21	-	-	-
Net cash from (used in) financing activities	- 4,443.64	-	-	-	8,973.21	-	-	- 60,579.76
Net increase/(decrease) in cash held	- 518,774.88	- 324,568.66	1,191,915.27	- 455,509.08	486,250.67	- 707,123.89	- 108,071.85	- 106,937.35
Cash at beginning of reporting year	7,993,200.13	7,474,425.25	7,149,856.59	8,341,771.86	7,886,262.78	8,372,513.45	7,665,389.56	-
Cash at end of reporting year	7,474,425.25	7,149,856.59	8,341,771.86	7,886,262.78	8,372,513.45	7,665,389.56	7,557,317.71	106,937.35

SUMMARY OF RATES AND CHARGES LEVIED, REMITTED AND COLLECTED

	11/02/2013	11/02/2012
Arrears Brought Forward	\$251,900.24	\$212,537.06
ADD Current Rates and Charges Levied	\$3,942,222.13	\$3,749,418.21
ADD Current Interest	\$40,184.69	\$33,056.52
TOTAL Rates and Charges Demanded	\$4,234,307.06	\$3,995,011.79
LESS Rates and Charges Collected	\$2,786,850.36	\$2,764,836.38
LESS Pensioner Remissions	\$201,123.63	\$184,845.93
LESS Other Remissions	-\$4,209.23	-\$8,616.49
LESS Discounts	\$13,102.39	\$13,009.28
TOTAL Rates and Charges Collected and Remitted	\$2,996,867.15	\$2,954,075.10
UNPAID RATES AND CHARGES	\$1,237,439.91	\$1,040,936.69
	29.22%	26.06%
	70.78%	73.94%

17.3.2 Bushfire Appeal (Fire Relief for Central Highlands Municipal area)

File Ref: 3/097

AUTHOR EXECUTIVE ASSISTANT (K BRAZENDALE)
DATE 21ST FEBRUARY 2013

ISSUE

Council to consider making a donation to the Bushfire Appeal, and/or consider providing further assistance through alternative means.

BACKGROUND

Preliminary consideration was given to this issue at the previous meeting.

A decision was made to reconsider the matter at this meeting following receipt of advice in regard to what existing support schemes have been made available to the respective areas (Council indicated that its preferred focus at this point was the Central Highlands area).

Council also acknowledged that assistance has already been provided to the Tasman region through the provision of Council resources (i.e. labour, plant and equipment), initially for a one-week period, which was extended for a further three days.

Council also indicated that its preference would be to assist with fencing and stock feed, and acknowledged that the TFGA was facilitating this type of assistance.

DETAIL

Firstly, the total cost of providing assistance to the Tasman Council was \$11,953. This included labour (incl. on-costs), transport and machinery.

Secondly, the following is a summary of the present ‘Relief and Recovery Arrangements’ which have been made available, which now extend to the Central Highlands and Derwent Valley areas:

Natural Disaster Relief and Recovery Arrangements

The joint Commonwealth and State/Territory Government NDRRA can provide a range of financial assistance to the natural disaster declared areas in each state.

Funding available includes:

- personal hardship and distress assistance
- counter disaster operations

- restoration of essential public assets
in the affected Local Government Areas of:

- Central Highlands
- Circular Head
- Derwent Valley
- Glamorgan-Spring Bay
- Sorell
- Tasman.

Clean-up and recovery grants of up to \$25,000 are also available to eligible primary producers impacted by the Lake Repulse fire in the following two LGAs:

- Central Highlands
- Derwent Valley

It appears that the TFGA Disaster Relief Fund is the only fund directly supporting farmers, if it is Council’s intention to focus on the Central Highlands area.

Human Resources & Financial Implications – No budget allowance has been made for this purpose.

Community Consultation & Public Relations Implications – To be considered.

Policy Implications – N/A

Priority - Implementation Time Frame – Immediate.

RECOMMENDATION

Submitted for decision, noting the considerable financial contribution already made to the Tasman region through the provision of Council resources.

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

18. INFORMATION BULLETINS

Refer enclosed Bulletin dated 21st February 2013.

Information Bulletin dated 15th February 2013 circulated since previous meeting.

RECOMMENDATION

THAT the Information Bulletins dated 15th and 21st February 2013 be received and the contents noted.

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

18.1 QUESTION TIME (COUNCILLORS)

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

Comments / Update will be provided in relation to the following:

1.

2.

3.

4.

19. MUNICIPAL SEAL

Nil.

20. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

RECOMMENDATION

THAT Council move into “Closed Session” and the meeting be closed to the public.

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

CLOSED COUNCIL AGENDA

21. BUSINESS IN “CLOSED SESSION “

EXCLUDED FROM THE AGENDA PURSUANT TO SECTION 15 (2) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2005.

**T F KIRKWOOD
GENERAL MANAGER**

EXCLUDED FROM THE AGENDA PURSUANT TO SECTION 15 (2) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2005.

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GENERAL MANAGER**

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GENERAL MANAGER**

EXCLUDED FROM THE AGENDA PURSUANT TO SECTION 15 (2) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2005.

**T F KIRKWOOD
GENERAL MANAGER**

RECOMMENDATION

THAT Council move out of “Closed Session”.

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

RECOMMENDATION

THAT Council endorse the decision made in “Closed Session”.

DECISION

Vote For	Councillor	Vote Against
	Mayor A E Bisdee OAM	
	Dep. Mayor M Jones OAM	
	Clr A R Bantick	
	Clr C J Beven	
	Clr B Campbell	
	Clr M Connors	
	Clr D F Fish	
	Clr A O Green	
	Clr J L Jones OAM	

22. CLOSURE