

**MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS
COUNCIL HELD ON WEDNESDAY 25TH JANUARY 2012 AT THE
CAMPANIA HALL, CAMPANIA COMMENCING AT 10:05 A.M.**

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ENCLOSED

**Council Meeting Minutes & Special Committees of Council Minutes
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Enclosures**

- Item 11.1.1** Example of Construction Environmental Plan and Table and Example of Environmental Protection Guidelines

- Item 11.4.1** Project plan and project flow-chart.

- Item 14.2.2** Extract from the *Guidelines for the Use of Biodiversity Offsets* (The full report can be provided if requested).

- Item 17.2.2** Strategic Plan 2010 – 2015, Consultation Project Plan and Project Timeline

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COUNCIL HELD ON WEDNESDAY 25TH JANUARY 2012 AT THE
CAMPANIA HALL, CAMPANIA COMMENCING AT 10:05 A.M.**

OPEN COUNCIL MINUTES

1. PRAYERS

Bo Pennicott conducted Prayers.

2. ATTENDANCE

Mayor A E Bisdee OAM, Deputy 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 (attended the meeting at 12.13 p.m.) and Clr J L Jones OAM.

In Attendance: Mr T Kirkwood (General Manager) Mr A Benson (Manager Community & Corporate Development) and Mrs Katrina Brazendale (Executive Assistant).

3. APOLOGIES

Nil.

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 12th December 2011, as circulated, are submitted for confirmation.

RECOMMENDATION

THAT the Minutes of the Ordinary Council Meeting held 12th December 2011 be confirmed.

C/12/01/006/10798 DECISION

Moved by Clr B Campbell, seconded by Clr J L Jones OAM

THAT the Minutes of the previous meeting of Council held on the 12th December 2011, as circulated, be confirmed.

CARRIED.

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 J L Jones OAM	

5.2 ANNUAL GENERAL MEETING MINUTES

The Minutes of the Annual General Meeting of Council held on the 12th December 2011, as circulated, are submitted for confirmation.

There are no decisions arising from the Annual General Meeting which require further consideration.

RECOMMENDATION

THAT the Minutes of the Annual General Meeting held 12th December 2011 be confirmed.

C/12/01/007/10799 DECISION

Moved by Clr D F Fish, seconded by Deputy Mayor M Jones OAM

THAT the Minutes of the Annual General Meeting held 12th December 2011 be confirmed.

CARRIED.

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 J L Jones OAM	

Mr David Cundall (Planning Officer) attended the meeting at 10.12 a.m.

5.3 SPECIAL COUNCIL MINUTES

Nil.

5.4 SPECIAL COMMITTEES OF COUNCIL MINUTES**5.4.1 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 7th December 2011
- Chauncy Vale Wildlife Sanctuary Management Committee – Meeting held 8th December 2011

RECOMMENDATION

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

C/12/01/008/10800 DECISION

Moved by Clr J L Jones OAM, seconded by Deputy Mayor M Jones OAM

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

CARRIED.

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 J L Jones OAM	

5.4.2 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 7th December 2011
- Chauncy Vale Wildlife Sanctuary Management Committee – Meeting held 8th December 2011

RECOMMENDATION

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

C/12/01/009/10801 DECISION

Moved by Clr D F Fish, seconded by Clr C J Beven

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

CARRIED.

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 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 8th December 2011
- **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 meeting be received.

C/12/01/010/10802 DECISION

Moved by Clr J L Jones OAM, seconded by Deputy Mayor M Jones OAM

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

CARRIED.

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 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** – Nil
- **Southern Waste Strategy Authority** – Nil

RECOMMENDATION

THAT the reports received from the Joint Authorities be received.

DECISION

DECISION NOT REQUIRED

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.

It is reported that no Council workshops have been held since the last ordinary meeting of Council.

RECOMMENDATION

THAT the information be received.

C/12/01/013/10803 DECISION

Moved by Clr B Campbell, seconded by Clr D F Fish

THAT the information be received.

CARRIED.

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 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*.

The General Manager reported that the following items need to be included on the Agenda. The matters are urgent, and the necessary advice is provided (if applicable):-

- Seating – Main Street, Kempton and High Street, Oatlands (Notice of Motion – Clr B Campbell) - (Item 20.1)
- Campania Hall – External Repainting - (Item 20.2)
- Southern Midlands Facilities & recreation Committee – Allocation of Funds – (Item 20.3)

C/12/01/014/10804 DECISION

Moved by Clr C J Beven, seconded by Deputy Mayor M Jones OAM

THAT the Council resolve by absolute majority to deal with the above listed supplementary item not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2005*.

CARRIED.

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 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*.

Nil.

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.*

Mayor A E Bisdee advised the meeting that no formal questions on notice had been received for the meeting.

No questions were raised by members of the public.

9.1 PERMISSION TO ADDRESS COUNCIL

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

- 11.00 a.m. - John Todd (Director - Eco Energy Options and Associate Professor of UTAS) will make a brief presentation to council regarding the Energy audit of council premises, his findings and recommendations.
- 1.00 p.m. – Mr Vin Barron (Chairman of the Southern Tasmanian Regional Tourism Steering Committee) to make a presentation on the proposed establishment of a new Southern Regional Tourism Organisation (RTO).

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

Refer to Item 20.1.

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 for 'The Midlands Water Scheme' – Utilities (Minor) including, Irrigation Pipeline, Two Pump Sheds, Vegetation Clearance and Associated Site Works. At Antill Ponds, Tunbridge, Woodbury, York Plains, Oatlands, Pawtella, Parattah, Andover, Mount Seymour, Lower Marshes, Jericho – In the Rural Activities, Environmental Management and Road Zones; within Major Flood, Watercourse Protection, Watercourse Catchment, Attenuation Area and Scenic Corridor Special Areas; through properties listed for Buildings and Works of Historic Significance; and removal of 'Under-Reserved Remnant Vegetation'.

File Ref: T 7369134

APPLICANT TASMANIAN IRRIGATION PTY LTD

AUTHOR PLANNING OFFICER (DAVID CUNDALL)
DATE 20th JANUARY 2012

ENCLOSURE:

1. Example of Construction Environmental Plan and Table
2. Example of Environmental Protection Guidelines

BACKGROUND

On 12th October 2011 Council received a development application for a proposed irrigation pipeline to distribute irrigation water into the Southern Midlands. The application is the result of years of studies and assessment into both acquiring buyers of the irrigation water and seeking the necessary approvals to construct such a project.

The project has its origins as far back as 2001 when a suite of significant irrigation projects were identified by the State Government through the 'Tasmanian Water Development Plan'. The plan developed strategic initiatives to manager and develop the State's valuable freshwater resources.

In 2008 the Tasmanian State Government established an \$80 million Water Infrastructure Fund to enable major investment in Tasmania's water infrastructure and to meet its National Water Initiative obligations. The National Water Initiative represents a shared commitment by state governments to increase the efficiency of Australia's water use, leading to greater certainty for investment and productivity, for rural and urban communities, and for the environment.

Under the National Partnership Agreement on *Water for the Future*, the Commonwealth Government agreed to provide up to \$140 million of funding for Tasmania to undertake one or more sustainable irrigation infrastructure projects that will substantially contribute to irrigation water use efficiency.

The Midlands Water Scheme (MWS) is a regionally significant project to support the expansion of agriculture in the Tasmanian Midlands through the provision of high surety water to irrigable land. The scheme is based on 140kms of pipeline taking 38,500ML of water per annum from Arthurs Lake in the Central Highlands and sending it to an area of approximately 55,684ha of land across the Northern and Southern Midlands. The project is to ensure a high reliability of water for the irrigation of land within the Midlands area, for better agricultural and economic potential. Water from Arthurs Lake will also provide for contingency supplies to the townships of Campbell Town, Ross, Tunbridge, Oatlands and Parattah. Water has also been allocated to Lake Dulverton to enhance recreational and environmental values of the lake and waterway (with flow-on benefits to the township and a boost to the Lake Dulverton Action Plan, 2008 and the Southern Midlands Recreation Plan, 2006).

The water taken from Arthurs Lake uses water which Hydro Tasmania has agreed to forgo for power generation purposes. Therefore there will be no 'additional' draw-down on Arthurs Lake as a result of the MWS.

This report will detail the proposal, including other relevant assessments covered in the Development Application, and will discuss and assess Council Planning matters under the Land Use Planning and Approvals Act 1993 (*LUPAA*) and the Southern Midlands Planning Scheme 1998.

PROPOSAL

The applicant is Tasmanian Irrigation Pty Ltd ("Tas. Irrigation"), a recently established entity formed through the amalgamation of the Tasmanian Irrigation Development Board and the former Rivers and Water Supply Commission. Tas. Irrigation is a State owned company created under the Tasmanian Irrigation Company Act 2011.

Pipeline and Pipeline Corridor

Tas. Irrigation seeks a planning permit to construct a medium to low pressure pipeline from west of Tunbridge from the Northern Midlands (from Central Highlands) to a junction at Woodbury, where one pipe will roughly follow Glen Morey Rd to feed into Kitty's Rivulet and the other will head south through the districts of York Plains, Nala, Pawtella, Andover, Parattah and Mt Seymour. York Plains will include a branch toward Oatlands (including Lake Dulverton) and continue in the direction of Lower Marshes and Jericho where it will eventually feed into the Jordan River, providing additional water supplies to as far south as Elderslie and beyond. Please see *Map 1* for more accurate details of the proposed pipeline.

The pipe will be constructed of standard polypipe with an outside diameter of between 125mm to 710mm (to be determined at the final design stage). The pipeline is proposed to be laid within a 100m wide 'survey corridor' where all known natural and cultural values, that could be potentially impacted upon during construction have been previously and meticulously identified and recorded. Within this 'survey corridor' is a 'design corridor' that narrows down the area that the pipeline could be laid with the least amount of impact upon any natural or cultural values. The 'design corridor' still allows for any unexpected findings such as naturally inhibiting geological features to be avoided where possible. The final corridor is a 10m wide 'construction corridor' that will still allow for use of machinery and equipment for construction works in association with the laying of the pipe.

The pipe will be covered by a minimum of 700mm of cover from the top of the pipe, and is expected to be buried deeper at major road or waterway crossings (at 1.2m or greater).

The maximum length of an open trench across rural land is 1km. The trench is to include measures to allow for stock and animal crossings (and the construction area will be secured from stock). All excavated material will be used to bury and rehabilitate the site; any excess material will be removed from the site entirely. There are further commitments made in the EPG.

The pipeline will include design features such as scour valves, air valves and off-take valves in appropriate locations. Outlets into waterways (Kittys Rivulet, Lake Dulverton and the Jordan River) will require a culvert/concrete diffuser with downstream riprap as required to reduce the discharge velocity.

Road Crossings and other Infrastructure Crossings

The pipeline inevitably crosses various Council and State roads. It also crosses the gas pipeline, Southern Water infrastructure, railway lines and other underground services. The Development Application includes all road crossings.

Waterway Crossings and Weirs

Extra consideration is made for waterway crossings to minimise impacts. The construction of any necessary weirs for water monitoring purposes is covered by the Water Management Act 1999 and is therefore not part of local government assessment process.

Pump Stations

The pipeline requires two pump stations in the Southern Midlands, one at Currajong Creek, Woodbury, a (20m by 15m building) and a smaller one at Andover along Indlgewood Rd (6m by 6m building) and referred to in the documentation as the Mt Seymour Pump Station. The pump stations are located on private land in negotiation and consent from the landowners.

Low Voltage Transmission Lines

The ‘main’ pump station at Woodbury (at Currajong Creek) east of the Midland Highway will be powered by a separate 22KV transmission line, with power generated by a purpose built mini-hydro station at Floods Creek Dam in the Northern Midlands. The smaller pump station at Andover is not proposed to be powered by these purpose built transmission lines. The transmission line generally follows the proposed pipeline from the Northern Midlands to the ‘main’ pump station at Woodbury. It does however divert in some areas. The main reason is to avoid any impediments to normal agricultural activity, such as the use of irrigation equipment and other rural machinery and farming practices. The transmission line is included as part of the Development Application for Council consideration.

The transmission line will be constructed of 12m high wooden poles spaced at roughly 130m apart at a depth of 1.8m. The stringing of the lines will be conducted by a light vehicle that will move from pole to pole.

Pipeline Easements

The applicant does not propose to register the pipeline on any Certificate of Land Title. However individual land owners reserve the right, by way of negotiation with Tas. Irrigation to have the pipeline surveyed and included as an easement on the Certificate of Title. An easement on the Certificate of Title further ensures the pipeline is protected from future development and is another mechanism to alert future land owners to the location of underground irrigation infrastructure. The *Irrigation Clauses Act 1973* does not require the developer to include easements on Certificates of Title. The proposed pipeline will be surveyed and recorded with ‘Dial-Before-You-Dig’ services, and current land-owners are expected to be provided with relevant mapping. The Irrigation Clauses Act 1973 also ensures maintenance powers for the Irrigation entity to maintain the pipeline during its lifetime.

The applicant has also indicated the use of underground concrete (in places) to further protect the asset. Upright warning signs and markers will also be put in place in key locations to indicate to land users of the existence of the pipeline. It is assumed that such markers would be similar to the ‘Gas Pipeline’ markers that run alongside the pipeline through the municipality. It is also proposed that Council may keep a record of the pipeline for information purposes only.

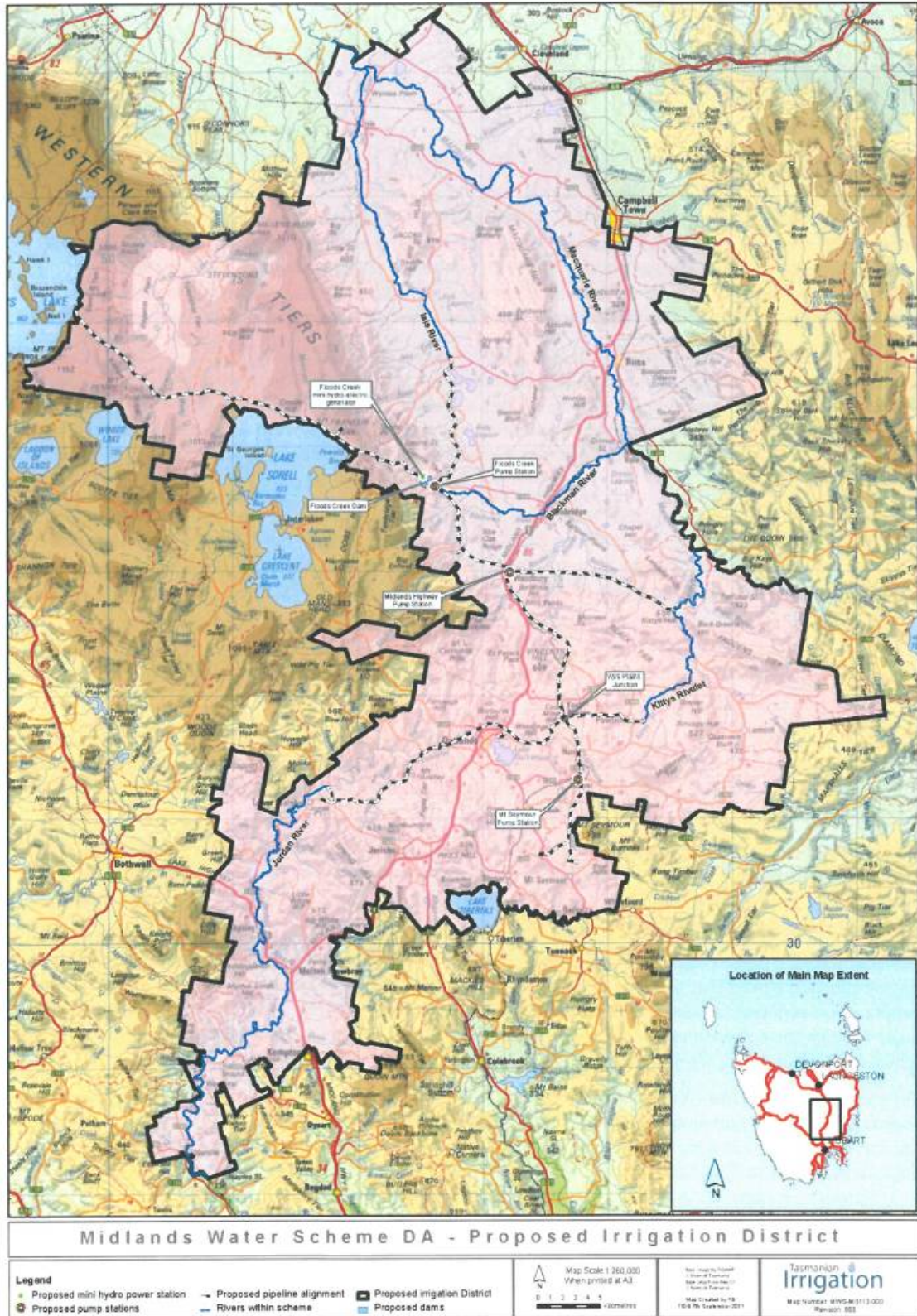


Figure 1: Overview map of Midlands Water Scheme
Map 1: Proposed Irrigation District (including Northern Midlands and Central Highlands)

LEGISLATIVE PERFORMANCE REQUIREMENTS & TECHNICAL REPORTS AND ASSESSMENT

Many technical reports and assessments to meet other legislative requirements have been completed in the lead up to the current Development Application. Some of the assessments do however have relevance to local planning assessment and were requested and included as part of the Development Application.

Such reports are mostly concerned with environmental and cultural values found within the 100m wide ‘survey corridor’. Studies and reports have been conducted by large consulting and state bodies such as Hydro Tasmania Consulting, GHD, Pitt and Sherry and Department of Primary Industries, Parks, Water and Environment (DPIPWE). Focus has been on aquatic systems, Aboriginal heritage, European heritage, Flora and Fauna mapping (and potential impact and avoidance studies), visual assessments and other potential risks and mitigation measures.

The State Government (DPIPWE) have completed a full strategic assessment of the MWS, as required under the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC)*. The assessment covers water access, scheme construction and scheme operation aspects to ensure that the scheme will be ecologically sustainable and meet the objectives of the *EPBC*. Such assessment is used as part of the Development Application to Council.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN & ENVIRONMENTAL PROTECTION GUIDELINES

Probably the single most significant documentation relating to the construction of the pipeline is the ‘Construction and Environmental Management Plan’ (CEMP) and the commitments made in the ‘Environmental Protection Guidelines’ (EPG).

The ‘Construction Environmental Plan (CEP)’ is over one hundred and forty (140) maps that scale and identify every known and identifiable feature that should be avoided along the pipeline route. An example of the mapping and the relevant table and key is provided as an attachment to this report.

The EPG’s are pages of commitments and strategic and practical mitigation measures for the developer and contractors to conduct works with the least amount of impact on the surrounding environment. An example of an EPG for heritage sites is included as an attachment with this report.

THE SITE

The land in question is mostly privately owned rural land. Other land includes some parcels of Crown land, State Reserves and Council land (including roads and road reserves) and waterway crossings. The pipeline is generally accessible by Council maintained roads or other existing private roadways and tracks. The plan is to utilise existing tracks and roads where ever possible in the construction of the pipeline and for future maintenance and rehabilitation works.

Most of the proposed pipeline is on cleared rural pasture. There are however some tracts of native vegetation that will need to be cleared in order to access and construct the pipeline. Extensive documentation and mapping has been provided to account for the native vegetation to be removed. Tas. Irrigation, have worked, and continue to work, closely with DPIPWE (Policy and Conservation Assessment Branch) to develop the appropriate environmental management plans. Much of this work was conducted in the ‘strategic assessment process’ and other flora and fauna reports.

USE/DEVELOPMENT DEFINITION

Under *Schedule 3 Use or Development Category Definitions* of the *Planning Scheme*, the proposed development is defined as a, ‘Utilities (Minor)’ – including ancillary development such as the Pump Sheds and ‘Vegetation Clearance’ (and associated site works).

Zoning

Most of the proposed project is situated in the *Rural Activity Zones*, in a mixture of both *Rural Agriculture* and *Rural Forest*. There are however some areas of *Environmental Management*, such as a small portion of the Lake Dulverton foreshore area and the occasional *Road Zone* for the proposed road crossings.

Zone: Rural Forest Zone

6.2.3 Intent of the Rural Forest Zone is to:

(a) give priority to maintaining the larger remaining timbered areas for multiple use including forestry, extractive industry, scenic protection, farming, conservation and recreation;

(b) recognise land which will be managed for forestry purposes in accordance with the provisions of the Forest Practices Act 1985 and the Forest Practices Code, or subsequent replacement Acts and Codes;

(c) restrict development of land and resources which would be incompatible with the management of these lands for forestry, scenic protection, farming, extractive industry and conservation and recreation purposes;

(d) protect areas of general conservation value or significance, including areas with remnant vegetation, historic cultural heritage and habitat value; and

(e) ensure that adjoining non-agricultural use or development does not unreasonably fetter agricultural uses.

Zone: Rural Agriculture Zone

6.2.2 The intent of the Rural Agriculture Zone is to:

- (a) give priority to the sustainable long term use of land for agricultural, pastoral, forestry and other rural uses;*
- (b) recognise and protect the potential of land in the Kempton, Bagdad/Mangalore and Jordan valleys for future intensive agricultural use in anticipation of the completion of the South East Irrigation Scheme;*
- (c) encourage expansion and diversification of agricultural activities;*
- (d) protect rural land from development that may:
 - (i) jeopardise its long term capability for agricultural use;*
 - (ii) cause unplanned and premature demands on the Council for the provision of infrastructure services, or*
 - (iii) cause adverse impacts on the environment, catchment or productivity of the land and its general ability to sustain agricultural use;**
- (e) retain the prevailing rural character of the areas generally characterised by open paddocks and timbered ridges;*
- (f) allow for the development of activities that are associated and compatible with long term rural use of the land;*
- (g) ensure that land is used and developed within its capability as defined by the Land Capability Classification System; and*
- (h) ensure that adjoining non-agricultural use or development does not unreasonably fetter agricultural uses.*

Zone: Road Activity Zone

8.2.1 The intent of the Road Zone is to:

- a) provide for the use, development, amenity, safety and efficiency of roads in the planning area;*
- b) establish a road hierarchy which enables the appropriate road functions to be recognised and managed accordingly and to ensure, where appropriate, compatibility with the road network of adjacent municipal areas;*
- c) manage the interaction between roads and adjoining use and development to ensure that the road network operates with a maximum degree of efficiency and safety;*

- d) *enable the public road system to be maintained in a manner which accords with the concept of public accountability, community consultation and the objectives of sustainable development;*
- e) *ensure that use and development adjoining roads does not restrict improvements to the efficiency and safety of the road network;*
- f) *ensure that roads are maintained to reflect the landscape, townscape heritage qualities and access requirements of the areas through which they pass; and*
- g) *ensure that the planning, use and development of roads is integrated with other movement systems, including rail, bus, bicycle and pedestrian networks.*

Zone: Environmental Management Zone

7.2.3 The intent of the Environmental Management Zone is to:

- a) *give priority to the use of private and public lands for specific conservation purposes such as environmental protection, cultural heritage, nature conservation, scenic protection, maintenance of natural processes, protection of fragile landforms and catchment protection and maintenance of public recreation areas outside urban areas characterised by their natural qualities;*
- b) *provide for appropriate forms of use and development compatible with the primary conservation intent of the particular area; and*
- c) *allow for safe and convenient access to, and within, open space areas.*

Extract SMPS 1998

The proposed pipeline also runs through some of the municipalities 'Special Areas' as defined under 'Part 9 – Special Areas' of the *Planning Scheme*. These areas include:

- Major Flood Level Special Area;
- Watercourse Protection Special Area;
- Watercourse Catchment Special Area;
- Attenuation Area Special Area; and
- Scenic Corridor Special Areas.

The proposal also invokes 'Part 10 – Other Planning Provisions' in the *Planning Scheme* such as:

- Historic Buildings and Works;
- Aboriginal Cultural Heritage; and
- Under Reserved Remnant Vegetation.

Not all of these planning considerations invoke any discretion from Council. The zoning and other planning provisions will be discussed in the 'Planning Scheme Assessment' of this report.

STATUTORY STATUS

Under the *Planning Scheme*, a Utilities (minor) is a ‘Permitted as-of-right development’ through most of the municipality, however, as the proposal also includes land within the Environmental Management Zone, the Major Flood, Watercourse Protection, Watercourse Catchment, Attenuation Area and Scenic Corridor Special Areas and through properties listed for Buildings and works of Historic Significance and also requiring the removal of Under Reserved Remnant Vegetation the application invokes Clause 11.5 (discretionary); and Subsequently the 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 REPRESENTATIONS

The application was advertised, and all adjoining owners notified on the 25th November 2011 for the statutory 14 day period and received two (2) representations. The application also generated much interest in the municipality. Both of the representations received expressed some concern for the proposed pump sheds at Woodbury and Andover.

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

**T F KIRKWOOD
GENERAL MANAGER**

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

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EXCLUDED FROM THE MINUTES PURSUANT TO SECTION 15 (2) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2005.**T F KIRKWOOD
GENERAL MANAGER*****Previous Community Engagement***

It would be reasonable to assert that the developer through various avenues has already conducted a significant amount of public notification and consultation in the lead up to the lodgement of the application. In 2008 a 4 week formal consultation period was undertaken to engage key stakeholders and the wider community to form a view on the final design and route of the pipeline(s). 2008 also saw the formation of the Midlands Water Group, who meet every 2-3 months. The group consists of, the Elizabeth Macquarie Trust, Blackman Water the Tasmanian Farmers and Graziers Association and representatives from the Southern and Northern Midlands Councils and members from each regional irrigation area.

ASSESSMENT**Planning Scheme****Clause 2.2 Scheme Objectives**

Though not all applicable the objectives of the Planning Scheme will be included in the report. It is noted the developer has addressed each one of the objectives in the development application.

The objectives for the Planning Scheme are:

- i. to acknowledge Oatlands and Kempton as the main centres providing administrative functions for the Southern Midlands and the smaller settlements of Campania, Tunbridge, Colebrook, Bagdad, Parattah and Tunnack as local service centres;*
- ii. to encourage infilling and consolidation of development primarily in the settlements of Oatlands, Kempton, Bagdad and Campania and, secondarily, in the settlements of Tunbridge, Colebrook, Parattah and Tunnack;*
- iii. to support the development of a broader economic base within the municipality;*
- iv. to encourage suitable long term use of appropriate areas for agricultural, pastoral and forestry activities;*
- v. to prevent inappropriate subdivision and development of rural land;*

- vi. to provide for the development of intensive agriculture and related activities and to maximise the potential economic benefits from the existing and future stages of the South East Irrigation Scheme;*
- vii. to make efficient and effective utilisation of infrastructure and services;*
- viii. to maintain a safe and efficient road system;*
- ix. to ensure the safety and health of residents through the appropriate, adequate and equitable provision of facilities and services;*
- x. to conserve and enhance the scenic and heritage qualities, including streetscapes and land scapes, of the Southern Midlands;*
- xi. to minimise the potential environmental and land use conflicts between different land use activities;*
- xii. to provide sufficient land and facilities for the recreational and open space needs of residents and visitors; and*
- xiii. to protect areas which may be required for future development from inappropriate or premature development.*

Extract SMPS 1998**Zone Intent**

The proposal is predominately located within the Rural Activity Zones, with some proposed works within the Environmental Management Zone and the Road Activity Zone. It is the Planning Officer's deduction that Utilities (Minor), Irrigation Pipeline meets all of the aforementioned intentions of the zones; and as the proposal is in fact 'as-of-right' as defined by the *Planning Scheme* in the rural and road zones, it serves little or no purpose to justify the proposal against the intentions of such zones. The developer has provided assessment against these intentions in the Development Application. However it is necessary to assess the impact of the proposed pipeline and associated pump sheds and works against the 'Development Standards' of the applicable zone. It is also necessary to assess any potential impacts on the previously mentioned 'special areas' and 'other planning provisions' as they are in fact 'discretionary' areas for such development.

Zone Development Standards**6.31 Setback and Building Height**

The pump sheds, at Woodbury and Andover, meet all necessary setback requirements.

Part 9 Special Areas**9.3 Major Flood Level Special Area**

- a) *“The purpose of this special area is to ensure that use or development is not inappropriately approved on land which is prone to flooding or which may be subject to inundation through dam construction”*

This special area is primarily concerned with the development of buildings within a flood prone area. The two proposed pump sheds at Andover and Woodbury are both clear of such flood prone areas.

9.4 Watercourse Protection Special Area

- a) *“The purpose of the Watercourse Protection Special Area is to control erosion, pollution and undesirable changes in stream hydrology and to protect the natural drainage functions and botanical, zoological and landscape values of listed streams, rivers, lakes and wetlands in the municipal area.”*

There are numerous areas of 'Watercourse Protection' affected by the proposal. The developer has provided adequate commitments in the 'Environment Protection Guidelines' (EPG) that would adequately cover any concerns regarding erosion or impacts on waterways. The *Scheme* also implies an allowance for the provision of a minor utility in these areas.

9.5 Water Catchment Special Area

- a) *“The purpose of the Water Catchment Special Area is to protect the town water supply catchment areas for Oatlands, Tunbridge and Colebrook by maintaining and increasing the water holding capacity of the vegetative cover and by preventing soil erosion and other forms of land degradation.”*

Similarly to the previous statement, the EPG also sufficiently addresses any concerns regarding sediment control; also the applicant is committed to a 2 year vegetation rehabilitation program.

9.7 Scenic Corridor Special Area

- a) *“The purpose of the Scenic Corridor Special Area is to ensure that use or development of land in rural areas close to the Midlands Highway does not adversely impact on the rural landscape values along the route.”*

The scenic corridor protection area extends 100m either side of the Midland Highway as indicated in the *Planning Scheme*. The *Scheme* makes allowance for normal farming practices within in this area, and given that the proposed pipeline will be underground (aside from during construction phases), it can be understood that the proposal would have little to no impact on scenic protection areas.

9.8 Attenuation Area Special Area

- a) *The purpose of Attenuation Area Special Areas is to identify uses which may have a detrimental effect upon the health, safety or amenity of surrounding land and to indicate the area around such uses within which certain forms of proposed use or development may be constrained.*

The attenuation area in question is around the ‘Oatlands Water Treatment Lagoons’ located west of the Oatlands township. Like much of these special areas, a ‘Utilities (minor)’ is, by default, a discretionary development in such areas. Council is to consider any impacts the lagoons at the centre of the Attenuation Area may have on the proposal and the continued viability of the existing use (lagoons). It would largely be agreed that the underground piping of irrigation water would have little to no detrimental affect on the normal operation of the treatment lagoons. The proposed route of the pipeline is within 50m of the treatment ponds and only narrowly within the attenuation area. It is worth noting that the ‘study corridor’ extends beyond the attenuation area.

Part 10 Other Planning Provisions

10.1 Historic Buildings and Works

This provision applies to all properties listed in ‘Schedule 4’ of the *Planning Scheme* as being a building or works of historic significance.

‘Schedule 4’ of the *Southern Midlands Planning Scheme 1998*, is a list of all locally significant places. The list includes many places listed at a ‘State level’ on the Tasmanian Heritage Register. The applicant has included in the development application a complete assessment of every single property possibly affected by the pipeline (whether the historically significant, building, works or feature is within the ‘design corridor’ or not). The ‘Midlands Water Scheme: Arthurs Lake Pipeline –

Environmental Investigations: Historic Heritage Assessment 21st December 2010' is a complete investigation into possible (and avoidable) heritage impacts along the proposed pipeline route. The assessment includes a further recording of one hundred and sixty three (163) historic features located within the 'study corridor'. The report even includes recommendations for places that should be heritage listed.

All heritage features have been recorded and accurately mapped in the 'Construction Environmental Plan'. Contractors can easily identify historic features with each individually mapped area and know what the course of action is to be (see attachments for mapping example).

Mitigation measures include the following:

- The main measure to mitigate impacts upon heritage features is by way of avoidance and the establishment of an on-ground 20m wide buffer area around the feature. For places or features discovered during construction the EPG states that, contractors are to cease work, notify the appropriate authority and to establish a 10m by 10m buffer around the feature.
- If an impact is unavoidable, the advice from a suitable qualified historical archaeologist is to be sought in relation to mitigation measures and to record the feature.
- Tas. Irrigation has also worked closely with landowners regarding such historical features located on properties and discussed mitigation measures and determined the significance of the features.
- All building sites of actual historical significance can generally be avoided. More subtle landscape features such as drainage lines or evidence of former farm occupation, such as grazing or ground clearance are more difficult to avoid, but easily re-instated to their former appearance.

All places and properties listed on the Tasmanian Heritage Register have been given formal exemptions from the Tasmanian Heritage Council.

10.2 Aboriginal Cultural Heritage

A significant amount of Aboriginal heritage is prevalent through out the 'survey corridor' and in close proximity to the 'survey corridor'. The development application has included, at length, much research, studies, mapping and identification of features, places and items of Aboriginal heritage. Much like the management of European heritage, the key solution is to avoid impacts on such features, by way of complete avoidance and installation of a buffer zone around the feature (to ensure construction work and activity does not disturb the site). Tas. Irrigation have been granted the relevant permits from the State Government to interfere with any Aboriginal Heritage Sites located in the Midlands Water Scheme Area (September 2011).

Site surveys and permits from the State Government satisfy all requirements in the *Planning Scheme*. All known Aboriginal heritage sites in the Southern Midlands will be avoided entirely.

10.3 Under-Reserved Remnant Vegetation

The *Planning Scheme* includes a list of species considered to be ‘under-reserved’ in the Southern Midlands. Any development requiring the clearance of such vegetation that would be otherwise be permitted or permitted as-of-right is deemed to be discretionary.

The applicant has sought the necessary approvals under the Forest Practices Act and has completed a Forest Practices Plan in regard to the removal of such large tracts of vegetation. Compared to other forestry operations in the Southern Midlands (that have previously invoked this provision of the scheme), the removal of such vegetation is fairly nominal. Rehabilitation of the site is a commitment from the developer, (though, the re-instatement of large trees is not). It is understood that replanting trees over the pipeline could damage the pipe and also prevent maintenance access to the pipe.

The species listed in the *Planning Scheme* are species identified in the previous Regional Forest Agreement. Tas. Irrigation have sought permits to ‘take’ such species where-ever they cannot be entirely avoided to the satisfaction of the Policy and Conservation Branch (DPIPWE).

Such measures satisfy the requirements in the *Planning Scheme*. All identified species have been mapped and recorded in the Construction Environmental Plan along with a suitable solution.

As mentioned earlier, most of the pipeline traverses previously cleared agricultural pasture lands.

Referrals and Agency Comments

The application was referred to multiple State and Infrastructure Authorities for the purpose of fulfilling statutory requirements and to give such parties the opportunity to provide comment and/or any conditions they may want to include in the event of any planning permit being issued.

Most of the parties contacted have already been in consultation with Tas. Irrigation. Parties such as TasRail, DIER and Tasmanian Gas Pipeline continue to work with Tas, Irrigation and require further approvals in the event of a planning permit being issued by Council.

Any requirements or conditions from these parties, where appropriate, have been included in the Planning Officer’s recommendation.

Internal Referral

The Planning Officer has also engaged with Southern Midland’s Natural Resource Management (NRM) Officers to ascertain that any environmental pest, weed or disease concerns have been suitably addressed in the Development Application. It would seem that most weed concerns have been addressed in the EPG’s commitment to implement a ‘Weed management and Hygiene Plan’; including a 2 year post completion rehabilitation and weed management commitment.

The only concern to come from those discussions between NRM officers and Tas. Irrigation is the potential for the spread of aquatic pests (*Elodia candensis*) into Lake Dulverton. Tas. Irrigation anticipates that discussions with NRM officers will occur in the beginning of 2012 to manage the control of this particular aquatic pest. It is recommended that such management control be included as a condition in the event of a planning permit being issued.

CONCLUSION

An application has been made for the construction and use of an irrigation distribution line, pump sheds, a low voltage power line and associated works through the municipality of the Southern Midlands. The 18 million dollar project will hugely benefit agricultural enterprises and the economy.

The proposal is defined as a ‘Utilities (minor)’ and invokes discretion through its proposed route through some special areas and potential impacts upon other provisions provided in the *Planning Scheme*. Such discretions have been addressed at length in the Development Application and associated reports, studies and commitments in the CEP, EPG and CEMP. Any other matters can be addressed by way of conditioning and through the re-enforcement of commitments made in the Development Application.

The strategic assessment reports and studies that have been conducted to satisfy the objectives of the *EPBC* and the many other bodies of legislation invoked by this proposal have also satisfied all planning related aspects of the proposal under the *Southern Midlands Planning Scheme* and under the *LUPAA*. It must be noted that much of the projects construction impacts are covered by other bodies of legislation or other authorities.

It is the Planning Officer’s recommendation to approve the Midlands Water Scheme in accordance with the provided 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 application for a Utilities (minor), and that a permit be issued with the following conditions.

CONDITIONS

General

1. **The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.**

2. **Construction and rehabilitation is to be in accordance with the commitments stated in the ‘Environment Protection Guidelines’ in association with the provided ‘Construction Environmental Management Plan’, ‘Construction Environmental Plan (mapping)’ and ‘Construction Environmental Table’.**
3. **This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, which ever is later, in accordance with section 53 of the *land Use Planning and Approvals Act 1993*.**
4. **The developer is to provide the Council with an ‘as-constructed’ plan of the completed works.**

Aquatic Weeds

5. **The developer, Tas. Irrigation, is to contact Southern Midlands Council Natural Resource Management Branch to discuss management procedures to prevent and control the spread of Aquatic Weeds (namely *Elodia candensis*).**

Aboriginal heritage

6. **In the event that any suspected item of archaeological significance is inadvertently encountered during works associated with development of the site, then the activity creating the disturbance should cease immediately, and the *Aboriginal Relics Act 1975* will apply for reporting and management.**

Signage

7. **No signage, otherwise exempt by the *Southern Midlands Planning Scheme 1998*, is approved as part of this application.**

Amenity

8. **All external metal surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the Council’s General Manager.**

Services

9. **Drainage from the proposed buildings 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***
10. **The developer must pay the cost of any alterations, damages and/or reinstatement to Council’s road assets, Council infrastructure, existing services or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.**

Southern Water

11. **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).**

Tasmanian Gas Pipeline Pty. Ltd

12. **The pipeline, where it enters the TGP easement is to be designed, constructed and maintained in accordance with TGP's requirements, including the following:**
 - a) **Crossings shall be installed as per AS 2885 Parts 0 to 5;**
 - b) **The Gas Pipeline Act 2000 Regulations;**
 - c) **TGP design basis and safety and Operating Plan and all subsequent procedures and policies; and**
 - d) **Each crossing or point of entry to the TGP gas pipeline easement shall be approved by the TGP in advance, and NO works shall occur within the easement without a TGP representative being present on site.**

TasRail

13. **A license from TasRail to Tas. Irrigation needs to be drafted and approved for all works planned within the rail network (currently lodged with TasRail).**
14. **All planned pipeline works within the rail network must be in accordance with Australian Standards AS 4799-2000 *Installation of Underground Utility Services and Pipelines* within railway boundaries.**
15. **Upon completion and approval of the above conditions all approved physical works must be undertaken in accordance with an Interface Coordination Plan (ICP) a document structured to ensure the safety and operability of the network when proposed works are undertaken as required under the Rail Safety Act 2009.**

Noise

16. **Noise emissions from the use or development must not exceed a time average acoustic environmental quality objective weighted sound pressure level ($L_{Aeq,T}$) of 5 dB(A) above the background level, adjusted in accordance with Standards Australia: *AS 1055, Acoustics – Description and measurement of environmental noise*, Standards Association of Australia, Sydney, 1997 when measured at the boundary with another property. All methods of measurement must be in accordance with relevant Australian Standards and DPIWE (2003): *Draft Noise Measurement Procedures Manual*, Department of Primary Industries, Parks, Water and Environment.**

Traffic and access

17. **All work on or affecting the State Road, including drainage, must be carried out in accordance with a permit provided by the Transport Division of the Department of Infrastructure Energy and Resources. No works on the State Road shall commence until the Minister's consent has been obtained and a permit issued in accordance with the *Roads and Jetties Act 1935***
18. **Any new vehicle access from the carriageway of a road onto the subject land must be located and constructed using a sealed/gravel pavement in accordance with the construction and sight distance standards shown on standard drawings SD 1012 and SD 1009 prepared by the IPWE Aust. (Tasmania Division) and to the satisfaction of Council's Manager of Works and Technical Services (Mr Jack Lyall 6254 5008).**

19. **The Applicant must provide not less than 48 hours written notice to Council’s Manager of Works and Technical Services (Jack Lyall 6254 5008) before commencing construction works within a council roadway.**
20. **The Developer is to contact the Manager, Works & Technical Services to arrange a site inspection within 2 working days of completion of works.**
21. **Prior to the development commencing, on any Council roadway, a Traffic Management Plan is to be submitted for approval by Council’s Manager of Works and Technical Services (Mr Jack Lyall 6254 5008). The Traffic Management Plan is to include:**
 - **A condition assessment of road pavements and bridges used for transportation routes.**
 - **Details of any road closures**
 - **Management of upgrades to infrastructure**
 - **Traffic sign removal and reinstatement**
 - **Speed limits, transport times and other restrictions during transport**
 - **Management for the use of escorts for over-dimensional vehicles**
 - **A public contact plan**
 - **Procedures for incident management**
 - **Details of permits required; and**
 - **A maintenance program for affected roads**
22. **Upon practical completion, a post construction condition assessment of roads and bridges used for transportation routes must be submitted to Council’s General Manager. The assessment must be undertaken at the developers’ expense. Any damage or excess wear and tear which may be attributed to the development is to be made good at the developer’s expense to the satisfaction of the relevant authority.**

Construction amenity

23. **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.
24. **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.**
25. **Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period, unless otherwise approved by Council or included as part of the Development Application.**

The applicant shall also be advised that:

- A. This permit does not imply that any other approval required under any other legislation or by-law 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. It is recommended that all works that could potentially impact upon land use amenity are to be conducted in accordance with the ‘Site Specific Recommendations’ given in the ‘Midlands Water Scheme Arthers Lake Pipeline: Assessment of Impacts on Visual and Land-Use Amenity’ (GHD Pty Ltd, May 2010)
- E. The permit issued under the *Road and Jetties Act 1935* will detail those conditions that are specific to the site, including requirements for warning signs, lighting and barricading in accordance with the relevant Australian Standard. Contact should be made with Department of Infrastructure Energy and Resources’ Southern Region Network Supervisor to define and outline any applicable conditions or before commencing any work within the State Road reserve
- F. The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* or the *Commonwealth Environmental Protection and Biodiversity Protection Act 1999*. The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Policy and Conservation Assessment Branch of the Department of Primary Industry, Water & Environment or the Commonwealth Minister for a permit.
- G. The issue of this permit does not ensure compliance with the provisions of the *Forest Practices Act 1985*. Unless otherwise provided by section 17(6) of that Act, a Forest Practices Plan for the clearing of trees may need to be prepared in accordance with the Forestry Code and certified by an authorised Forest Practices Officer.

- H.** This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

C/12/01/040/10805 DECISION

Moved by Deputy Mayor M Jones OAM, seconded by Clr D F Fish

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 for a Utilities (minor), and that a permit be issued with the following conditions.

CONDITIONS**General**

1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. Construction and rehabilitation is to be in accordance with the commitments stated in the 'Environment Protection Guidelines' in association with the provided 'Construction Environmental Management Plan', 'Construction Environmental Plan (mapping)' and 'Construction Environmental Table'.
3. 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*.
4. The developer is to provide the Council with an 'as-constructed' plan of the completed works.
5. The developer is to provide GIS data to Council to further identify and map the location of the pipeline to the satisfaction of the Manager of Development and Environmental Services.

Aquatic Weeds

6. The developer is to prepare an 'Aquatic Weed Management Plan' to prevent the spread of *Elodia candensis* through the operation of the pipeline. The plan is to address measures to prevent *Elodia candensis* from entering Lake Dulverton, Oatlands. The developer is to contact Southern Midlands Council Natural Resource Management Office (Maria Weeding 6254 5048). The final management plan must be to the satisfaction of Council's Manager of Development and Environmental Services.

Aboriginal heritage

7. In the event that any suspected item of archaeological significance is inadvertently encountered during works associated with development of the site, then the activity creating the disturbance should cease immediately, and the *Aboriginal Relics Act 1975* will apply for reporting and management.

Transmission Lines

8. The transmission line must be made clearly visible to industry best practice standards, by way of safety markers or other devices to avoid incidents with any personnel, animals, farm equipment or aircraft.

Signage

9. No signage, otherwise exempt by the *Southern Midlands Planning Scheme 1998*, is approved as part of this application.

Amenity

10. All external metal surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the Council's General Manager.

Services

11. Drainage from the proposed buildings must drain to a legal discharge point in accordance with a Plumbing permit issued by the Permit Authority in accordance with the *Building Act 2000*

Southern Water

12. 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).

Tasmanian Gas Pipeline Pty. Ltd

13. The pipeline, where it enters the TGP easement is to be designed, constructed and maintained in accordance with TGP's requirements, including the following:
 - a) Crossings shall be installed as per AS 2885 Parts 0 to 5;
 - b) The Gas Pipeline Act 2000 Regulations;
 - c) TGP design basis and safety and Operating Plan and all subsequent procedures and policies; and
 - d) Each crossing or point of entry to the TGP gas pipeline easement shall be approved by the TGP in advance, and NO works shall occur within the easement without a TGP representative being present on site.

TasRail

14. A license from TasRail to Tas. Irrigation needs to be drafted and approved for all works planned within the rail network (currently lodged with TasRail).
15. All planned pipeline works within the rail network must be in accordance with Australian Standards AS 4799-2000 *Installation of Underground Utility Services and Pipelines* within railway boundaries.
16. Upon completion and approval of the above conditions all approved physical works must be undertaken in accordance with an Interface

Coordination Plan (ICP) a document structured to ensure the safety and operability of the network when proposed works are undertaken as required under the Rail Safety Act 2009.

Pump Shed Noise

17. Both 'Pump Sheds' are to be installed and operated such that there is compliance with section 53 of the *Environmental Management and Pollution Control Act 1994*

Traffic, Access and Road Crossings

18. All work on or affecting the State Road, including drainage, must be carried out in accordance with a permit provided by the Transport Division of the Department of Infrastructure Energy and Resources. No works on the State Road shall commence until the Minister's consent has been obtained and a permit issued in accordance with the *Roads and Jetties Act 1935*
19. Any new vehicle access from the carriageway of a road onto the subject land must be located and constructed using a sealed/gravel pavement in accordance with the construction and sight distance standards shown on standard drawings SD 1012 and SD 1009 prepared by the IPWE Aust. (Tasmania Division) and to the satisfaction of Council's Manager of Works and Technical Services (Mr Jack Lyall 6254 5008).
20. Design drawings for any works relating to Council road crossings are to be submitted for approval by Council's Engineer. Drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's Engineer.
21. **Prior to the development commencing, on any Council roadway, a Traffic Management Plan is to be submitted for approval by Council's Manager of Works and Technical Services (Mr Jack Lyall 6254 5008). The Traffic Management Plan is to include:**
 - A condition assessment of road pavements and bridges used for transportation routes.
 - Details of any road closures
 - Management of upgrades to infrastructure
 - Traffic sign removal and reinstatement
 - Speed limits, transport times and other restrictions during transport
 - Management for the use of escorts for over-dimensional vehicles
 - A public contact plan
 - Procedures for incident management
 - Details of permits required; and
 - A maintenance program for affected roads
22. The Applicant must provide not less than 48 hours written notice to Council's Manager of Works and Technical Services (Jack Lyall 6254 5008) before commencing construction works within a council roadway.
23. The Developer is to contact the Manager, Works & Technical Services to arrange a site inspection within 2 working days of completion of works.

24. Upon practical completion, a post construction condition assessment of roads and bridges used for transportation routes must be submitted to Council’s General Manager. The assessment must be undertaken at the developers’ expense. Any damage or excess wear and tear which may be attributed to the development is to be made good at the developer’s expense to the satisfaction of the relevant authority.
25. The developer must pay the cost of any alterations, damages and/or reinstatement to Council’s road assets, Council infrastructure, existing services or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Construction amenity

26. 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.

27. 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. Unreasonable 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.

28. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period, unless otherwise approved by Council or included as part of the Development Application.

The following advice applies to this permit:

- A.** This permit does not imply that any other approval required under any other legislation or by-law 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.** It is recommended that all works that could potentially impact upon land use amenity are to be conducted in accordance with the ‘Site Specific Recommendations’ given in the ‘Midlands Water Scheme Arthers Lake Pipeline: Assessment of Impacts on Visual and Land-Use Amenity’ (GHD Pty Ltd, May 2010)
- E.** The permit issued under the *Road and Jetties Act 1935* will detail those conditions that are specific to the site, including requirements for warning signs, lighting and barricading in accordance with the relevant Australian Standard. Contact should be made with Department of Infrastructure Energy and Resources’ Southern Region Network Supervisor to define and outline any applicable conditions or before commencing any work within the State Road reserve
- F.** The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* or the *Commonwealth Environmental Protection and Biodiversity Protection Act 1999*. The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Policy and Conservation Assessment Branch of the Department of Primary Industry, Water & Environment or the Commonwealth Minister for a permit.
- G.** The issue of this permit does not ensure compliance with the provisions of the *Forest Practices Act 1985*. Unless otherwise provided by section 17(6) of that Act, a Forest Practices Plan for the clearing of trees may need to be prepared in accordance with the Forestry Code and certified by an authorised Forest Practices Officer.
- H.** This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

CARRIED.

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 J L Jones OAM	

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)

Nil Report.

12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

12.1 ROADS

Strategic Plan Reference – Page 13

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

Nil.

12.2 BRIDGES

Strategic Plan Reference – Page 14

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

Nil.

12.3 WALKWAYS

Strategic Plan Reference – Page 14

1.3.1 Maintenance and improvement of the standard and safety of walkways and pedestrian areas.

Nil.

12.4 LIGHTING

Strategic Plan Reference – Page 14

1.4.1 Improve lighting for pedestrians.

Nil.

Mr G Green (NRM / Climate Change Officer) attended the meeting at 10.49 a.m.

12.5 SEWERS**Strategic Plan Reference – Page 14**

- | | |
|-------|---|
| 1.5.1 | Increase the number of properties that have access to reticulated sewerage services. |
| 1.5.2 | Ensure that sewerage treatment that meets the required environmental performance standards. |

12.5.1 Water and Sewerage Corporations – Combination - Update*File Ref:*

AUTHOR GENERAL MANAGER
DATE 19th JANUARY 2012

ATTACHMENT: Nil
ENCLOSURE: Nil.

ISSUE

To provide Council with an update in relation to the proposed combination of the three Water and Sewerage Corporations into a single state-wide entity.

BACKGROUND

Council, at its December 2011 meeting were provided with:

- a) a ‘Water and Sewerage Governance Principles’ paper prepared by the Local Government Association of Tasmania; and
- b) a copy of the Financial Analysis report prepared by Deloitte Touche Tohmatsu.

As an outcome of that meeting, Council resolved as follows:

“THAT:

- a) the information be received;*
- b) Council note the issues contained within the ‘Governance Principles’ document;*
- c) Council request further information (and possible options) in relation to specific government models (to be referred to STCA General Managers); and*
- d) Council require further due diligence work to be undertaken, particularly in relation to any community service implications; and likely amendments to forward capital works programs for the respective corporations. “*

DETAIL

STCA General Managers have subsequently met to discuss feedback and comment from each of the Southern Tasmanian Councils, or at least from those Councils that had given some level of consideration to the two documents.

The following is an extract from a letter that was produced from that meeting and sent to the Chairman of the Water and Sewerage Corporation(s) Mr M Hampton.

“The Southern Tasmanian Councils have discussed the proposed merger of the three Water and Sewerage Corporations, both independently, as individual councils and collectively and, while generally supportive of an investigation into the options, have a number of issues and concerns about which they would like further clarification before committing to any particular course of action.

In respect to the operational parameters of a possible merged business the councils would be interested to know:

1. The expected impact of a merged water corporation on the level and scope of service provided to each municipal area and its residents and ratepayers and the associated guarantees that no municipality would be disadvantaged compared to the current structure.
2. The likely impact on the short, medium and long term price of water and sewerage services - as determined by the Regulator - of a merged corporation. It is noted in this regard that the modeling undertaken by Deloitte assumes that the projected financially advantageous position of a merged corporation would translate into increased distributions (including dividends) to the Owners.
3. The impact on the capital expenditure priorities of merging the three corporations and the process by which capital expenditure will be prioritised, especially in respect to the potential cross subsidization of one region by another given the separate nature of the regional water and sewerage systems.

There were two issues discussed that related to the councils' desire to have a due diligence undertaken of the merger proposal. The first relates to the Deloitte report. While the councils were comforted by the Deloitte review they would be interested to better understand the assumptions upon which the Deloitte work was based. Further specific questions in relation to the Deloitte report are included in Appendix A.

The second issue is a level of nervousness by the General Managers that they have insufficient information to present to the elected members regarding the impact of a merged Water and Sewerage Corporation on both their council finances and the communities their councils serve. There was a strong feeling that the Water and Sewerage Corporations need to undertake a more comprehensive due diligence of the costs and benefits of the proposed merger for each municipality if elected members are to make an informed decision on the issue.

Matters to be addressed include:

1. The financial impact for the existing corporations if Onstream were to be abolished.
2. The financial impact on the projected figures for a merged corporation if the current State Government subsidy to Cradle Coast is discontinued upon amalgamation.
3. A comprehensive table showing the forecast distributions from years FY13 to FY21.

In respect to the governance issues, there was recognition (by the General Managers) of the merit associated with the adoption of the following principles:

1. All voting should be based on equity shares. The equity of each shareholder is the amount determined as per the Treasurer's Allocation Order.
2. The appointment of a skills based Board of 8 members with no specific regional representation.
3. Recommendations to the Owners of suitable candidates for Chair and Directors made by a selection panel established by the Owners. Membership of the selection panel should be:
 - i. 2 owners from the South,
 - ii. 1 owner from the North
 - iii. 1 owner from the North West.
 - iv. Chair (once appointed)
4. Decisions regarding appointment of Chair and Directors should be made by the Owners with voting by equity share.
5. Two meetings of Owners per year (the AGM plus one other) to discuss:
 - i) Corporate Plan,
 - ii) SLE (when appropriate) and
 - iii) Progress generally
6. Quarterly reports to be provided directly to the Owners.
7. Distributions based on equity share and not varied unless equity is contributed or withdrawn.
8. Oversight by Parliament, current role of Treasurer and GBE scrutiny to be removed since the business is owned by Local Government and subject to Corporations Law.

The Councils would be interested in your views in respect to these governance issues and would be happy to consider alternatives that might offer better outcomes for their councils, corporations or their communities. In this regard, it is recognised that there are a number of gaps including, for example, the level of remuneration of Directors

Owner Councils would also be interested to gain an understanding of positions adopted by the Owner Councils in the other two regions, if this information has been made available to you.”

Appendix A

Issues relating to the Deloitte Report:

1. Was a sensitivity analysis undertaken for the projected savings, given that the quantum of savings over 10 years are relatively small?
2. The report on page 6 notes that no comprehensive due diligence has been undertaken or was requested.
3. The report on page 6 also notes the advisability of seeking legal or commercial advice in relation to the proposal to form a single corporation – is such advice being obtained?
4. Given that most savings relate to cost duplication avoidance, rather than economies of scale, how will regional operational requirements be met, given that on page 10, savings are identified as arising due to CEO, senior executive and management positions no longer being required? Do these cost savings include abolishing Onstream?
5. What proportion of the projected savings fall into each of the three categories of savings identified on page 8?
6. How realistic are cost savings related to audit and regulation given that the single corporation will be much larger than each of the current four corporations?
7. Will an analysis of the relative values of each corporation be undertaken as a basis for determining the contribution of each corporation to an amalgamated corporation?
8. Given that distributions for Southern Water are estimated to reduce from 64% to 50% over the period to 2021 (page 14), while the distributions for the other 2 regional corporations will substantially increase over the same period (CMW 15% to 23%; BLW from 20% to 26%), what is the incentive for Southern Water to consider an amalgamation?

Other Issues:

1. Given the financial performance of Cradle Mountain Water which in its first year of operation recorded an after-tax profit of \$922 000, with distributions to owners in the year to 30 June 2010 of \$1.6 million, below the priority distribution level of \$4.9 million, what are the reasons offered by the board of Southern Water in recommending an amalgamation?
2. At the recent **HOUSE OF ASSEMBLY SELECT COMMITTEE ON WATER AND SEWERAGE, HOBART 17/2/11 (PAINE/HAMPTON/PILLENS)** the following comment was made by Mr Hampton (page 2
<http://www.parliament.tas.gov.au/ctee/House/Transcripts/17%20February%2011%20-%20Hobart.pdf>)

Firstly, as to whether there ought to be one, two or three corporations, the board believes that it is too early in the life of the new businesses to consider a radical departure from the existing set of arrangements with three regional corporations, if indeed that were ever to be considered. That being said, for the record I make some observations about the pluses and minuses for one, two or three corporations. Ignoring consideration - I will park Onstream for the moment.

The relationship with our council owners is challenging enough as it is. Moving to one corporation will only make it more difficult to maintain communication and receive input from 29 different owners. The issues in each region, as we are increasingly discovering as the corporations develop, are distinct and in many areas may be better handled in separate regional corporations. On the other side of the ledger, Cradle Mountain is in a difficult financial position relative to the other corporations - a more challenging financial position - carrying significant debt. So, from the point of view of that corporation, a combination with either one or both of the other corporations might make sense. I guess the question is: is that equitable to the owners of the other corporations who chose not to transfer significant debt across when the corporations were established.

The efficiency benefit of one corporation versus two or three can largely be secured by sensible cooperation between the three corporations. It is my assessment, having been a common director from inception and previously a direct chairman of Hobart Water, that the additional cost of having three corporations versus one corporation is likely to be less than one per cent of operating costs. I will leave it to others to form a view as to whether that is too high a price to pay or is a small price to pay for the greater focus and closer relationship with owner councils that the three regional corporations would deliver.

A detailed explanation of how the Deloitte report has changed the views and position in relation to a single corporation expressed earlier this year would be beneficial.

Human Resources & Financial Implications – Pending response to above.

Community Consultation & Public Relations Implications – Pending response to above.

Policy Implications – Policy position, with specific comment sought in relation to the governance principles which will be the foundation for the development of a preferred governance model.

Priority - Implementation Time Frame – Immediate.

RECOMMENDATION**THAT:**

- a) **the information be received; and**
- b) **Council provide comment and direction in relation to the governance principles identified by the STCA General Managers.**

C/12/01/052/10806 DECISION

Moved by Clr J L Jones OAM, seconded by Deputy Mayor M Jones OAM

THAT:

- a) the information be received; and
- b) Council endorse the governance principals as identified by the General Managers and documented in the Agenda report.

CARRIED.

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 J L Jones OAM	

The meeting was suspended at 10.58 a.m. for a short break

The meeting resumed at 11.08 a.m. with the Council Address.

Mr D Cundall (Planning Officer) left the meeting at 11.09 a.m.

Council Address

John Todd (Director - Eco Energy Options and Associate Professor of UTAS) made a brief presentation to council regarding the Energy audit of council premises, his findings and recommendations. A copy of the report will be provided to Councillors.

Mr D Mackey (Manager – Strategic Projects) attended the meeting at 11.35 a.m.

Mr J Lyall (Manager – Works & Technical Services) attended the meeting at 11.41 a.m.

Mr G Green (NRM / Climate Change Officer) left the meeting at 11.41 a.m.

The meeting resumed at 11.41 a.m.

12.5.2 Water and Sewerage Corporation (Southern Water) – Re-appointment of Owners’ Representatives

File Ref:

AUTHOR GENERAL MANAGER
DATE 19th JANUARY 2012

ATTACHMENT: Nil
ENCLOSURE: Nil.

ISSUE

Council to consider re-appointment of the Owners’ Representatives for Southern Water.

BACKGROUND

The initial appointment of the Owners’ Representatives for Southern Water expired in June 2011, however the appointments were extended for a further six months (to December 2011) in recognition that the House of Assembly Select Committee report could recommend that the system of Owners’ Representatives be replaced by some alternative.

The current representatives are Mayor Tony Foster, Mayor Graham Bury and Mr Henry Edgell.

DETAIL

As Councillors are fully aware, more recently it has been decided to conduct a further review of the Water and Sewerage Corporations to determine whether or not they should be merged into a single Company and to determine the governance arrangements for such an entity. This had again caused uncertainty about the future role of Owners’ Representatives and the question again arose about whether or not it would be necessary to commence a lengthy process to appoint Owners’ Representatives for three years from 1st January 2012.

The STCA has requested individual Councils to consider what course of action their Councils would favour regarding the appointment of Owners’ Representatives.

The alternatives seemed to be to:

- a) Undertake a process to appoint Owners Representatives for three years from 1st January 2012; or
- b) Extend the current appointments for a further period of, say, six months subject, of course, to the current Representatives’ agreement.

Based on preliminary feedback, it appears that the majority of Councils favour an extension of a further six months, however an opinion has been expressed that this

should be the final extension and that if the issue of creation of a single Statewide company was still unresolved before expiry of the lengthened terms of appointment, a selection process should be commenced.

Note: Mr Edgell has advised that he did not wish to have his term extended beyond 30th June 2012.

Human Resources & Financial Implications – Nil.

Community Consultation & Public Relations Implications – N/A.

Policy Implications – To resolve this matter at least 9 or 75% of the Council Owners are required to agree on a course of action.

Priority - Implementation Time Frame – Immediate.

RECOMMENDATION

THAT Council resolve to support the STCA recommendation that:

- (a) **new Owners’ Representative appointments for a three year term be deferred until 1 July 2012;**
- (b) **the existing Owners’ Representatives be reappointed for a six month period commencing 1 January 2012.**

C/12/01/054/10807 DECISION

Moved by Clr J L Jones OAM, seconded by Clr B Campbell

THAT Council resolve to support the STCA recommendation that:

- (a) new Owners’ Representative appointments for a three year term be deferred until 1 July 2012;
- (b) the existing Owners’ Representatives be reappointed for a six month period commencing 1 January 2012.

CARRIED.

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 J L Jones OAM	

12.6 WATER

Strategic Plan Reference – Page 15	
1.6.1	Increase the number of properties that have access to reticulated water.
1.6.2	Continue to provide domestic drinking water that meets the Australian Drinking Water Guidelines.

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 15	
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 PUBLIC AMENITIES

Strategic Plan Reference – Page	
1.12.1	Develop a policy framework along with design guidelines for public amenities

Nil.

12.13 OFFICER REPORTS – WORKS & TECHNICAL SERVICES (ENGINEERING)**12.13.1 Manager - Works & Technical Services Report**

File Ref: 3/075

AUTHOR MANAGER – WORKS & TECHNICAL SERVICES
DATE 20th JANUARY 2012

ROADS PROGRAM

Gravel re-sheeting activities – Brown Mountain Road and Springvale Road; Roadside Slashing – Stonehouse Road and Woodsdale area; Maintenance Grading – Tunnack area.

Applications - DIER Higher Mass Limits Route Assessment – Aprin Transport

Aprin Transport has applied to the Department of Infrastructure Energy & Resources (DIER) for an extension to Permits previously granted under the Vehicle and Traffic (Vehicle Operations) Regulations 2001, for an increased Permissible Mass Limit. The Vehicle Operations Branch of DIER have written to Council requesting input to their decision making process.

Council are reminded that if a refusal is the outcome of the Council assessment of the route, then this decision is reviewable and that any refusal is required to be accordance of the Local Government (Highways) Act 1982

The Permits are requested for the following locations

85 WOODSDALE BACK ROAD (D & V CLINE) TO THE MIDLAND HIGHWAY AT OATLANDS

Via 0.2km of Campbell's Road, 2kms of Woodsdale Back Road, 7.7kms of Woodsdale Road and 18.2kms of Tunnack Road.

Council has previously approved this application for a one month period, however an extension has been sought by Aprin Transport.

COUPE ES09Z (BARR) TO THE MIDLAND HIGHWAY AT JERICHO

Via 4.8kms of Rotherwood Road, and 9.7kms of Lower Marshes Road.

Council has previously approved this application for a one month period, however an extension has been sought by Aprin Transport.

Council's previous decision in respect of these applications, included the following conditions:

1. *Endorse the DIER Higher Mass Limits Route Assessment as being suitable for all four routes on a twenty four hour day basis for the duration of time nominated in the applications.*

2. *Receives evidence that Norske Skog has put a communication process in place to advise property owners that front the route of the impending activities.*
3. *Endorse the joint Complaint Resolution Process and that any complaints made in respect of the activities be reported to Council along with advice of contact details, along with mitigation actions undertaken by Norske Skog.*
4. *Requires that any damage to Council infrastructure resulting from activities associated with these Permits is to be repaired by Norske Skog to the satisfaction of the Manager, Works and Technical Services following completion of the designated period for each route.*
5. *require Norske Skog to arrange for the installation of a 'Stop Sign' to be erected at the junction of Woodsdale Road and Back Woodsdale Road.*

BRIDGE PROGRAM

Ongoing preparations for the capital renewal program.

QUARRYING PROGRAM

An arrangement has been made with Blackman Water Pty Ltd to sell the large rocks located within the St Peters Pass Quarry for \$3.00 (GST excl) per cubic recognising that the material will be used to repair the damaged spillway at the Blackman River Dam. The material is surplus to Council needs and the sale price recovers royalty and quarry licencing/reinstatement costs.

WASTE MANAGEMENT PROGRAM

Additional collections are being arranged on an 'as needed' basis due to increased usage. No other operation problems.

TOWN FACILITIES PROGRAM

Due to an increased number of visitors, arrangements have now been made for an employee to clean public toilets in the Oatlands, Campania and Kempton districts on a Saturday. This will include rubbish collection from roadside and park litter bins where necessary. This will be continued to the end of March 2012 and reviewed at that time.

WORKS SERVICES PROGRAM

Staff Leave/Resignations/Appointments

- C Whatley – Leave (23rd January to 27th January 2012)

The following Works and Technical Services issues were raised for discussion:

Roads Program – Inglewood Road – temporary ‘road hazard’ signs installed; Rhyndaston Road – requires maintenance (south of township).

Bridge Program – Elderslie Road Bridge – on-site works commencing 30th January 2012; Back Woodsdale Road – bridge railing replaced (Denholm issue); Inglewood Road Bridge replacements – timeframe to be confirmed;.

Town Facilities – Highway & Township Signage – contractor engaged to install signs; Kempton Coach House – heaped soil (adjacent to building) – possible use as a loading ramp; Kempton Streets – street trees in Louisa and Erskine Streets - require trimming; Oatlands Street Trees - watering.

Recreation Program – Campania Hall Car Park – minimum estimated cost of approx. \$25,000 to place FCR and seal. Costs substantially higher if a reasonable depth of FCR is used.

Community Capacity Program – Council acknowledged the level of assistance being provided to assist with the conduct of the Bullock Festival.

RECOMMENDATION

THAT:

- a) **the information be received; and**
- b) **the applications for Higher Mass Limits be approved subject to the inclusion of similar conditions imposed on the previous approvals for Lloyds North Pty Ltd.**

C/12/01/058/10808 DECISION

Moved by Clr B Campbell, seconded by Clr D F Fish

THAT:

- a) the information be received; and
- b) the applications for Higher Mass Limits be approved subject to the inclusion of similar conditions imposed on the previous approvals for Lloyds North Pty Ltd.

CARRIED.

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 J L Jones OAM	

12.13.2 Nuisances (Fire Abatement Notices) – Proposed Issuing Guidelines and Procedures

File Ref:

AUTHOR EXECUTIVE ASSISTANT – (K BRAZENDALE)
DATE 9TH DECEMBER 2011

ATTACHMENT: Abatement Notices to Fire Risk Properties Policy 2011

ISSUE

Submitted for final ratification.

BACKGROUND

Council at its meeting held 12th December 2011 endorsed the Policy entitled ‘Abatement Notices to Fire Risk Properties Policy 2011’.

Such a policy is required in order to focus resources in areas where the abatement of fire risks will achieve an improved safety outcome; and provide a level of practicality in terms of issuing Abatement Notices for fire related risk in outer lying areas.

The following is an extract from the *Local Government Act 1993*:

“Division 6 - Nuisances

199. Interpretation of Division 6

In this Division –

"land", in relation to a public health matter, includes premises;

"nuisance" includes anything that –

- (a) causes, or is likely to cause, danger or harm to the health, safety or welfare of the public; or*
- (b) causes, or is likely to cause, a risk to public health; or*
- (c) gives rise to unreasonable or excessive levels of noise or pollution; or*
- (d) is, or is likely to be, a fire risk; or*
- (e) constitutes an unsightly article or rubbish.*

200. Abatement notices

(1) If a council is satisfied that a nuisance exists, the general manager must serve a notice on–

- (a) any person whose act or default contributes to or causes the nuisance whether or not that act or default occurs wholly or only partly in its municipal area; or*
- (b) if the person cannot be ascertained or found, on the owner or occupier of the land on, or from which, the nuisance arises.*

(1A) *If the owner or occupier of land on or from which a nuisance arises cannot be ascertained or found, the general manager is to display a copy of a notice referred to in subsection (1) in a prominent position on that land.*

(2) *A notice under subsection (1) is to state –*
(a) the nature of the nuisance; and
(b) any reasonably necessary action to be taken to abate the nuisance; and
(c) the period within which such action is to be taken; and
(d) the person or persons responsible for ensuring that such action is taken; and
(e) that the council may take action under section 201.
(f)

(3) *A person served with, or specified in, an abatement notice must comply with the notice, unless the person lodges an appeal under subsection (5).*

Penalty:

Fine not exceeding 20 penalty units.

(4) *For the purpose of ascertaining whether a nuisance exists, the general manager may–*

- (a) enter and remain on land; and*
- (b) do any thing reasonably necessary for that purpose.*

(5) *A person served with, or specified in, an abatement notice may appeal to a magistrate within 14 days after service of the notice on any one or more of the following grounds:*

- (a) that a nuisance does not exist;*
- (b) that an action required by the abatement notice is unreasonable;*
- (c) that the period stated in the abatement notice is unreasonable.*

(6) *A magistrate may –*

- (a) order that the person is to comply with the abatement notice; or*
- (b) modify the abatement notice and order that the person and the council are to comply with the modified notice; or*
- (c) order that the council withdraw the abatement notice.*

201. General manager may take necessary action

(1) The general manager may take the necessary action to abate a nuisance if–

- (a) there is an immediate danger to any person or property; or*
- (b) the person causing the nuisance cannot be ascertained or found; or*
- (c) an abatement notice has not been complied with.*

(2) *If the general manager takes action under subsection (1), the general manager is to notify the owner and occupier of the land on, or from which, the nuisance arises accordingly.*

(3) *For the purpose of abating a nuisance under subsection (1), the general manager may authorise a person to–*

- (a) enter and remain on any land; and*
- (b) close off or fence any place; and*
- (c) do anything reasonably necessary for that purpose.*

(4) *The council may charge the owner or occupier of land for the cost of any action taken under subsection (1).*

(5) *A charge under subsection (4) is a charge on the land and is recoverable in the same manner as rates and charges.*

202. Appeal against general manager's action

(1) *If general manager takes action pursuant to section 201(1)(a) or (b), the owner or occupier of the land on or from which the nuisance arises may appeal within 30 days after service of a notice under section 200 to a magistrate on any one or more of the following grounds:*

- (a) that the action was unreasonable or unnecessary in the circumstances;*
- (b) that the danger to any person or property was not so immediate as to justify the action.*

(2) *A magistrate may –*

- (a) uphold the appeal; or*
- (b) dismiss the appeal.*

(3) *If a magistrate upholds an appeal, the magistrate may –*

- (a) award damages to the person who appealed for any loss suffered; and*
- (b) make an order in respect of any charges under section 201; and*
- (c) make an order requiring the council to undertake specified works.*

203. Nuisance orders

A court, in addition to, or instead of, imposing a fine under section 200(3), may make an order –

- (a) requiring the defendant –*
 - (i) to comply with the abatement notice within a period specified in the order or any other period the court determines; and*
 - (ii) to take such further action as may be necessary to prevent the likelihood of the nuisance recurring; or*
- (b) requiring the council to take the necessary action to abate the nuisance.*

204. Costs

(1) *In proceedings under this Division, a court may give any orders in relation to costs it thinks reasonable, including an order –*

- (a) for the person on whom an abatement notice is served to pay the council any costs incurred by it –*
 - (i) in the proceedings before it; and*
 - (ii) in taking any action to abate a nuisance under section 200 or 201; or*
- (b) for a council to pay any costs incurred by the owner or occupier of land in respect of which the council took action under section 200 or 201.*

(2) *If any costs awarded to a council are not paid within 3 years, the council may sell the land in respect of which an abatement notice is served in accordance with Division 11 of Part 9 as if the unpaid costs were unpaid rates.*

DETAIL

As mentioned above, such a policy is required in order to focus resources in areas where the abatement of fire risks will achieve an improved safety outcome; and provide a level of practicality in terms of issuing Abatement Notices for fire related risk in outer lying areas.

Basically, the approach taken at the moment is to require property owners to undertake the following:

1. Residential allotments - Clearing and removal of all grasses, scrub and undergrowth so that it is no longer that 150mm high.
2. Rural Residential (Blocks 2,000 m² or less) -

Cut and remove Weeds, Grass, Braken, Blackberries (leaving Shrubs, Trees and Garden Plants) to:

(a) a minimum distance of 2 metres along all boundaries, with the exception of the southern boundary adjoining _____, which shall be 3 metres; and

(b) a minimum distance of 1 metre around the house.

3. Rural Residential (Blocks 2,000 m² plus) -

Cut and remove Weeds, Grass, Braken, Blackberries (leaving Shrubs, Trees and Garden Plants) to:

(a) a fire break of three (3) metres wide is required around the property boundaries.

Note: The notice may also require the driveway to the House to be cleared to a minimum width of 3 metres and overhanging materials are to be cleared to at least 3 metres above ground.

One of the difficulties being experienced is where a complaint is received from a property owner in a 'rural area' where there are large adjoining landholdings. In most circumstances, to create a 3 metre fire break would require substantial effort and possibly provide little or no added protection in the event of bushfire.

In light of the above, unless special circumstances exist, it is considered that assessment and any issue of fire related abatement notices be limited to:

- a) all residential, rural residential and village areas; and
- b) property abutting such areas.

Human Resources & Financial Implications – efficient use of resources. If Council is required to address a matter through the nuisance abatement process, it becomes a charge on the property and can be recovered accordingly.

Community Consultation & Public Relations Implications – to be considered, noting that appropriate action will be taken if special circumstances exist.

Southern Midlands Council Web Site – N/A.

Policy Implications – Policy position.

RECOMMENDATION

THAT the Policy, as adopted at the previous meeting, be formally ratified.

C/12/01/063/10809 DECISION

Moved by Clr J Jones OAM, seconded by Deputy Mayor M Jones OAM

THAT the Policy, as adopted at the previous meeting, be formally ratified.

CARRIED.

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 J L Jones OAM	

ABATEMENT NOTICES TO FIRE RISK PROPERTIES POLICY 2011

A policy setting out the general approach and procedure in dealing with fire risks on private land in the Southern Midlands.

- 1.1. Council will ensure that all fire risks on land under its control in residential areas, or areas abutting residential areas are abated.
- 1.2. That Council instigate a routine assessment for the presence of fire risks on all residential, rural residential and village areas and property abutting such areas within the district during October of each year.
- 1.3. That on receipt of a complaint relating to the presence of a fire risk, council undertake an inspection as required.
- 1.4. That all vacant residential properties (house blocks), in the closed residential zones and abutting areas, be required to clear the property of flammable material (with the exception of properties located in sensitive/fragile areas – i.e. subject to sand blow etc).
- 1.5. That vacant rural residential areas and abutting areas be provided with a fire break of sufficient width in accordance with the requirements of the Tasmania Fire Service – planning conditions and guidelines for subdivisions in bushfire prone areas and at the discretion of the Manager - Environmental Services.
- 1.6. That council publish a fire risk removal notice in the local press, prior to the second week in November of each year and at other times when appropriate.
- 1.7. That owners or occupiers of land where risks are confirmed be served with a fire risk abatement notice requiring the removal of the risk within the period specified in that notice.
- 1.8. Council to instigate removal of the fire risk through the use of contractors, should no action be taken by the property owner within the designated time frame. All costs associated with the removal of the fire hazard to be at the property owners expense.
- 1.9. Where upon inspection, a fire risk is confirmed and is considered to be an immediate and serious danger to the public, council to instigate works immediately and the property owner advised in writing of council's actions.

- 1.10. Council will maintain a close working relationship with the Tasmanian Fire Service for the purpose of assessing and abating fire risk, where council is contested in its determination.
- 1.11. Intervention levels as provided by the Tasmanian Fire Services to be utilised by council in the assessment of fire risks and subsequent issue of fire risk abatement notices.
- 1.12. To provide appropriate training for those persons involved undertaking fire risk management assessments.

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.

Clr A O Green attended the meeting at 12.13 p.m.

13.2 TOURISM

Strategic Plan Reference – Page 17

2.2.1	Increase the number of tourists visiting and spending money in the municipality.
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13.2.1 Relocation of the ‘Old’ Callington Mill Cap

File Ref:

AUTHOR	MANAGER – NRM UNIT (M WEEDING)
DATE	18 TH JANUARY 2012

ISSUE

The ‘old’ Callington Mill cap was placed in Callington Park on a temporary basis in June 2010 when the new cap was installed on to the Mill tower. Options for the future of the old cap have been discussed periodically since that time. Given that a post and rail fencing is about to be erected at Callington Park at a section that would be needed to exit the cap from the park, it is timely that Council consider the future of the old cap. This is so it is removed from the park prior to the fence being erected.

DETAIL

The old cap was built by Tom Andrewartha in 1988 by steaming the timber on site to create the curves necessary to shape the cap. Fibreglass was placed on the external areas, however the detail of the timberwork can still be seen from the inside of the cap. There has been mixed reaction about what to do with this unique cap.

The suggestion of placing the cap at the Red Rocks section of the Midlands Highway, which is about 2 kilometres to the north of Oatlands township, has been mooted by various local community groups and individuals over the past twelve months or more. With a recommendation to Council to move the cap to the Red Rocks site from a meeting of the Lake Dulverton & Callington Park Committee (in 2011), the General Manager and some Council officers undertook a preliminary investigation to check the feasibility of the proposal. There is an excellent site with good visibility just to the left of the highway when travelling from the north towards Oatlands. The site is a natural clearing amongst bush trees, and could be accessed as a one off event directly from the highway by a low loader. Unless advised by Elliots’ Cranes to the contrary, it is believed that the site should be able to be accessed by a crane. If the cap were to be placed here it would be in a prime location to inform travellers of the upcoming Mill at Oatlands with a simple message such as ‘*Callington Mill - Oatlands 2 Kms*’. The area is on private land, however the landholders have given verbal permission for the cap to be placed at this location if Council desires.

Elliots Crane Hire and Aurora have recently been contacted to determine the cost of the move. Aurora will need to be involved as there are 2 stay wires and 3 sets of powerlines that will need to be elevated to fit the cap underneath once it is on the low

loader. Details of the height of the cap have been sent to Aurora. Preliminary estimates of costs from Aurora are estimated at \$600.00. This will be confirmed if it is clear that Council wish to proceed with the task. Aurora officers will then undertake a detailed onsite inspection of the relevant lines.

Elliot's Crane Hire has confirmed costs for the crane and low loader at \$150/hour for each, with a rigger for \$70/hr. The Transport Department will have to be involved to provide an escort on the highway. This will be at a rate of \$70/hr with the charge applying from depot to depot, equating to about 4 hours in total. If the Dept of Infrastructure, Energy and Resources (DIER) require a second pilot vehicle, this task can be undertaken by the rigger from Elliot's, or possibly the local police may be able to assist. Elliot's indicated that a maximum of 8 hours would be more than enough, and this could reduce substantially if the work can be tied in with the crane hire to move a cottage for the Oatlands Historical Society in February. In this case the crane would remain in Oatlands overnight.

Human Resources & Financial Implications Council has no budget allowance identified for this activity. At the time of the removal, Council staff would need to provide some assistance in respect to an overseeing /coordinating role including work on the paddock fence at the Red Rock site. The fence would need to be dismantled and reassembled. Without the cost for any Council staff involvement, it is estimated that the relocation of the cap would be in the vicinity of \$3,300, but possibly less if the crane time is less than 8 hours.

Community Consultation & Public Relations Implications Discussion on the proposal to move the cap to the Red Rocks site has been considered beyond the Lake Dulverton & Callington Park Committee deliberations. In September 2011 an informal meeting of the Oatlands Business owners (with about 20 at the gathering) had specific discussions on the possibility of moving the cap to this location. Mayor T Bisdée was also in attendance. It is understood that the idea was well supported by the group, particularly as they are very keen to increase the profile of the town and mill to travellers at an earlier stage than they are presently exposed to.

Web site Implications – N/A

Policy Implications – N/A

RECOMMENDATION

Submitted for discussion and direction, primarily due to lack of budget allocation, but acknowledging that the Cap must be removed at some stage – preferable prior to erecting fence between the Barrack Street Car Park and the adjoining paddock.

AMENDMENT TO THE MOTION**C/12/01/069/10810 DECISION**

Moved by Clr D F Fish, seconded by Deputy Mayor M Jones OAM

THAT Council proceed to submit a Development Application for the relocation of the old ‘Callington Mill Cap’ (i.e. presently situated in Callington Park) to the ‘Red Rocks’ section of the Midland Highway, approximately 2 klms north of Oatlands.

CARRIED.

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	

13.3 BUSINESS

Strategic Plan Reference – Page 18

- | | |
|--------|---|
| 2.3.1a | Increase the number and diversity of businesses in the Southern Midlands. |
| 2.3.1b | Increase employment within the municipality. |

Nil.

13.4 INDUSTRY

Strategic Plan Reference – Page 19

- | | |
|-------|---|
| 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 19

- | | |
|-------|--|
| 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

<p>Strategic Plan Reference – Page 20</p> <p>3.1.1 Maintenance and restoration of significant heritage structures.</p> <p>3.1.2 Retain and enhance the heritage values of towns within the municipality.</p>

14.1.1 Heritage Project Officer's Report

File Ref: 3/097

AUTHOR MANAGER HERITAGE PROJECTS (B WILLIAMS)

DATE 20th JANUARY 2012

ISSUE

Southern Midlands Heritage Projects – report from Manager Heritage Projects

DETAIL

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

- Final planning for the 2012 summer archaeological season. Excavations will take place in the Oatlands Gaol (gallows yard and solitary cells), as well as the 1830s tannery site in Callington Park. Survey work will be done at the 1820s Spring Hill Road Station, as well as a curatorial and public heritage program. A communications strategy is being developed, with a public open day scheduled for February 11th (invitations will be forwarded to Councillors prior to that day).
- Interpretation fitout of the Gaoler's Residence is progressing. Alan Townsend and Brad Williams are working with Darryl Rogers of Museum Mechanics on final panel layout and text.
- Gabion walls are almost half completed between the gaol yard and the pool.
- Architectural and engineering advice and specifications have been received on the Gaol Arch, with all documentation in-hand for the submission of the development application.
- Karen Bramich and Jen Jones (volunteer) have been working on the SMC archaeology lab procedures manual.

- A planning session for the Court House was held to guide management for the next year. A brief overview will be provided to a future Council meeting.

RECOMMENDATION

THAT the information be received.

C/12/01/072/10811 DECISION

Moved by Clr J L Jones OAM, seconded by Clr B Campbell

THAT the information be received.

CARRIED.

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 20**

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

14.2.1 Landcare Unit – General Report

File Ref: 03/082

AUTHORS NRM PROGRAMS MANAGER – M WEEDING
(CLIMATE CHANGE – G GREEN)

DATE 16TH JANUARY 2012

ISSUE

Southern Midlands Landcare Unit & Climate Change Report.

DETAIL

Climate Change

- Council data on street lighting, premises and fuel usage has recently been updated to enable accurate and effective tracking and reporting upon of energy usage across council business. This year we will move to monthly energy reporting (from Planet Footprint) which will enable regular performance data and highlighting of any usage inconsistencies that need to be brought to our attention.
- Review and update of Councils Climate Change Action Plan has commenced to make it complimentary to and consistent with Council's new Adaptation Plan (refer next point).
- Council's draft Climate Change Adaptation Plan, being produced through the STCAs Regional Climate Change Adaptation Project, will be completed by late January.
- Climate Connect Program Grant progress - results of the energy audit of council premises by John Todd will be presented at the January Council meeting.
- Helen and Maria have been busy with finalising all work required to have the walkway open for use between Oatlands through to Parattah. This task was achieved in the week before Christmas. A last 60 metre section of gravel was laid by hand adjacent to Stones property on Sunday 11th December. The last of the walkway marker pegs that relate to the walkway brochure were installed on Wednesday 21st. 40 of the new walkway brochures were delivered to the Tourism Centre immediately prior to the Christmas break, with a further call for more brochures requested by the first week of January. The centre reports good feed back from visitors that have used the track.

- Forward works include: concrete to be laid over the 4 major culvert crossings to avoid further washouts from floods (maintenance work). Two seats ordered in November 2011 are yet to arrive and be installed. Some interpretation signage is to be developed and placed.
- Graham spent some time at the St James cemetery site in Jericho in early summer. This site is one of the most important in the Southern Midlands as an example of a remnant native grassland community and associated threatened species. There are 5 threatened species present at this small site. Time was spent documenting the species, preparation of a mowing guide for the site, and liaison with key locals who help maintain the site i.e. mowing and weed control.
- The Landcare unit staff have been busy developing a funding application to the Australian Government under the Biodiversity Fund round. This closes at the end of January.
- Helen continues to assist the Works and Services Dept with correspondence and other issues as requested.

RECOMMENDATION

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

C/12/01/074/10812 DECISION

Moved by Clr D F Fish, seconded by Clr C J Beven

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

CARRIED.

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	

14.2.2 Request for SMC Endorsement for STCA to Release the Biodiversity Offsets Guidelines for Public Consultation

File Ref:

AUTHOR MANAGER – NRM UNIT (M WEEDING)
DATE 4TH JANUARY 2012

ENCLOSURES: Extract from the *Guidelines for the Use of Biodiversity Offsets* (The full report can be provided if requested).

ISSUE

The Southern Tasmanian Councils Authority (STCA) formed a Biodiversity Offsets Working Group early in 2010 comprising a combination of Planners and/or NRM staff from each of the southern councils. Each Council in the southern region contributed some funding to assist with the development of a preliminary Biodiversity Offset Guidelines Report. The report was recently completed by Pitt & Sherry and North Barker & Associates. The STCA propose to go out for public consultation with the guidelines, and as such is seeking endorsement from each of the southern region councils to release the report for comment. A similar report to this is being tabled for each of the Councils to consider.

DETAIL

The use of Biodiversity Offsets is an emerging planning tool being used by Planning Authorities across Australia when assessing the environmental impact of a proposed development. An offset site relates to an area outside the footprint of a development that compensates for the loss of high priority biodiversity values that would be impacted directly or indirectly by a development. Currently in the southern region, Hobart, Kingborough and Glamorgan Spring Bay Councils are the most active in using offsets as a planning and development tool. This is mainly due to the residential and subdivision development pressures in peri urban and coastal areas. The Biodiversity Offset Guidelines Report has a focus on the use of offsets as applicable under the legislation described in the *Land Use Planning and Approvals Act 1993* (LUPPA). Among other unsolved issues, the Report recognises that there are currently critical limitations on the ability to use offsets by Councils due to the spatial jurisdiction of Councils, the scope and content of Planning Schemes and the means to secure an offset. An extract of components of the report has been attached for information, noting that Council is not being asked to endorse the report, but consent to the report being made available by the STCA for public consultation. It should also be noted that not all councils may wish to pursue the use of biodiversity offsets. Use of offsets is a matter that Southern Midlands Council should possibly consider at some stage in the future.

Human Resources & Financial Implications – The public consultation phase will be undertaken by the STCA. The report does not outline any position on the subject of Biodiversity Offsets in respect of Southern Midlands Council, nor does it make any specific recommendations for change in the Southern Midlands Planning Scheme. On

this basis there should be no impact on any human resources or financial implications for Southern Midlands as a result of the endorsing the public consultation process commencing.

Community Consultation & Public Relations Implications – There should be no direct negative implications for Southern Midlands Council. The STCA will undertake the consultation for a 6 week period, commencing around the first week in March 2012. The final document will be tabled to the STCA Board before going back to individual Councils requesting endorsement.

Web site Implications – STCA intent to request that the document be made available on each council's web sites as part of the consultation process.

Policy Implications – NA

RECOMMENDATION

THAT Council, as one of twelve councils in the Southern region being asked by STCA, consent to the STCA releasing the document *Guidelines for the Use of Biodiversity Offsets - Dec 2011 (Pitt & Sherry, North Barker)* for public consultation purposes.

C/12/01/076/10813 DECISION

Moved by Clr A O Green, seconded by Clr B Campbell

THAT Council consent to the release of the document *Guidelines for the Use of Biodiversity Offsets - Dec 2011 (Pitt & Sherry, North Barker)* for public consultation purposes.

CARRIED.

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	√

Mr J Lyall (Manager – Works & Technical Services) left the meeting at 12.20 p.m.

The meeting was suspended for lunch at 12.32 p.m. and resumed at 1.15 p.m.

Council Address:

Mr Vin Barron (Chairman of the Southern Tasmanian Regional Tourism Steering Committee) made a presentation on the proposed establishment of a new Southern Regional Tourism Organisation (RTO).

14.3 CULTURAL**Strategic Plan Reference – Page 21**

3.3.1	Increase the retention, documentation and accessibility of the aboriginal convict, rural and contemporary culture of the Southern Midlands.
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Nil.

14.4 REGULATORY (OTHER THAN PLANNING AUTHORITY AGENDA ITEMS)**Strategic Plan Reference – Page 21**

3.4.1	A regulatory environment that is supportive of and enables appropriate development. Identify and protect areas that are of high conservation value
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14.4.1 Progression Towards a New Southern Midlands Planning Scheme and the Southern Tasmania Regional Planning Project

File Ref: 9/084

AUTHOR MANAGER STRATEGIC PROJECTS (D MACKEY)

DATE 17TH JANUARY 2012

ATTACHMENTS Email correspondence from STCA dated 12th January 2012.

ENCLOSURE Project plan and project flow-chart.

BACKGROUND

The Southern Tasmania Regional Planning Project has now concluded the first major phase of the Project, being the delivery of a Southern Regional Land Use Strategy to the Minister for Planning and its subsequent formal declaration as a statutory *Regional Strategy* in October 2012. This followed its endorsement by all twelve Southern Tasmanian Councils.

The second major output of the Southern Tasmania Regional Planning Project is a suite of contemporary and consistent planning schemes, one for each of the twelve Planning Authorities in Southern Tasmania.

All new planning schemes in the State will have to be based on the State's Planning Scheme Template for Tasmania. However the Template only provides the 'bare bones' of planning schemes - primarily in layout, structure, definitions and common zone names. It does not provide the actual operational provisions and standards that are the 'engine room' of planning schemes in a day-to-day sense. This will need to be drafted by individual Councils or Councils acting together within a region.

In terms of acting together; the Southern Regional Planning Project intends developing a ‘regional model planning scheme’, which will be constituted by the intended regionally-common planning scheme provisions, set within the State’s Template.

A large portion of future consistency and commonality between planning schemes, therefore, will come from the regional model planning scheme. However in recognition that there are genuine differences and peculiarities across the region, each planning scheme will also contain planning scheme provisions particular to it. These ‘local provisions’ will have to be drafted by individual councils.

Therefore, the new planning schemes will include content provided from three sources:

- The State (the Planning Scheme Template for Tasmania and any State-wide Codes)
- The Region (the Regional Model Planning Scheme and any Region-wide Codes)
- The Local Council (local provisions necessary to reflect specific local circumstances or protect important local values, plus any specific Council Codes and Specific Area Plans).

Enclosed with the agenda is the draft project plan project flow-chart showing the anticipated process forward to develop a regional model planning scheme and then each Council’s individual planning scheme.

It is an expectation of the Minister that each region will produce a high level of commonality between their schemes. It is therefore important that each Council within a region keeps in step with the others in the scheme drafting process. Ideally, all new draft interim planning schemes for a region should be lodged with the Minister around the same time. The timelines within the project flow-chart recognises this, with draft interim schemes being submitted to the Minister in early 2013, (although this could be shortened depending on the amount and depth of possible changes resulting from Councillor workshops and public consultation).

It is noted that it is expected that the Northern region will be completing their draft interim planning schemes and submitting them to the Minister over the next 2 or 3 months. It is expected the North West will be submitting their schemes in the second half of 2012, with the South to follow. All schemes will need to be assessed by the Tasmanian Planning Commission, and its resources are expected to be fully stretched. Therefore, even if the timeframe for Southern schemes could be shortened, the TPC would likely not have the resources to deal with them during 2012 in any case.

FUTURE OF THE SOUTHERN REGIONAL PLANNING PROJECT: FUNDING

In November 2011 the project management arrangements for the Southern Regional Planning Project changed due to the exhaustion of the project funds provided by the

State Government. The two joint project managers then ceased to be engaged at the STCA on the project.

A further amount of funding was made available from the State to the STCA to enable the project managers to return on an ad hoc / casual basis in the first part of 2012 to complete the Regional Model Planning Scheme and first-draft zone maps.

As indicated in the project flow-chart, the Regional Project needs to run well into 2012, and likely to the first part of 2013.

The Southern Tasmanian Councils Authority has therefore been negotiating with the Minister for additional funding. As indicated in Attachment A, an agreement has been reached wherein:

- The Councils collectively loan the STCA \$120,000 in the current financial year.
- The State Government will repay the Councils in the next financial year.
- In order to be eligible for the refund, Councils must have progressed their draft planning schemes to the stage of being workshopped with their elected member prior to 30 June 2012.
- Councils will receive the refund upon lodgement of their draft interim planning scheme with the Tasmanian Planning Commission.

The STCA has proposed that each Council contribute the same amount: \$10,000.

It is noted that this differs from the STCA's often-adopted approach to jointly funded projects wherein Councils contribute in proportion to their size. However the proposed equal arrangement reflects the fact that each Council is benefitting equally from the regional approach.

COUNCIL OFFICER ARRANGEMENTS

Councillors will be aware that Council's Damian Mackey has been engaged as one of the two Joint Project Managers with the Regional Project over the last two and a half years, on a three days per week basis.

Assuming the abovementioned project funding arrangements are agreed and the project continues, Damian will be engaged on the Regional Project almost full time – likely 8 or 9 days per fortnight. One or two days per fortnight will be retained at Southern Midlands, largely to coordinate Council's efforts in developing its local planning scheme provisions.

Arrangements are being put in place to cover Damian's other Southern Midlands work.

RECOMMENDATION

THAT Council agree to the provision of \$10,000 in funds to the STCA for the Southern Tasmania Regional Planning Project, noting the agreement with the State for the funds to be refunded in the 2012-2013 financial year (to be financed internally pending reimbursement).

C/12/01/080/10814 DECISION

Moved by Deputy Mayor M Jones OAM, seconded by Clr C J Beven

THAT Council agree to the provision of \$10,000 in funds to the STCA for the Southern Tasmania Regional Planning Project, noting the agreement with the State for the funds to be refunded in the 2012-2013 financial year (to be financed internally pending reimbursement).

CARRIED.

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	

ATTACHMENT A

From: hunn@netspace.net.au
Subject: **Regional Planning project**
Date: 12 January 2012 3:28:14 PM
To: davidm@freycinet.tas.gov.au, executiveassistant@dvc.tas.gov.au, robert.higgins@tasman.tas.gov.au, ron@brighton.tas.gov.au, tkirkwood@southernmidlands.tas.gov.au, leyles@centralhighlands.tas.gov.au, gdoyle@huonvalley.tas.gov.au, heathn@hobartcity.com.au, PBrooks@gcc.tas.gov.au, bill.costin@sorell.tas.gov.au, salisburyh@hobartcity.com.au and 4 more...
Cc: davidjlovell@gmail.com, dmackey@stca.tas.gov.au

Dear General Managers,

As per our discussions prior to Christmas I have re-negotiated the arrangements with the State Government for funding of the regional planning project.

The report is attached to the STCA minutes, but in summary the Ministers office has agreed to the following arrangements:

- That the Councils loan the STCA \$120,000 to fund the regional planning project through till the end of the 2011/2012 financial year.
- That the State Government reimburse the councils their contribution in the 2012/2013 financial year.
- That the repayment of the money be based on the pre-condition that councils have had their first workshop with elected members to review their draft planning scheme by the 30th of June.
- That funds are repaid to individual councils once their final draft interim scheme is lodged with the Tasmanian Planning Commission.

The Planning Schemes that are subject to this arrangement are:

- Hobart City; Glenorchy City; Clarence City; Kingborough; Sorell; Derwent Valley; Tasman; Central Highlands; Southern Midlands; Brighton; Glamorgan Spring Bay; Huon Valley

Given the distribution of involvement of the regional planning resource in the various councils, it is proposed in the STCA Board report that the apportionment of the loan across the region be on an equal basis, with \$10,000 being sought from each Council.

Each Council will be able to invoice the Tasmanian Planning Commission for a refund of its \$10,000 when you submit your Planning Scheme.

Damian Mackey has put together a project plan for the work that the region will be doing over the next 6 months and he is currently arranging to discuss this with either GMs or senior planning staff of each council.

14.5 CLIMATE CHANGE

Strategic Plan Reference – Page 21

3.5.1 Develop strategies to address issues of climate change in the Southern Midlands.

Nil.

15 OPERATIONAL MATTERS ARISING LIFESTYLE**15.1 YOUTH****Strategic Plan Reference – Page 22**

4.1.1 Increase the retention of young people in the municipality.

15.1.1 January 2012 School Holiday Program*File Ref:*

AUTHOR COMMUNITY RECREATION OFFICER (G HUNT)
 DATE 13th DECEMBER 2011

ATTACHMENTS 1. Projected Program Budget
 2. School Holiday Program – January 2012 Flyer

BACKGROUND

Council has provided a School Holiday program for the youth of the municipality since May 2008. The varied program has received very positive feedback and is run at a very cost effective outlay from Council funds.

CURRENT SITUATION

Please refer to Attachments 1 & 2 which outline this January’s activities and an estimated cost Summary. As can be seen, considerable human and financial support has been obtained from external sources such as the Rural Primary Health Services and Communities for Children (via the “Connecting Families and School Communities” program) which lessens the burden on Council’s staff and financial resources.

FINANCIAL IMPLICATIONS

On current budget estimates, Councils contribution to the four days of activities is \$127.40 which equates to less than 3% of the total cost of the January 2012 program.

RECOMMENDATION**THAT the information be received.****C/12/01/084/10815 DECISION**

Moved by Deputy Mayor M Jones OAM, seconded by Clr C J Beven

THAT the information be received.

CARRIED.

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	

SCHOOL HOLIDAY PROGRAM BUDGET (JAN/FEB 2012)

Date	Event	Number of Attendees	Program Cost/Entry Fees	Extra Cost	Catering (BBQ)	Transport	Day Cost
6th January 2012	Launceston Aquatic	40	\$3.50	\$74.40	\$0.00	\$700.00	\$914.40
18th January 2012	Cartoon Man/ Glenorchy Pool	40	\$400.00	\$173.00	\$0.00	\$600.00	\$1,173.00
25th January 2012	Glimar Man / PCYC	40	\$220.00	\$200.00	\$120.00	\$600.00	\$1,140.00
1st February 2012	Woodfield Lodge	44	\$20.00	\$33.00	\$120.00	\$600.00	\$1,380.00

Total Costing for All Programs**\$4,607.40**

Communities for Children	1,400.00
RPHS	1,440.00
Southern Midlands Council	127.40
Attendance Fees	1,640.00
Total Costing for All Programs	\$4,607.40



YOUTH SCHOOL HOLIDAY PROGRAM – JANUARY 2012

Southern Midlands Council, in conjunction with Rural Primary Health Service - Oatlands, and the "Connecting Families and School Communities" Program are once again pleased to announce an exciting array of excursions being held during the upcoming January 2012 school holiday period .

Day 1

Wednesday 11 January 2012

A coach trip to the fun filled Launceston Aquatic Centre. Children are to bring their own lunch or purchase from the Aquatic Centre or Epping Forest on the way up (bus will also stop off again on the return). Full and unlimited access to the huge water slide is included.

Cost is \$10.00 per child

Day 2

Wednesday 18 January 2012

Get your belly ready for a good giggle and check out the amazing works of the Cartoonist Man at Tolosa Street Park. He will demonstrate and teach the Art of Cartooning in two informative sessions. Of course, we'll have some games and running around too. Then we'll head off for some Splish and Splash fun at Glenorchy pool. Participants are to provide their own lunch.

Cost is \$10.00 per child

Day 3

Wednesday 25 January 2012

A day at Hobart Police Citizens Youth Club where we will be greeted by "The Glimar Man" who will teach us about the art of airbrushing and help us create our own cool masterpieces. An exercise and games workout will be conducted by the PCYC alongside the airbrushing session and an optional visit to "The Link" Youth Health Service close by is also available for attendees. BBQ lunch will be provided.

Cost is \$10.00 per child

Day 4

Wednesday 01 February 2012

A fun filled day of outdoor activities and games, bushwalking, flying fox, water slide, damper making and lots more at the Woodfield Centre, Dysart – just a short coach trip down the Highway for most. BBQ lunch will be provided and we can even eat our own bread. Please bring appropriate footwear for bush activities, your bathers and a change of clothes.

Cost is \$10.00 per child

Bookings are essential and are to be made prior to close of Business on Friday 9th December 2011 Age limits of 9 – 16 apply and numbers are limited. Please dress appropriately for the relevant activities. BYO snacks, drinks, sun hat and sunscreen for all days. If you have any special dietary needs please bring own food with you. **Any participants with significant medical conditions should provide a full emergency plan and appropriate medication/treatment – Failure to do so will result in exclusion from program/s.**

Bookings can be made through Belynda at Council's Kempton office on 6259 3011 during office hours, and will be on a "first come – first served" basis. Parent permission forms are required for all excursions and medical history forms are also required for all children. Payment is to be made at the time of booking. If you find that your child is unable to attend prior to the day's excursion, please let us know immediately as we invariably have waiting lists for each day.

Come along and join the fun.

Greg Hunt &
Belynda Loveless

Karla Otten &
Corina McCarthy

Kelly Woodward

SMC

RPHS

CFaSC

16.2.1 Woodsdale Cemetery – Future Ownership & Management

File Ref:

AUTHOR GENERAL MANAGER

DATE 17th JANUARY 2012

ATTACHMENT: Nil

ENCLOSURE: Nil

ISSUE

Council to consider its position in relation to the future ownership and management of the Woodsdale Cemetery, acknowledging the community's desire to manage the operation.

BACKGROUND

I am informed that the Woodsdale Cemetery has been in operation for approximately 136 years. At all times the Cemetery has been maintained by the local community; is operated in accordance with relevant legislation; and all records are in tact.

In recent years, Councillors would be aware that the State Government, through Crown Land Services and the 'Crown Land Assessment Classification (CLAC) process, has been reviewing ownership of all unallocated Crown Land reserves. During this process, the Southern Midlands Council was actually offered the opportunity to take ownership of the Cemetery however Council declined this offer.

Subsequent to the CLAC process, the Woodsdale community under the auspices of the Woodsdale/Levendale History Room (being an incorporated body and hence legal entity) have entered into a lease with the Crown. The lease is for a period of ten (10) years and expires in February 2021. The annual lease payment is one percent (1%) of the value, indexed every two years. The operators are required to maintain relevant insurances etc.

Possible purchase of the property was investigated prior to leasing however it was determined that this was not practical due to the Crown requiring an up-front application fee of \$895, plus an indication that the Crown would require a commercial return on the property (estimated value of \$21,000).

It is fair to say that despite wide ranging support within the community to operate and manage the Cemetery, there is some discontent regarding the formal lease being with the History Room.

DETAIL

Following recent discussions with representatives of the Cemetery Management Committee, the community is still eager to take ownership of the property. An approach has been made to Council to assess options to achieve this desired outcome.

Prior to assessing the options, advice was sought from Crown Land Services as to whether the CLAC process (or similar) was still available as a means of transferring property ownership to Council. The advice received is as follows:

“I refer to our telephone conversation on 14 December 2011 in which you asked whether the Woodsdale Cemetery would be available for transfer to Council.

When Council declined to accept the transfer of the land under the Crown Land Assessment and Classification (CLAC) Project several years ago, the decision was then made to retain the land as Crown land.

Crown Land Services has subsequently leased the land to the Levensdale and Woodsdale History Rooms Inc for “public cemetery” purposes for 10 years from 1 February 2011.

Although the CLAC Project has now closed I confirm, subject to the approval of the Minister (administering the Crown Lands Act 1976), that the land could transfer to Council on the same basis as the other properties that transferred under the CLAC Project. In this regard, no consideration (purchase price) would be payable, but Council will be responsible for all costs associated with the issue of a title for the land and its transfer into Council’s name.

In recognition that no consideration will be payable, a “determinable” title would transfer containing conditions that require Council to use the land only for cemetery purposes. Council also must not sell the land (or any part of it) without prior written approval of the Minister.

Since our discussion, I have obtained some information about the transfer costs and these costs are as estimated as follows:

Survey – ±\$5,200 (including GST)

Title transfer fee (payable to Recorder of Titles) - \$183.40

Stamp duty (payable to Treasury) - \$370.00

As the land is now subject to a lease, it would be appropriate for the lessee to be consulted prior to proceeding with the proposed transfer.

I would appreciate your advice in due course as to whether Council is interested in proceeding having regard to the information that I have provided.”

Basically I consider that the following options are available to Council:

1. Maintain status quo;
2. Council agree to take ownership of the property (through the above process) with the intent to retain ownership of the property. A Council Management Committee could then be established to be responsible for the management and operation of the Cemetery. This is not consistent with the community’s desired outcome;

3. Council agree to take ownership of the property (through the above process) with the intent to subsequently transfer ownership to a newly created legal entity – established for the specific purpose of owning and managing the Cemetery (as opposed to transferring ownership to the Woodsdale/Levendale History Room incorporated body).

Notes:

- The representatives of the Cemetery Management Committee would be prepared to incorporate etc.
- If this option was progressed, the intent would be to fully inform the responsible Minister (administering the Crown Lands Act 1976) at the outset that it would be Council's intent to subsequently transfer ownership and retain the sale proceeds*.

** In relation to sale proceeds, where Crown Land is transferred to Council under the CLAC process, the transfer Agreement requires Council to remit the sale proceeds to the Crown should the property be sold or transferred (unless otherwise approved by the Minister).*

Under existing legislation, the Minister has no authority to sell or dispose of Crown Land to any person/entity for less than the determined value. The suggested process would effectively give Council the discretion to sell (or transfer ownership) of the property for a lesser value (subject to following its statutory procedures).

Human Resources & Financial Implications – The Cemetery Management Committee is willing to meet all costs that would be incurred by Council through the process.

Community Consultation & Public Relations Implications – Council aiming to facilitate and achieve a desired outcome within a local community. It is confirmed that the History Room is willing to relinquish the Lease when necessary

Council Web Site Implications: N/A

Policy Implications – N/A.

Priority - Implementation Time Frame – As soon as practicable.

RECOMMENDATION

THAT:

- a) the information be received;
- b) Council confirm its willingness to initiate a process that will ultimately achieve local ownership of the Woodsdale Cemetery (through a newly created legal entity); and
- c) Council confirm that the process detailed in Option 3 be progressed.

C/12/01/090/10816 DECISION

Moved by Deputy Mayor M Jones OAM, seconded by Clr D F Fish

THAT:

- a) the information be received;
- b) Council confirm that it will initiate a process that will ultimately achieve local ownership of the Woodsdale Cemetery (through a newly created legal entity); and
- c) Council confirm that the process detailed in Option 3 be progressed.

CARRIED.

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	

15.2 AGED**Strategic Plan Reference – Page 22**

4.2.1 Improve the ability of the aged to stay in their communities.

15.2.1 Midlands Multi Purpose Reference Group – Final Report and Recommendations*File Ref:*

AUTHOR GENERAL MANAGER (MMPHC REFERENCE GROUP)

DATE 19th JANUARY 2012

ATTACHMENTS: Extract from the Council Meeting Minutes – July 2011
 MMPHC Reference Group – Meeting Notes (No 1)
 MMPHC Reference Group – Meeting Notes (No 2)

ISSUE

Council to consider the final report and recommendations from the Midlands Multi-Purpose Reference Group which was established to consider:

- a) land availability to cater for the construction of the proposed Clinical Education and Training Centre (Student Accommodation); and
- b) an approach by the Oatlands District Homes Association to acquire 7 Church Street for the purpose of building additional homes units.

BACKGROUND

Council, at its meeting held in July 2011, considered correspondence received from the Department of Health and Human Services (Asset Management Services). It requested Council to consider the sale of 7 Church Street, Oatlands for the purpose of constructing residential accommodation associated with its ‘Clinical Education and Training Centre Project.

At approximately the same time, the Oatlands District Homes Association had also expressed an interest in acquiring 7 Church Street, Oatlands for the purpose of building additional homes’ units.

A copy of that report is attached, and the following decision was made:

“THAT:

- a) *Council endorse the proposal to establish a Reference Group for the purpose of preparing a development concept for the ‘MMPHC precinct’ (as detailed above); and*
- b) *Council seek agreement from each of the organisations to participate in the process and nominate a representative accordingly.”*

DETAIL

The MMPHC Reference Group met on three occasions. I refer to the attached notes from the first two meetings held 31st August 2011 and 26th September 2011.

The Reference Group held its final meeting on 18th January 2012 at which the Department of Health and Human Services confirmed that it had finalised the purchase of 10 Wellington Street, Oatlands from the Byrne Estate. This property will be used as student accommodation associated with the Clinical Education and Training Centre. This negated the need for the DHHS to purchase a separate parcel of land for this purpose and enabled the Reference Group to consider alternative uses, primarily for the balance of Ambulance Garage property and 7 Church Street.

In light of the above, the Reference Meeting Group then proceeded to develop and confirm the following recommendations which are submitted to Council for formal consideration:

1. That the Ambulance Garage property in Church Street, Oatlands (PID 1819982) be identified as the preferred property to be allocated for future Tasmanian Ambulance Service requirements and that Council and TAS should proceed to investigate sale and transfer of ownership (Council and TAS to progress);
2. That 7 Church Street (PID 5841917 – gifted property from Seddon Mitchell estate) - be confirmed as being the most suitable for future development of additional homes association units and that Council and the Oatlands District Homes Association should proceed to investigate sale and transfer of ownership;
3. That Council and the DHHS resolve the issue of the MMPHC buildings being located across two property boundaries (owned by DHHS and Council), and that a boundary adjustment be undertaken to include all buildings on the one Title (preferred boundary to be confirmed by Council). It was also noted that any boundary adjustment should ensure that there is adequate access to the rear property owned by Glen Grove Properties (PID 7290530); and
4. That depending upon development timeframes, the TAS and ODHA continue to liaise in relation to assessing and designing the most cost effective sewerage and stormwater disposal options for the two adjoining properties.

Human Resources & Financial Implications – Following initial consideration by Council, each of the recommendations will be separately addressed in more specific reports to Council. These will address the resourcing and financial implications.

Community Consultation & Public Relations Implications – Membership of the Reference Group enabled full input and consultation with the relevant stakeholders.

Policy Implications – Policy position.

Priority - Implementation Time Frame – Immediate.

RECOMMENDATION

THAT:

- a) the information be received;
- b) Council “in-principle’ endorse the recommendations made by the MMPHC Reference Group, acknowledging that more specific detail in relation to each recommendation will be the subject of further reports.

C/12/01/093/10817 DECISION

Moved by Clr A O Green, seconded by Clr J L Jones OAM

THAT:

- a) the information be received;
- b) Council “in-principle’ endorse the recommendations made by the MMPHC Reference Group, acknowledging that more specific detail in relation to each recommendation will be the subject of further reports.

CARRIED.

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 MINUTES

21. BUSINESS IN “CLOSED SESSION “

21.1 DEPARTMENT OF HEALTH AND HUMAN SERVICES (ASSET MANAGEMENT SERVICES) RE: CLINICAL EDUCATION AND TRAINING CENTRE PROJECT & CHURCH STREET PROPERTIES

File Ref:

AUTHOR GENERAL MANAGER
DATE 18th JULY 2011

ATTACHMENT: Refer letter dated 20th June 2011
ENCLOSURE: Nil

ISSUE

1. Council to consider land availability to cater for the construction of the proposed Clinical Education and Training Centre; and
2. Council to consider a broader proposal to establish a Reference Group for the purpose of preparing a development concept plan for the ‘MMPHC precinct’.

BACKGROUND

Councillors will recall previous discussions relating to this project, whereby three property options that involve Council were identified and considered. They being:

- Church Street, Oatlands (PID 1819982)– Ambulance Station property
- 16 Church Street, Oatlands - Council owned house (long-term lease to the University Department of Rural Health);
- 7 Church Street, Oatlands (PID 5841917) – gifted property from Seddon Mitchell estate (PID 5841917); and

In relation to the latter property, Councillors would also be aware that the Oatlands District Homes Association has also expressed an interest in acquiring 7 Church Street, Oatlands for the purpose of building additional homes’ units.

DETAIL

In reference to the DHHS letter, it indicates that 7 Church Street is considered more suitable for the construction of residential accommodation for use by clinical students (and others as required). It also provides comment in relation to the property where the ambulance station is situated.

The DHHS wish to pursue discussions on the viability of acquiring 7 Church Street and what costs may be involved.

Both parcels of land (7 Church Street and Ambulance Station property) are considered to have key strategic values given their close proximity to the Midlands Multi-Purpose Health Centre. Any future development of these properties needs to be carefully considered – also taking into account the communities desires and expectations.

Whilst there is broad knowledge within the community regarding the two proposals, in the absence of having a detailed understanding of both the DHHS plans (i.e. in respect to building requirements, direct linkages to the Centre, timing, budget amount and availability etc); and the Homes Association (re: number of Units, land area required, timing etc.), it is difficult to assess options and reach an informed decision. The reference to Ambulance Tasmania's future plans to locate a paramedic at Oatlands further complicates the issue. For example, why accommodation for a paramedic can't be incorporated in the Clinical Education and Training Centre?

In light of the above, I would strongly suggest the establishment of a 'short-term' reference group, with representatives from each of the above organisations. The aim of this group would be to consolidate all plans, and effectively try and prepare an overall development concept plan for the 'precinct'. This group may also consider adjoining land parcels which are privately owned.

The following representation is proposed:

- One Council representative;
- One representative from DHHS (Asset Management Services) – recommend Sue Ashlin;
- One senior representative from the MMPHC;
- One representative from the Oatlands District Homes Association;
- One representative from the MMPHC Community Advisory Committee; and
- One representative from Ambulance Tasmania (if prepared).

The group would be assisted by various Council officers from an administrative, planning and design perspective.

The desired outcome of this process would be a firm recommendation to Council regarding the preferred development option for the respective properties (and the identification of any other associated issues that may need to be progressed).

Human Resources & Financial Implications – it is envisaged that there would be no direct costs, other than staff resources.

Community Consultation & Public Relations Implications – The proposed establishment of a reference group will enable considerable community input and hopefully result in an agreed vision for the future development of this precinct.

Council Web Site Implications: N/A

Policy Implications – N/A

Priority - Implementation Time Frame – Immediate.

RECOMMENDATION**C/11/07/126/10651 DECISION**

Moved by Deputy Mayor J L Jones OAM, seconded by Clr A O Green

THAT:

- c) Council endorse the proposal to establish a Reference Group for the purpose of preparing a development concept for the ‘MMPHC precinct’ (as detailed above); and
- d) Council seek agreement from each of the organisations to participate in the process and nominate a representative accordingly.

CARRIED.

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

Department of Health and Human Services
BUSINESS SERVICES NETWORK - ASSET MANAGEMENT SERVICES

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Contact: Sue Ashlin
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E-mail: suzanne.ashlin@dhhs.tas.gov.au
File:

SOUTHERN MIDLANDS COUNCIL

Rec'd 22 JUN 2011
File no. 5841917
Doc. Id.

Tim Kirkwood
General Manager
Southern Midlands Council
71 High Street
OATLANDS TAS 7120

Dear Tim

Subject: Rural Inter professional Clinical Education & Training Centre (RICETC) project - Oatlands

I am writing to you following our meeting in April regarding acquisition of land suitable for the construction of residential accommodation for clinical students.

As you may recall DHHS has been successful in receiving Commonwealth funds to increase student capacity (both in residential accommodation and hospital infrastructure) at five nominated rural sites. One of those sites is Oatlands.

During our meeting we discussed options for the residential accommodation component of the project. Current properties available for purchase, in Oatlands, are either not suitable due to the high maintenance that is required by DHHS or are far more expensive than the budget will allow.

Two parcels of land, currently owned by the Southern Midlands Council, have been identified that may be suitable for construction of a residential property. The first is the site that currently occupies the Ambulance Tasmania vehicle garage in Church Street; the second is the property at 7 Church St which currently has a 1956 cottage.

In confidential discussions with Ambulance Tasmania they indicate their desire for facilities for a full-time paramedic at Oatlands sometime in the future, making the current land parcel with the garage unsuited to this project. Taking this into consideration the property at 7 Church St is considered more suitable for the construction of residential accommodation for use by clinical students (and others as required).

We would like to pursue discussions with your office on the viability of such an acquisition and what costs may be involved.

Yours sincerely

Sue Ashlin
Acting Manager, Infrastructure Investment

20 June 2011

MMPHC REFERENCE GROUP - MEETING NOTES (NO 1)

**MEETING HELD WEDNESDAY 31st AUGUST 2011,
COMMENCING AT 2.00 P.M.**

1. Welcome and Introductions

Attendance:

Southern Midlands Council - Clr Mark Jones OAM, Tim Kirkwood (General Manager), David Cundall (Planning Officer).

MMPHC Community Advisory Committee – Athol Bennett

Oatlands District Homes Association – Graeme McDermott (President)

DHHS – Jenny Mason-Cox (Site Manager), Gary Armstrong, Sue Ashlin (Acting Manager Infrastructure Investment), Martin Bloomfield (Business Manager).

2. Apologies:

Andrew Benson (Manager – Development & Environmental Services)

3. Purpose of Reference Group

Establishment of the reference group was prompted by the need for Council to consider:

- c) land availability to cater for the construction of the proposed Clinical Education and Training Centre (Student Accommodation);
- d) an approach by the Oatlands District Homes Association to acquire 7 Church Street for the purpose of building additional homes units.

Parcels of land owned / controlled by Council in close proximity to the MMPHC have key strategic values and any future development of these properties needs to be carefully considered – also taking into account the communities desires and expectations.

In brief, the purpose of the reference group is to:

- a) prepare a development concept for the ‘MMPHC Precinct’ to provide an agreed vision for the future development of the precinct; and
- b) subsequently provide a recommendation to Council.

The Reference Group will be facilitated by Council officers.

Reference Group acknowledged and agreed on the purpose of the Reference Group as detailed.

4. Representation

It was agreed that the representation on the Reference Group was sufficient noting that the GP's would be consulted and invited to participate in the process; and that the DHHS representatives would be responsible for consulting and informing the Tasmanian Ambulance Service throughout the process.

5. Review of Maps

Reference Group reviewed maps of the immediate precinct which included ownership details, Planning Scheme zoning etc.

Initially, the key parcels of land identified were:

- Church Street (PID 1819982) – Ambulance Station property
- 16 Church Street – Council owned house (long-term lease to the University Department of Rural Health);
- 7 Church Street (PID 5841917) – gifted property from Seddon Mitchell estate.

6. Preliminary Discussion Notes

- Consider a planning timeframe of 10 years, taking into account existing plans and proposals;
- Aware that the DHHS has prepared a 'building / property master plan' which provides for future upgrade and extension of the acute care section – all positioned within the existing property boundary;
- Noted recent discussion relating to a desire to establish a 'group home' facility – Wellington Street property owned by D Figg identified as an opportunity (consist of 5 rooms plus possible section for caretaker)
- Approx. \$800,000 allocated for each 'Clinical Education and Training Centre' site, of which approx. \$350K is for accommodation; \$300K for associated infrastructure and \$150K for IT infrastructure. UTAS will provide furnishings etc. for the accommodation;
- DHHS must own the property upon which the accommodation is located;
- Accommodation – ideally a 3 bedroom dwelling (approx. 15 squares) – low maintenance;
- Homes Association – desire to build additional units (unspecified number) to cater for existing demand. Funds available for land purchase – Association to pursue grant funding for building of units.

Reference Group proceeded to conduct an inspection of surrounding properties.

It was acknowledged that the highest priority was to confirm the preferred location for the student accommodation, following which existing property boundaries can be reviewed to determine 'best' layout for Homes Association requirements; future Tas Ambulance requirements; and allowance for any other associated infrastructure.

The following criteria were identified for the student accommodation, and these would be assessed against available properties at the Reference Group’s next meeting.

Note: A list of potential properties has been included in the Table, but this is not intended to include all possibilities.

Property	Ambulance Station land	7 Church Street (ex Mitchell)	Rear of 16 Church Street (existing Council house)	Private Land – rear of Roxy Supermarket – adjoins MMPHC	
Land value (DHHS must secure ownership)					
Size – approx 15 squares (3 bedrooms)					
Access to Infrastructure (i.e. water & sewerage)					
Impact on other possible developments / uses					
Location – close proximity to avoid students needing transport					

Property	Ambulance Station land	7 Church Street (ex Mitchell)	Rear of 16 Church Street (existing Council house)	Private Land – rear of Roxy Supermarket – adjoins MMPHC	
Location – close proximity due to safety issues (e.g. students walking)					
Location – sufficient distance to ensure that they are separated from MMPHC activities when ‘off-duty’					
Access & availability of IT infrastructure (including mobile telephone reception)					
Low Maintenance					

Specific Tasks – Next Meeting:

- 1. Provide copy of development approval (including plan) for land off William Street owned by Independent Roofing Service Pty Ltd – 16 Units approved*
- 2. Water and Sewerage Plans to be available for next meeting*
- 3. G McDermott to approach D Figg to confirm his future plans for the Wellington Street property.*

7. Next Meeting:

Next meeting scheduled for Monday 26th September 2011, commencing at 2.00 p.m.

MMPHC REFERENCE GROUP - MEETING NOTES (NO 2)

**MEETING HELD MONDAY 26th SEPTEMBER 2011,
COMMENCING AT 2.00 P.M.**

1. Present

Attendance:

Southern Midlands Council – Mayor Tony Bisdee OAM, Clr Mark Jones OAM, Tim Kirkwood (General Manager), Andrew Benson (Manager – Development & Environmental Services)

MMPHC Community Advisory Committee – Athol Bennett

Oatlands District Homes Association – Graeme McDermott (President)

DHHS – Jenny Mason-Cox (Site Manager), Sue Ashlin (Acting Manager Infrastructure Investment)

Tas Ambulance Service – Peter North and Brett Gibson.

2. Apologies:

Gary Armstrong, Martin Bloomfield (Business Manager) and David Cundall (SMC Planning Officer).

3. Meeting Notes (Meeting No 1)

Notes from the first meeting were circulated to all members of the Reference Group. They were confirmed as an accurate record of discussions and the actions arising from that meeting.

In reference to the actions arising:

- A copy of the development approval (including plan) for land off William Street owned by Independent Roofing Service Pty Ltd (16 Units) was circulated to all members for information;
- Water and Sewerage Plans were available for information; and
- G McDermott confirmed that he had approached D Figg to confirm his future plans for the Wellington Street property and the meeting recognised that this property was an option in the future for the establishment of a ‘group home (or similar)’ facility.

4. Discussion

Ambulance Services – it was noted that a meeting is to be held in late October with representatives of DHHS, TAS and Council. This meeting is more focussed on operational matters which are presently documented in a Memorandum of Understanding between the three parties. It will not directly impact upon the activities of this reference group.

The TAS representatives provided comment in relation to their anticipated property / building requirements should a full time paramedic be based at Oatlands at some stage in the future. In summary it was acknowledged that the property upon which the Ambulance Garage is presently located is suitably located and of sufficient size (basic principle is a minimum of 1,600 m²) to fully cater for TAS requirements.

DHHS – the reference group were advised that the DHHS is presently considering purchase of an alternative property in Oatlands which basically meets all the criteria that were identified at the previous meeting. The Department is proceeding to obtain a valuation and progress negotiations.

In light of the above advice, the reference group determined that it was not necessary to assess the alternative properties (against the identified criteria) at this stage pending the outcome of the above negotiations.

5. Recommendations (Draft)

The meeting then proceeded to develop the following draft recommendations which could be formally considered at the next reference group meeting (following update advice from the DHHS):

1. That the Ambulance Garage property in Church Street, Oatlands (PID 1819982) be identified as the preferred property to be allocated for future Tasmanian Ambulance Service requirements and that Council and TAS should proceed to investigate sale and transfer of ownership (Council and TAS to progress);
2. That 7 Church Street (PID 5841917 – gifted property from Seddon Mitchell estate) - be confirmed as being the most suitable for future development of additional homes association units and that Council and the Oatlands District Homes Association should proceed to investigate sale and transfer of ownership;
3. That Council and the DHHS resolve the issue of the MMPHC buildings being located across two property boundaries (owned by DHHS and Council), and that a boundary adjustment be undertaken to include all buildings on the one Title (preferred boundary to be confirmed by Council); and

4. That depending upon development timeframes, the TAS and ODHA continue to liaise in relation to assessing and designing the most cost effective sewerage and stormwater disposal options for the two adjoining properties.

NB: It was noted that the MMPHC Site Manager was undertaking further research in to the operation of ‘group home’ facilities.

6. Next Meeting:

To be confirmed upon receipt of advice from the DHHS in relation to property negotiations.

15.3 CHILDREN AND FAMILIES

Strategic Plan Reference – Page 22

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

Nil.

15.4 VOLUNTEERS

Strategic Plan Reference – Page 22

4.4.1 Encourage community members to volunteer.

Nil.

15.5 ACCESS

Strategic Plan Reference – Page 22

4.5.1 Continue to meet the requirements of the Disability Discrimination Act.

Nil.

15.6 PUBLIC HEALTH

Strategic Plan Reference – Page 23

4.6.1 Monitor and maintain a safe and healthy public environment.

Nil.

15.7 RECREATION**Strategic Plan Reference – Page 23**

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

15.7.1 Guidelines for the Exclusive Use Of Callington Park by Groups & Organisations

File Ref:

AUTHOR MANAGER – NRM UNIT (M WEEDING)
DATE 10TH JANUARY 2012

ATTACHMENT: *Guidelines (Draft) for the Use of Callington Park by Groups and Organisations*

ISSUE

On occasions the Lake Dulverton & Callington Park Committee receives requests from groups/ organisations to book the use of Callington Park for a specific event. To date use of the park has always been accommodated, with power outlets (if requested) being activated together with use of the park at no cost. This is on the basis that any event will bring people to the town, which by reason should provide benefits to the wider Oatlands business community.

The Lake Dulverton & Callington Park Committee has recently discussed the use of the park by groups, and believe that under certain circumstances a fee should be requested. This has prompted the initiation of some draft guidelines being developed for consideration by Council (as per the Committee's recommendation from its meeting held 7th December 2011).

DETAIL

See attached document for the detail of the guidelines proposed.

Human Resources & Financial Implications – Implementation of these guidelines will create a minor increase resourcing requirements regarding the administration, however once an application form is finalised there should be minimum time taken in processing an application. Currently the park is being used exclusively by groups a few times a year so there would only be a small level of income generated. Over time, now that the Mill is fully operational and water is back in the lake, it is likely that the area will have an increase in the number of groups wishing to use the area for specific events. Should the area be listed on the web site, it would also attract more use.

Community Consultation & Public Relations Implications – There has been limited consultation. The main driver for the guidelines being developed stems from members of the Lake Dulverton & Callington Park Committee. Over time these committee members have long recognised the need for the charging of a small fee. These days, public events can rarely be held at a location with free access to power and facilities and no obligation to prove any insurance cover by a group. Groups generally expect to pay a small fee when booking a dedicated area for an event. As the main local community groups are specifically excluded from paying any fees, it is likely that there would be little to no negative public relation implications.

Web site Implications – Should the guidelines be adopted, then the hire of Callington Park (or part thereof) would be detailed as part of a Council service listed on the web site.

Policy Implications – This will create a policy position in so far as the hire of an area of Callington Park and payment of fees by groups/organisations requiring exclusive use for an event.

RECOMMENDATION

THAT Council endorse the proposed arrangements (and fee structure) relating to the hire of Callington Park.

C/12/01/108/10818 DECISION

Moved by Clr J L Jones OAM, seconded by Clr B Campbell

THAT Council endorse the proposed arrangements (and fee structure) relating to the hire of Callington Park.

CARRIED.

Vote For	Councillor	Vote Against
√	Mayor A E Bidee 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	

Guidelines (DRAFT) for the Exclusive Use of Callington Park (or a Section of) by Groups/Organisations. Effective from (Date)

Background

The Lake Dulverton & Callington Park Committee has recently discussed the use of the park by groups, and believe that under certain circumstances a fee should be requested. Consequently these guidelines have developed and should be applied as follows:

Application of the Fee:

A fee should be paid by any group or organisation or event that:

- is a commercial entity (i.e. conducting an event associated with its business);
- a 'not-for-profit' organisation where there is an intent to generate income; or
- where a group (e.g. Campervan/Motor Home Associations) wish to have exclusive use (i.e. where an area is to be reserved in advance as opposed to casual users).

Exemption to the Fee:

The fee will not apply to:

- a community based event where income is generally expended or distributed within the local community;
- Events conducted by MILE Inc., Oatlands RSL and Bowls Club, and Oatlands Rotary Club (recognising the broader services/benefits they provide to the local community); and
- Charitable institutions (registered with the Australian Taxation Office).

Any other organisations seeking an exemption of the hire fee will be required to make written application to Council detailing any justification for the granting of a remission.

Minimum and Maximum Area and Time to which the Fee Applies:

The fee will apply to any applicant wishing to have exclusive use of more than 10% of the total area of Callington Park (accounting for both areas either side of the centre dividing stone wall).

The fee will allow up to a maximum of 75% exclusive use of the area, in recognition of the need to enable public thoroughfare to and from the Callington Mill site from the Barrack Street car park.

The Barrack Street car park is not considered part of the Callington Park area.

The fee shall be applied on a daily rate, the minimum being \$50.00, equating to one day.

The maximum time for an event shall be three days (similar to the Stop Over maximum time permitted).

Fee Details:

The fee shall be \$50.00 per day (24 hour or part there of period).

The minimum fee shall be \$50.00

Note: All hire proceeds will be redirected into the ongoing development of the facilities through the Lake Dulverton & Callington Park Management Committee.

Use of the Onsite Power:

The fee includes the use of the onsite power being made available at relevant power box outlets for the period of time.

This includes the use of three phase power available at one of the outlets.

If power is required, then this must be stipulated at the time of the booking.

The applicant must acknowledge that the power outlets have limitations on capacity and should not be overloaded.

Exclusive Use of the BBQ Hut:

The daily fee allows for exclusive use of the BBQ hut for one meal session (maximum 4 hours) per day.

The booking of the BBQ hut by the group needs to be detailed in advance, with two working days notice required.

Use of the BBQ hut at other times on the same day will be on a first in first serve basis, thus providing the opportunity for other general public/campers to use / share the facility.

Management/Administration of the Bookings:

Bookings will be managed through the Southern Midlands Council Oatlands office. (*A specific form will be developed for this purpose*).

The organisation wishing to book the facility will be required to complete an application form. This application will require the hirer to take out and keep current during the period of hire, a public liability insurance policy in a form approved by the Council/Management Committee, insuring for a sum not less than ten (10) million dollars against all actions, costs, claims, charges, expenses and damages whatsoever which may be brought or made or claimed against the hirer arising out of, or in relation to the hiring arrangement. A copy of the Certificate of Currency must be attached to the signed hire agreement.

Notice in Advance for Bookings:

Two working days is the minimum notice that is required for any exclusive use booking.

* * * * *

15.8 ANIMALS**Strategic Plan Reference – Page 23**

4.8.1 Create an Environment where animals are treated with respect and do not create a nuisance for the community.

15.8.1 Animal Control Officer's Report

File Ref: 3/027

AUTHOR ANIMAL CONTROL OFFICER (G DENNE)

DATE 14TH SEPTEMBER 2009

ISSUE

Consideration of Animal Control Officer's monthly report.

DETAIL

Refer Monthly Statement on Animal Control for period ending 31st December 2011.

Notes:

Formal Complaints Received: Dog Barking / Nuisance – Sophia Street, Kempton

Dogs Impounded:

Three – resulting from Thunderstorm (Christmas period) – all dogs reclaimed within three hours. Owners were identified immediately as a result of being micro chipped. No infringements/impounding fees issued due to circumstances (i.e. thunder).

One - \$40 Impounding Fees charged.

RECOMMENDATION

THAT the Animal Control Officer's Monthly report be received.

C/12/01/111/10819 DECISION

Moved by Deputy Mayor M Jones OAM, seconded by Clr D F Fish

THAT the Animal Control Officer's Monthly report be received.

CARRIED.

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	

**SOUTHERN MIDLANDS COUNCIL
MONTHLY STATEMENT ON ANIMAL CONTROL
FOR PERIOD ENDING 31/12/2011**

Total of Dogs Impounded: 4
Dogs still in the Pound: _____

Breakdown Being:

ADOPTED	RECLAIMED	LETHALISED	ESCAPED
	4	-	-

MONEY RECEIVED

Being For:

Pound	_____
Reclaims	_____
	\$163.63
Dog Tax	_____
Kennel Licence Fee	_____
Infringement Notices	_____
Complaint Lodgement Fee	_____
	\$10.00
TOTAL	_____
	\$173.63

COMPLAINTS RECEIVED FOR PERIOD ENDING 31/12/2011

Dog at Large: 1

Dog Attacks: 0

Request Pick-ups: 4

After Hours Calls: 3

TOTAL 8

Number of Formal Complaints Received: 1

Number of Infringement Notices Issued: -

Animal Control Officer: **Garth Denne**

15.9 EDUCATION

Strategic Plan Reference – Page 23

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 24

5.1.1 Maintain and strengthen communities in the Southern Midlands.

Nil.

16.2 CAPACITY**Strategic Plan Reference – Page 24**

5.2.1 Build the capacity of the Community to help itself.

16.2.2 Colebrook Golf Club – Financial Support for the Coal River Classic*File Ref:* 22/012

AUTHOR EXECUTIVE ASSISTANT (K BRAZENDALE)

DATE 17TH JANUARY 2012ATTACHMENT: Refer letter dated 3rd January 2012**ISSUE**

Council to consider a donation to the Colebrook Golf Club to assist with the organisation of the 2012 Coal River Classic, scheduled for the 4th and 5th February 2012.

BACKGROUND

Council made a previous decision to donate \$200 to assist in the conduct of the 2010 event (meeting held 27th January 2010), however for unknown reasons the donation was not forwarded. A request was not received in 2011. The 2010 donation will be processed irrespective of the decision relating to this request.

The Colebrook Golf Club (or the Cola River Classic Event) is not specifically recognised in Council's Donations Policy, and hence the request is to be considered on its merit.

The Coal River Classic is a significant golfing event held on an annual basis. Apparently it attracts approximately 150 entries from throughout Tasmania.

Whilst the Golf Club is a private membership organisation, it may be appropriate for Council to consider a donation based on the economic benefits that such a two day event may realise.

Human Resources & Financial Implications – Any contribution would need to be funded from the Donations Budget (including theand .

Community Consultation & Public Relations Implications – Each request for these types of donation are considered on a case by case basis.

Policy Implications – This request falls outside the guidelines of Council's donations policy and is submitted for consideration.

Priority - Implementation Time Frame – Immediate.

RECOMMENDATION

THAT Council donate \$100 to the Colebrook Golf Club to assist with the organisation of the 2012 Coal River Classic. The reduced donation reflects the limited available budget.

C/12/01/115/10820 DECISION

Moved by Deputy Mayor M Jones OAM, seconded by Clr A O Green

THAT Council donate \$200 to the Colebrook Golf Club to assist with the organisation of the 2012 Coal River Classic.

CARRIED.

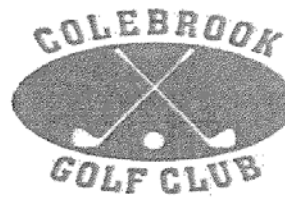
Vote For	Councillor	Vote Against
√	Mayor A E Bisdee OAM	
√	Dep. Mayor M Jones OAM	
√	Clr A R Bantick	
√	Clr C J Beven	
√	Clr B Campbell	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr A O Green	
√	Clr J L Jones OAM	

SOUTHERN MIDLANDS COUNCIL

Rec'd - 9 JAN 2012

File no _____

Doc. Id. _____



President: Jeff Weedon 62493071

Secretary: Graham Davis 62652520

Treasurer: Tom Churchill 62604317

Email: colebrookgolfclub@bigpond.com

Website: www.colebrookgolfclub.org.au

COLEBROOK GOLF CLUB INC.
P.O. Box 39
CAMPANIA
TASMANIA 7026
PHONE 62604402
ABN 63 829 751 370

3/1/2012

Southern Midlands Council

Att Mayor Councillors and General Manager

Dear Sirs/Madams

On 5/1/2010 I wrote to council on behalf of the Colebrook Golf Club seeking some financial support to assist in the running of our major fund raising event (Coal River Classic) I received a letter dated 20th January 2010 your file ref:22/012 saying it would be further considered at the next committee meeting 27th January 2010

Following that meeting I received a phone call from a spokes women from the council indicating that approval had been given for a payment of \$200.00 dollars

The spokeswomen also indicated that person to make cheque payment was unavailable for a short time and would do it on their return.

This event was run in Feb 2010, Feb 2011, and will be again in 2012 on 4th & 5th

Unfortunately for us the said cheque for 2010 did not appear so tongue in check we thought that council might consider our request again hopefully with a favourable outcome

Sincerely yours

Jeff Weedon

0418120571

Colebrook Golf Club COAL RIVER CLASSIC 4 & 5 FEBRUARY 2012

**GREAT FOOD INC. BBQ AND
REFRESHMENTS AVAILABLE BOTH
DAYS**

EVENT CALENDAR

Saturday 4 February 2012
Men's, Women's & Veterans Championship
18 holes ONLY

Sunday 5 February 2012
7.45AM - Men's Foursomes Championship
1.15PM - Mixed Foursomes Championship

Handicap Grades

Men

- A Grade: 0 – 12
- B Grade: 13 – 19
- C Grade: 20 – 27
- D Grade: 28 – 36

Women

- A Grade: 0 – 18
- B Grade: 19 – 27
- C Grade: 28 – 36
- D Grade: 37 – 45

Entries close: 1 February 2012

Mail entries (Including Entry Fees)

The Treasurer, Colebrook Golf Club, P.O. Box 39, Campania, Tasmania 7026

Enquires Please Phone

Jeff Weedon Ph: 0418 120 571 Gayle Wolfe Ph: 0408 121 907
Tom Churchill 0417 131 953

Starting times will be displayed at the Colebrook Golf Club and Online at www.colebrookgolfclub.org.au also please feel free to ring Jeff, Gayle or Tom. If email address provided on entry form starting times will be sent via email



GREAT PRIZES



The applicant is able to demonstrate financial viability and competence.
The applicant meets Council's insurance requirements (if applicable).
Is the applicant an educational organisation
If an education provider will the project/activity be open to all residents and does it have a broad community benefit.
If the application is for an equipment grants applicants are required to contribute at least 50% towards the cost of the equipment, has this been identified in the budget.

- **Secondly**, a set of criteria in a matrix format to establish the areas in which the grant did not cover. This set of criteria was extracted from the grant guidelines as issued to the Applicants. This set of criteria required a YES, NO or N/A response. These are also classified as *must comply*, if an Applicant scores a YES in response then the application is not further assessed.

MUST - NOs	Funds not available for the following
	Has the Applicant organisation previously failed to acquit Council assisted projects in line with the agreed terms.
	Actions/services previously disbursed.
	Fundraising purposes (donations).
	Program/projects by local schools/education providers that are exclusive to students Core school curriculum and activities cannot be considered.
	Projects with ongoing costs e.g. staff, salaries, administration, maintenance, insurance, rental or lease arrangements.
	Community Organisations who already receive Council funds to undertake a specific activity for which funding is being sought or community organisations wanting to do a specific activity that is already funded by Council.
	The purchase of land.
	Routine and regular maintenance work to existing facilities (e.g. gardening, cleaning).
	Facilities where little or no public access is available.
	Travel to sporting competitions or conferences for individual or community groups.

- **Thirdly**, a set of criteria that have been called the WANTS in a matrix format that are ‘weighted’ to gauge the extent to which the assessment team believe that the application meets the documented criteria. This set of criteria was extracted from the previous grant guidelines also some other considerations were applied that were felt to be pivotal to the decision making process, eg risk assessment, funding sought from Council as a percentage of the total project costs. This set of criteria required a scoring of between 1 and 5 (5 being the highest/best category), which is then multiplied by a *weighting figure* to achieve a score.

WANTS	WT
Criteria 1 Demonstrate considerable benefit to the community;	10
Criteria 2 Raise the awareness of or access to a service, program, group or issue or maximize the participation or use of facility;	10
Criteria 3 Demonstrate coordination with other groups in the Community;	5
Criteria 4 Address local issues by attempting to meet a Community need or gap;	15
Criteria 5 Show evidence of community support for the project;	10
Criteria 6 Enhance the lifestyle options for residents and visitors in the Community;	5
Criteria 7 Demonstrate an ability to manage the project through resource allocation, effective planning, clear goals and evaluation processes;	15
Criteria 8 Demonstrate the ability to be ongoing.	10
Criteria 9 Is the project reliant on other funds, if so have other funds been approved	5
Criteria 10 Grant funds applied for as a % of the total amount to complete the project (including in-kind contribution)	10
Criteria 11 Risk Assessment of this Project	10

- **Fourthly**, after all of the individual members of the assessment panel completed their respective scores against each of the criteria they are then totalled (via a MS Excel spreadsheet) and then automatically averaged by the number of panel members, providing a scoring of the highest application that meets the identified criteria. It has been incumbent to have a number of people that assessed and scored the applications because of the high level of ‘conflict of interest’ that is present in such a small Community. When a Councillor or officer identified a conflict of interest, they did not score that application and the automatic scoring in the spread sheet was adjusted by the averaging (ie if there was no conflict of interest with an application the totals of all seven scorers was summed and then divided by seven to achieve the average).

This process as outlined above has been accepted by applicants and Councillors alike as a meaningful way in which to undertake a very complex and emotive analysis in both a transparent and equitable manner. The summary scoresheet has always been available for perusal by any interested party.

In anticipating Councillor’s interest to progress this manner of analysis as a means to addressing the details articulated in the *background paragraph* in the earlier part of this report, the establishment of appropriate criteria and weighting is required and it is suggested that this be undertaken in a workshop format.

As a suggestion, the workshop in respect of this issue could be undertaken on the same day as the Review of the Strategic Plan.

RECOMMENDATION

Submitted for discussion.

C/12/01/121/10821 DECISION

Moved by Clr M Connors, seconded by Clr B Campbell

THAT the information be received and this matter be listed for further discussion at the Workshop scheduled to review the Strategic Plan.

CARRIED.

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	

16.3 SAFETY

Strategic Plan Reference – Page 24

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

16.3.1 Appointments - Municipal Emergency Management Coordinator and Deputy Municipal Emergency Management Coordinator (Municipal Coordinator) positions.

File Ref: 17/003

AUTHOR EXECUTIVE ASSISTANT (MRS K BRAZENDALE)
DATE 20th JANUARY 2012

ATTACHMENTS Nil.

ISSUE

To advise Council that the Minister for Police and Emergency Management has formally appointed Mr T Kirkwood to the position of Municipal Emergency Management Coordinator and Mr J Lyall to the position of Deputy Municipal Emergency Management Coordinator.

BACKGROUND

Section 23 (1) of the *Emergency Management Act 2006* states that Minister is to appoint a Municipal Emergency Management Coordinator (Municipal Coordinator) and a Deputy Municipal Emergency Management Coordinator (Deputy Municipal Coordinator) for each municipal area. T

Under Section 23 (4), each Coordinator holds their position ‘...for the period and on the terms and conditions specified in his or her instrument of appointment’. Appointments were previously open ended.

DETAIL

Following Council’s decision made at the December 2011 Meeting to nominate Mr Tim Kirkwood as the Municipal Emergency Management Coordinator (Municipal Coordinator) and Mr John Lyall as the Deputy Municipal Emergency Management Coordinator (Deputy Municipal Coordinator) for a five (5) year period, the Minister has subsequently confirmed these appointments and issued the relevant Certificates of Appointment.

The Director of the State Emergency Service (Mr Andrew Lea), as part of issuing the advice, has requested that these Certificates be presented during a meeting of Council.

Human Resources & Financial Implications – Nil.

Community Consultation & Public Relations Implications – Nil.

Policy Implications - N/A.

Priority - Implementation Time Frame – Immediate.

RECOMMENDATION

THAT the information be received.

C/12/01/123/10822 DECISION

Moved by Deputy Mayor M Jones OAM, seconded by Clr B Campbell

THAT the information be received.

CARRIED.

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	

16.4 CONSULTATION

Strategic Plan Reference – Page 24

5.4.1 Improve the effectiveness of consultation with the Community.

Nil.

16.5 COMMUNICATION

Strategic Plan Reference – Page 25

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 26

- 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 Improve the Council records management system and processes.
- 6.1.6 Develop an overall Continuous Improvement Strategy and framework.

Nil.

17.2 SUSTAINABILITY

Strategic Plan Reference – Page 27

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.

17.2.1 Asset Management & GIS – General Report

File Ref:

AUTHOR CLIMATE CHANGE & GIS PROJECT MANAGER – G GREEN
 DATE 16TH JANUARY 2012

ISSUE

Southern Midlands Asset Management & GIS Report.

DETAIL

- Southern Midlands Planning Scheme revision. GIS work for the upgrade of Council's planning scheme layer to the new zoning has been completed to advanced draft stage. Recent work with the planning scheme has involved incorporation of the Bagdad bypass and incorporation of a 'significant agriculture' zone which corresponds as closely as possible to an analysis of high value agricultural land conducted through STCA's regional planning project.
- Other recent GIS mapping work has been conducted for the Dulverton Corridor project.
- Review and update of Council's key GIS data layers is continuing. Council recently received very high resolution aerial photography covering our towns through the STCA's regional aerial photography project. This data will soon be accessible by staff through Exponaire once the links to the new data sets have been made.
- Asset management GIS upgrade – The next stages of this project are dependent upon the outcomes a workshop with the consultants which will define the next steps on compiling the GIS component of Council assets for incorporation into Council's new asset management database. No date has yet been set for this meeting.

RECOMMENDATION

THAT the Asset Management & GIS Report be received and the information noted.

C/12/01/126/10823 DECISION

Moved by Clr A O Green, seconded by Clr B Campbell

THAT the Asset Management & GIS Report be received and the information noted.

CARRIED.

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	

17.2.2 Review of Council's Strategic Plan 2010 - 2015

File Ref: 16-2.2

AUTHOR MANAGER COMMUNITY & CORPORATE DEVELOPMENT
(A BENSON)

DATE 19TH JANUARY 2012

ENCLOSURES: Strategic Plan 2010 - 2015
Consultation Project Plan
Project Timeline

BACKGROUND

[Extract from Strategic Plan]

The strategic plan

The Local Government Act (1993) requires all Councils to have a Strategic Plan for the Municipal area. The Strategic Plan is to be in respect of at least a five (5) year period and updated as required.

Public consultation

The Local Government Act says that in preparing a proposed strategic plan, or updating an existing strategic plan, a Council is to consult with the Community in its municipal area and any authorities and bodies it considers appropriate. The General Manager of the Council is to make a copy of a proposed strategic plan, or an updated strategic plan, available for public inspection at the public office of the Council during ordinary office hours.

Changes to the Strategic Plan

It was proposed that the Southern Midlands Strategic Plan will be reviewed on a two year basis by Council. Once a proposed strategic plan has been prepared, a council is required to invite submissions from the public in respect of the plan. It is also required to consider those submissions before adopting or updating the strategic plan.

As soon as a council adopts a strategic plan, or updates it, the General Manager is required, under the Local Government Act (1993) to make a copy of the strategic plan available for public inspection at the public office of the Council during ordinary office hours. The Southern Midlands Strategic Plan will also be available on the Internet at www.southernmidlands.tas.gov.au

Annual planning

Councils are also required to prepare an annual plan for each financial year, which is required to be consistent with the strategic plan; and include:

- *a statement of the manner in which the council is to meet the goals and objectives of the strategic plan;*

- *a summary of the estimates of council's revenues and expenditures for the financial year as adopted by Council;*
- *a summary of the major strategies to be used in relation to the council's public health goals and objectives.*

Annual reporting

A council must prepare an annual report containing, among other things:

- *a summary of the annual plan for the preceding financial year;*
- *a statement of its goals and objectives in relation to public health for the preceding financial year;*
- *a statement of the council's activities and its performance in respect of goals and objectives set for the preceding financial year;*
- *the financial statements for the preceding financial year;*

Council's Strategic Plan in its current general format was adopted prior to the commencement of the 2006/07 financial year and whilst it is acknowledged that an annual review of the Plan is the ideal situation, it was felt that given the detailed consultation and the rigor that was part and parcel of the development of the revised format Council determined that a review every two years would be appropriate. The Strategic Plan 'informs' the objectives & content of Council's Annual Operational Plan. The Strategic Plan was last reviewed in May / June 2010.

The following process/timetable is recommended for this 2012 review.

- The Manager Community & Corporate Development (Andrew Benson) to undertake the consultation, facilitate the workshops and document the draft strategic plan for Council consideration
- Prepare a public notice advising of the process and inviting input to the review from the Community as well as any other appropriate authority. (suggest Mercury advertisement on Sat 11th February 2012)
- Undertake a workshop with Elected Members and senior Council staff (***suggest day to be determined during the second week in Feb 2012***)
- Seek the views and input of Council staff (***suggest second week in Feb 2012***)
- Establish a web page on the SMC web site that seeks input from the Community.
- Three regional workshops - Oatlands, Campania and Bagdad (***suggest before 1st March 2012***)
- Report to elected members and senior Council staff raising all information gathered during the wider consultation/workshop process (***suggest March 2012 Council meeting***) this process would inform the preparation of the draft of the revised Strategic Plan
- Review any subsequent public comment (***prior to the April 2012 Council meeting***)

- Council adopts the revised Strategic Plan based on the consultation undertaken and submissions received (**suggest April 2012 Council meeting**)

RECOMMENDATION

THAT Council

1. endorse the process for the review of the Strategic Plan; and
2. determine a day/time for the Councillor/senior staff workshop during the second week of February 2012

C/12/01/129/10824 DECISION

Moved by Clr B Campbell, seconded by Clr M Connors

THAT Council:

1. endorse the process for the review of the Strategic Plan; and
2. conduct a workshop (to be held 7th February 2012, commencing at 12.00 noon, at the Council Chambers, Kempton).

CARRIED.

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	

17.2.3 Callington Mill Business Operation – Performance Briefing*File Ref:*

AUTHOR GENERAL MANAGER
 DATE 20th JANUARY 2012

ISSUE

To brief Council in relation to the performance of the Callington Mill Business Operation (and discussion of associated issues).

BACKGROUND

The Callington Mill, including relocated Visitor Centre, effectively commenced operation on 4th October 2010.

It is timely to review to performance of the business for the six-month period ending December 2011, including a comparison to the prior year.

DETAIL

General Manager and Callington Mill Precinct Business Manager (S Rawnsley) to provide detail in relation to:

1. Visitor Numbers
2. Financials
3. Milling Operation - Raw Product Supply and Distribution Arrangements; and
4. Other Issues

Human Resources & Financial Implications – Comment to be provided.

Community Consultation & Public Relations Implications - N/A.

Policy Implications – N/A

Priority - Implementation Time Frame – N/A

RECOMMENDATION

THAT the information be received.

C/12/01/130/10825 DECISION

Moved by Deputy Mayor M Jones OAM, seconded by Clr M Connors

THAT the information be received.

CARRIED.

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 28**

- | | |
|-------|---|
| 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 (December 2011)

File Ref: 3/024

AUTHOR FINANCE OFFICER
DATE 20th JANUARY 2011

Refer enclosed Report incorporating the following: -

- a) Current Expenditure Estimates
- b) Capital Expenditure Estimates

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

- c) Rates & Charges Summary – 19th January 2012
- d) Bank Reconciliation – completed to 31st December 2011 with the following Balances:

Note: Expenditure figures provided are for the period 1st July to 31st December 2011 approximately 50% of the period.

Comments

A. Current Expenditure Estimates (Operating Budget)

Strategic Theme – Infrastructure

- **Sub-Program –Roads** - expenditure to date (\$829,967 – 70.49%). This program will be monitored in the coming months.

Strategic Theme – Growth

- **Sub-Program – Business** - expenditure to date (\$51,435 – 99.39%). This Program is Private Works undertaken on a recharge basis.

Strategic Theme – Landscape

- **Sub-Program – Natural** - expenditure to date (\$75,938 – 75.11%). Annual ‘one-off’ costs (e.g. insurance premiums) have been paid.

Strategic Theme – Community

- **Sub-Program – Consultation** - expenditure to date (\$19,702 – 388.61%) Expenditure includes an amount of \$9,062 for Kempton School closure case study and an amount of \$975.00 Radio Station Licence. Budget to be closely monitored.
- **Sub-Program – Sustainability** - expenditure to date (\$691,092 – 52.47%) Various annual ‘one-off’ costs (e.g. insurance premiums) have been paid.

B. Capital Expenditure Estimates (Capital Budget)

Nil.

RECOMMENDATION

THAT the information be received.

C/12/01/133/10826 DECISION

Moved by Clr A O Green, seconded by Deputy Mayor M Jones OAM

THAT the information be received.

CARRIED.

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	

SOUTHERN MIDLANDS COUNCIL : CURRENT EXPENDITURE 2011/12

SUMMARY SHEET

PROGRAM	TOTAL	REVISED BUDGET (GRANTS & OTHER REIMBURSEMENTS)	ACTUAL AS AT 31 DECEMBER 2011 50%	VARIANCE (+/-)	% BASED ON REVISED BUDGET 100%
INFRASTRUCTURE					
Roads	1177492	1177492	829967	347525	70.49%
Bridges	103225	103225	30362	72862	29.41%
Walkways	164055	164055	71986	92069	43.88%
Lighting	77792	77792	19681	58111	25.30%
Irrigation	2450	2450	0	2450	0.00%
Drainage	32090	32090	7525	24565	23.45%
Waste	472642	472642	179227	293415	37.92%
Public Toilets	49710	49710	20245	29465	40.73%
Communications	0	0	0	0	0.00%
Signage	12300	12300	7132	5168	57.98%
INFRASTRUCTURE TOTAL:	2091766	2091766	1166125	925631	55.75%
GROWTH					
Residential	2900	2900	25	2875	0.85%
Mill Operations	910348	910348	387213	523136	42.53%
Tourism	33610	33610	12341	21269	36.72%
Business	51750	51750	51435	315	99.39%
Agriculture	11548	11548	820	10727	7.10%
Integration	11548	11548	0	11548	0.00%
GROWTH TOTAL:	1021704	1021704	451834	569870	44.22%
LANDSCAPES					
Heritage	167308	167308	85925	81383	51.36%
Natural	101107	101107	75938	25168	75.11%
Cultural	0	0	0	0	0.00%
Regulatory	696156	696156	357357	338799	51.33%
Climate Change	35754	35754	16011	19742	44.78%
LANDSCAPES TOTAL:	1000324	1000324	535231	465093	53.51%
LIFESTYLE					
Youth	176541	176541	52565	123976	29.78%
Aged	0	0	0	0	0.00%
Childcare	16535	16535	5237	11298	31.67%
Volunteers	41757	47945	24880	23065	51.89%
Access	1405	1405	0	1405	0.00%
Public Health	7258	7258	1936	5322	26.67%
Recreation	334317	334317	196843	137474	58.88%
Animals	66375	66375	32226	34150	48.55%
Education	0	0	106	-106	0.00%
LIFESTYLE TOTAL:	644188	650376	313792	336583	48.25%
COMMUNITY					
Retention	0	0	0	0	0.00%
Capacity	27025	27025	5667	21358	20.97%
Safety	51400	51400	23178	28222	45.09%
Consultation	5070	5070	19702	-14632	388.61%
Communication	21125	21125	4110	17015	19.45%
COMMUNITY TOTAL:	104620	104620	52657	51963	50.33%
ORGANISATION					
Improvement	5850	5850	0	5850	0.00%
Sustainability	1317109	1317109	691092	626017	52.47%
Finances	227529	227529	114820	112709	50.46%
ORGANISATION TOTAL:	1550488	1550488	805912	744576	51.98%
TOTALS	6413080	6419268	3325551	3093716	51.81%

SOUTHERN MIDLANDS COUNCIL
CAPITAL EXPENDITURE PROGRAM 2011-12
AS AT 31 DECEMBER 2011

INFRASTRUCTURE	ROAD ASSETS	BUDGET	EXPENDITURE	VARIANCE	COMMENTS
	Reeplating Program	\$ 660,000	\$ 227,447	\$ 432,553	
	Reseal Program	\$ 362,460	\$ -	\$ 362,460	
	Reconstruct & Seal	\$ 45,000	\$ 1,163	\$ 43,837	
		\$ 50,000	\$ 2,326	\$ 47,674	
	Huntington Tier Rd (to Dyart Tip)	\$ 60,000	\$ 3,490	\$ 56,510	
	Woodsdale Road (vicinity of Montgomery property) - 300 metres	\$ 45,000	\$ 1,196	\$ 43,804	
	Ballyhoo Road - Road Improvements	\$ 45,000	\$ -	\$ 45,000	
	Inglewood Road	\$ 110,000	\$ 1,272	\$ 108,728	
	Union Street, Campania - Hall to Climas Street	\$ 55,000	\$ 4,162	\$ 50,838	
	Minor Seals (New)	\$ 15,000	\$ -	\$ 15,000	
	- Hastings Street Junction	\$ 10,000	\$ -	\$ 10,000	
	- Peabain Road (end of Elderslie Rd)	\$ 10,000	\$ -	\$ 10,000	
	- Church Road	\$ -	\$ -	\$ -	
	Unsealed - Road Widening	\$ 20,000	\$ 12,814	\$ 7,186	
	Green Valley Road - Corner widening	\$ 20,000	\$ -	\$ 20,000	
	Church Road (Corner widening)	\$ 15,000	\$ -	\$ 15,000	
	Estate Road (Survey Investigation Only - \$5,000)	\$ 15,000	\$ -	\$ 15,000	
	Hill Lane, Bagdad - widening	\$ 15,000	\$ -	\$ 15,000	
	Nichols Road, Elderslie (Widen & Realign)	\$ 80,000	\$ 53,363	\$ 26,637	Includes \$40K Budget 2010/11
	Other:	\$ 35,000	\$ -	\$ 35,000	
	Eldon Road - Slip Repairs (incl. Guard Rail)	\$ 8,000	\$ -	\$ 8,000	
	Inglewood Road - Sight Improvements	\$ 10,000	\$ 300	\$ 9,700	
	Woodsdale Rd & Stonehenge Road (Junction)	\$ 10,000	\$ -	\$ 10,000	
	Woodsdale Road - Landslip Area(s) - Engineering Assessment	\$ 20,000	\$ -	\$ 20,000	
	Development Infrastructure Roads	\$ -	\$ -	\$ -	
		\$ 1,680,460	\$ 307,472	\$ 1,372,988	
	BRIDGE ASSETS	\$ 26,440	\$ -	\$ 26,440	
	Daniels Road - Marshalls Ck	\$ -	\$ 1,365	\$ 1,365	
	Edington Road - Bagdad Rivulet (Bridge 2097)	\$ 804,160	\$ 54,766	\$ 749,394	
	Elderslie Road - Jordan Rv (Bridge 466)	\$ 111,220	\$ 4,027	\$ 107,193	
	Elton Road - Burns Creek (Bridge 436)	\$ 59,430	\$ 1,406	\$ 58,024	
	Kooquato Valley Road (Bridge 3300)	\$ 73,830	\$ 1,624	\$ 72,206	
	Inglewood Rd - Little Swarport River (B 3277)	\$ -	\$ 641	\$ 641	
	Inglewood Rd - Little Swarport River (B 3278)	\$ 91,840	\$ 56,690	\$ 34,950	
	Levendale Back Road - Prosser River (B 1300)	\$ 125,480	\$ 1,430	\$ 124,050	
	White Kangaroo Rd - White Kang Rivulet (B 204)	\$ -	\$ -	\$ -	
	Carried Forward:	\$ -	\$ 6,515	\$ 6,515	Capitalised 2010/11
	York Plains Road - Tin Dish Rvt	\$ -	\$ 6,243	\$ 6,243	Capitalised 2010/11
	Wilsons Road - Bagdad Rvt	\$ -	\$ 15,474	\$ 15,474	WIP - Carry Forward 2009/10
	Swanston Road (Little Swarport River - 1716)	\$ -	\$ 1,469	\$ 1,469	WIP - Carry Forward 2010/11
	Fields Road (No. 1651)	\$ -	\$ 1,653	\$ 1,653	WIP - Carry Forward 2010/11
	Rotherwood Road Bridge (No. 1137)	\$ -	\$ 1,231	\$ 1,231	WIP - Carry Forward 2010/11
	Elderslie Road (Grahams Creek Bridge)	\$ -	\$ -	\$ -	
		\$ 1,292,400	\$ 154,735	\$ 1,137,665	

SOUTHERN MIDLANDS COUNCIL
CAPITAL EXPENDITURE PROGRAM 2011-12
AS AT 31 DECEMBER 2011

	BUDGET	EXPENDITURE	VARIANCE	COMMENTS
WALKWAYS				
Footpaths - General (Program to be confirmed)	\$ 130,000	\$ -	\$ 130,000	
Bagdad Township				
- School Rd Bagdad	\$ -	\$ -	\$ -	
Campania Township				
- NI	\$ -	\$ -	\$ -	
Colebrook Township				
- NI	\$ -	\$ -	\$ -	
Kempion Township				
- NI	\$ -	\$ -	\$ -	
Oatlands Township				
- NI	\$ -	\$ -	\$ -	
Tunbridge Township				
- NI	\$ -	\$ -	\$ -	
Tunnack Township				
- NI	\$ -	\$ -	\$ -	
Carried Forward:				
Bagdad Township	\$ 25,000	\$ -	\$ 25,000	
- Swan Street				
Campania Township	\$ 10,000	\$ -	\$ 10,000	
- Reeve Street (Vicinity of Store)	\$ 5,000	\$ -	\$ 5,000	
- Review Management Plan (Site Plan) / Walking Tracks (Bush Reserve)	\$ 5,000	\$ -	\$ 5,000	
Oatlands Township	\$ 7,000	\$ -	\$ 7,000	
- High Street (Tree Planting)	\$ 7,000	\$ -	\$ 7,000	
Tunnack Township	\$ 7,000	\$ -	\$ 7,000	
	\$ 184,000	\$ -	\$ 184,000	
LIGHTING				
NI Projects	\$ 270,000	\$ 336,603	\$ (66,603)	\$270K Grant Funded Final Costs
	\$ 270,000	\$ 336,603	\$ (66,603)	
DRAINAGE				
Bagdad	\$ 18,000	\$ -	\$ 18,000	
- Hall Lane (Junction with Midland Highway) - Pipe Open Drain	\$ 25,000	\$ -	\$ 25,000	
- Swan Street - Kerb & Gutter	\$ 12,000	\$ -	\$ 12,000	
- Winstead Road - SWI Drainage Imp's				
Campania	\$ 28,000	\$ 3,750	\$ 24,250	
- Reeve Street (Open Drain - north of Telephone Box)	\$ 7,000	\$ -	\$ 7,000	
- Jones Subdivision - check with AB (requirements?)				
Colebrook	\$ -	\$ 10,598	\$ (10,598)	
- Franklin Street- Stormwater				
Kempion	\$ -	\$ -	\$ -	
- NI				
Oatlands	\$ 6,140	\$ -	\$ 6,140	
- Stanley St LHS - between Albert Terrace & Nelson St - Pipe Open Drain	\$ 5,000	\$ -	\$ 5,000	
- High St/Wellingington Street Junction				
	\$ 101,140	\$ 14,349	\$ 86,791	
WASTE				
Oatlands WTS - Capital Improvements	\$ 7,500	\$ 2,030	\$ 5,470	Carried Forward:
	\$ 7,500	\$ 2,030	\$ 5,470	
PUBLIC TOILETS				
Colebrook - Power Connection & Lighting	\$ 5,000	\$ -	\$ 5,000	
	\$ 5,000	\$ -	\$ 5,000	

SOUTHERN MIDLANDS COUNCIL
CAPITAL EXPENDITURE PROGRAM 2011-12
AS AT 31 DECEMBER 2011

	BUDGET	EXPENDITURE	VARIANCE	COMMENTS
	\$	\$	\$	
SIGNAGE				
Outlands Signage	25,000	-	25,000	
	<u>\$ 25,000</u>	<u>\$ -</u>	<u>\$ 25,000</u>	
GROWTH				
RESIDENTIAL				
Kandara Court - Stage 1	-	31,344	(31,344)	
Kandara Court - Stage 2	-	3,942	(3,942)	Prelim Survey & Engineering Design
	<u>\$ -</u>	<u>\$ 35,285</u>	<u>\$ (35,285)</u>	
TOURISM				
Avenues of Honour	4,000	-	4,000	
	<u>\$ 4,000</u>	<u>\$ -</u>	<u>\$ 4,000</u>	
HERITAGE				
Court House (Restoration - Toilet & Kitchentile Facs)	22,767	1,330	21,437	
Court House (Landscaping)	-	-	-	
Kempson Watch House (Fitout)	45,000	39,281	5,719	Includes \$30K Budget 2010/11
Callington Mill (Master Precinct Plan)	10,000	7,088	2,912	
Gasol (Interps & Landscaping) - commitment to TCF application	25,000	28,819	(3,819)	
Gasol (Furnishings & Fitout)	8,000	3,269	4,731	
Collections Management - Equip/ Supplies / Labour Component	-	-	-	
	<u>\$ 110,767</u>	<u>\$ 79,816</u>	<u>\$ 30,951</u>	
LANDSCAPES				
NATURAL				
Jiricho Trees	4,000	-	4,000	
	<u>\$ 4,000</u>	<u>\$ -</u>	<u>\$ 4,000</u>	
REGULATORY				
Kempson Council Chambers - Building & Office Improvements	10,000	-	10,000	
Kempson Council Chambers - Office Equipment	2,000	-	2,000	
	<u>\$ 12,000</u>	<u>\$ -</u>	<u>\$ 12,000</u>	

SOUTHERN WILDLANDS COUNCIL
CAPITAL EXPENDITURE PROGRAM 2011:12
AS AT 31 DECEMBER 2011

	BUDGET	EXPENDITURE	VARIANCE	COMMENTS
LIFESTYLE				
RECREATION				
Recreation Committee	\$ 35,000	\$ 230	\$ 34,770	
Playground Equipment	\$ -	\$ -	\$ -	
Kempston Memorial Hall	\$ 10,000	\$ -	\$ 10,000	
Campagna - Dirt Track	\$ 5,000	\$ 23,794	\$ (18,794)	
Colebrook Recreation Ground (Amenities)	\$ 18,367	\$ -	\$ 18,367	
	\$ 66,367	\$ 24,024	\$ 42,343	
RLCIP Projects				
Community Library Extension	\$ 290,000	\$ 279,145	\$ 10,855	Includes \$45K RLCIP2 Funds & \$95K Grant
Melton Mowbray Roadside Park	\$ -	\$ 750	\$ 750	RLCIP Round 3
Bagdad Walking & Riding Path	\$ -	\$ 691	\$ 691	
Stallion Park Kempston	\$ -	\$ 50	\$ 50	
Four Mill Park Redevelopment	\$ -	\$ 146	\$ 146	
Duvelton Corridor Walkway	\$ -	\$ 42,144	\$ 42,144	
	\$ 290,000	\$ 322,926	\$ (32,926)	
COMMUNITY				
Road Accident Rescue Unit	\$ 3,000	\$ -	\$ 3,000	
	\$ 3,000	\$ -	\$ 3,000	
ORGANISATION				
SUSTAINABILITY				
ADMINISTRATION				
Computer System (Hardware / Software)	\$ 20,000	\$ 20,592	\$ (592)	
Town Hall (External Windows - Repaint)	\$ 5,000	\$ -	\$ 5,000	
Town Hall (Chairs)	\$ 5,000	\$ -	\$ 5,000	
Town Hall (General)	\$ 10,000	\$ -	\$ 10,000	
Town Hall (Upstairs) - Rewiring	\$ 5,000	\$ -	\$ 5,000	
Asset Management - Computer Software	\$ 25,000	\$ 8,568	\$ 16,432	
WORKS				
Depot - Church Street - paling fence - South Parade boundary	\$ 4,550	\$ -	\$ 4,550	
Minor Plant Purchases	\$ 6,500	\$ 5,939	\$ 561	
Radio System	\$ 2,000	\$ -	\$ 2,000	
Security Key System	\$ 6,000	\$ -	\$ 6,000	
Depot - Glenelg Street (Security Fencing)	\$ 3,000	\$ -	\$ 3,000	
Land Acquisition (General disposal / storage area)	\$ -	\$ -	\$ -	
Refer separate Schedule (Net Changeover)	\$ 734,152	\$ 89,600	\$ 644,552	
Light Vehicles	\$ 180,000	\$ 130,610	\$ 49,390	
Excavator (Approx. 2.70 tonne)	\$ 60,000	\$ -	\$ 60,000	
Water Tank Replacement (Truck)	\$ -	\$ -	\$ -	
	\$ 1,066,202	\$ 255,309	\$ 810,893	
GRAND TOTALS	\$ 5,121,836	\$ 1,532,449	\$ 3,589,387	

SUMMARY OF RATES AND CHARGES LEVIED, REMITTED AND COLLECTED			
	19/01/2012	19/01/2011	
Arrears Brought Forward	\$212,537.06	\$244,859.30	
ADD Current Rates and Charges Levied	\$3,749,418.21	\$3,524,968.62	
ADD Current Interest	\$30,472.98	\$32,589.30	
TOTAL Rates and Charges Demanded	\$3,992,428.25	\$3,802,417.22	100%
LESS Rates and Charges Collected	\$2,402,817.32	\$2,279,985.04	59.96%
LESS Pensioner Remissions	\$184,975.23	\$170,186.23	4.48%
LESS Other Remissions	-\$7,749.05	-\$6,536.39	-0.17%
LESS Discounts	\$13,009.28	\$11,242.10	0.30%
TOTAL Rates and Charges Collected and Remitted	\$2,593,052.78	\$2,454,876.98	64.56%
UNPAID RATES AND CHARGES	\$1,399,375.47	\$1,347,540.24	35.44%

17.3.2 CIVIC ACKNOWLEDGEMENT AND EVENTS 2012*File Ref:* 16-2.2**AUTHOR** MANAGER COMMUNITY & CORPORATE DEVELOPMENT
(A BENSON)**DATE** 19TH JANUARY 2012**ATTACHMENTS:** Nil

As Councillors would be aware the declaration of the Oatlands Council was in 1861 and likewise the declaration of the Green Ponds Council was in 1862. It would be appropriate to recognise these one hundred and fifty year (sesquicentenary) milestones during the first six months of 2012 there-in combining the celebrations of these two occasions in a series of significant events. There are a number of activities that could be rolled into a format of significant events, eg opening of the Kempton office extensions, launch of the SM History Book, construction and naming of the large concrete bridge (the Nick Marstrand Bridge) on Elderslie Road, plus more.

For a local government area that has a focus on heritage, opportunities such as this should be maximised

RECOMMENDATION

For Discussion

C/12/01/140/10827 DECISION

Moved by Deputy Mayor M Jones OAM, seconded by Clr J L Jones OAM

THAT the information be received and this matter be listed for further discussion at the Workshop scheduled to review the Strategic Plan.

CARRIED.

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 20th January 2012.

RECOMMENDATION

THAT the Information Bulletin dated 20th January 2012 be received and the contents noted.

C/12/01/141/10828 DECISION

Moved by Clr C J Beven, seconded by Clr B Campbell

THAT the Information Bulletin dated 20th January 2012 be received and the contents noted.

CARRIED.

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. Process for managing Snakes – sightings or reports referred to Reptile Rescue for appropriate action.
2. School Bus Transport – transfer of students at the Woodsdale Road / Stonehouse Road junction – to be referred to Bus Operators – not aware of any issues at present.
3. Campania Township - Seating / Footpath (missing link) and Junction improvements (Reeve Street & Clime Street) – timeframe and issues to be confirmed.

19. MUNICIPAL SEAL

Nil.

20. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

20.1 SEATING – MAIN STREET, KEMPTON AND HIGH STREET, OATLANDS (NOTICE OF MOTION – CLR B CAMPBELL)

Clr B Campbell has submitted the following ‘Notice of Motion’:

“THAT:

- a) a seat be installed at the Bus Stop in High Street, Oatlands – vicinity of Oatlands District High School frontage; and
- b) a seat be installed at the Bus Stop in Main Street, Kempton – vicinity of the Council Chambers.”

Background Comments provided by Clr B Campbell:

A number of Councillors have been approached by members of the community (some with disabilities and members of the ageing population and those unable to drive for various reasons) requesting that a seat be placed at the bus stop so that they can sit down while waiting for a bus travelling to Hobart. I would like to remind Councillors that it is an offence to discriminate against the disabled.

In relation to tourism people who travel to Oatlands who walk the track to Parattah then back to Oatlands to catch the bus will be feeling somewhat exhausted and would love the pleasure to sit down and wait for a bus.

General Manager’s Comments:

In relation to the proposed installation of seating in High Street, Oatlands, past discussion resulted in a decision to defer installation of a seat pending a review of the Streetscape Plan, which would determine the need for seating in the overall context of High Street. This review is scheduled following relocation of the Gaol Arch (if development approval is obtained).

Main Street, Kempton – budget allocation required. Seats, which were installed as part of the initial implementation of the Kempton Streetscape Plan, were in the vicinity of \$1,200 per seat (purchase and installation).

DECISION**C/12/01/144/10829 DECISION**

Moved by Clr B Campbell, seconded by Clr A R Bantick

“THAT:

- a) a seat be installed at the Bus Stop in High Street, Oatlands – vicinity of Oatlands District High School frontage; and
- b) a seat be installed at the Bus Stop in Main Street, Kempton – vicinity of the Council Chambers.”

CARRIED.

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	

20.2 CAMPANIA HALL – EXTERNAL REPAINTING

File Ref:

AUTHOR GENERAL MANAGER
DATE 23rd JANUARY 2012

ATTACHMENTS: Nil
ENCLOSURES: Nil

ISSUE

Council to consider quotations received for the external painting of the Campania Hall.

BACKGROUND

Council has previously identified and confirmed the need to paint the exterior of the Campania Community Hall.

The Campania Halls Management Committee has confirmed that it will make a financial contribution of \$5,000 to assist fund the project.

DETAIL

Two quotations have been received to undertake the work, one of which excludes the roof.

1. G K & J R Latham (Painting Specialists)

Exterior weatherboard including roof. Supply all material and labour – remove all loose and flaking paint, fill all imperfections, spot prime where needed, sand weatherboards including fascia and windows and apply two coats of solar guard gloss.

Roof – water blast and spot prime areas where needed and finish with solar guard low sheen roof paint.

Total Cost \$17,600 (includes GST).

2. Top Coat Painters

Quotation to paint all gutters, fascia, weatherboards, windows, doors, frames, etc, allowing to powerwash all previously painted surfaces, scrape and grind back to a sound condition (burning off may be required in some areas, but this is not considered to be a major requirement as this would have the potential to add a significant cost to the project). A maximum of 10 square metres has been allowed for, once prepared to a sound condition apply one oil undercoat to all surfaces, fill only badly affected surfaces but

generally we are working to a sound condition only. Touch up where patched and apply two coats of acrylic gloss.

No allowance has been made for replacing rotten boards or gutters etc, excluding roof.

Total Cost \$36,500 (excludes GST).

Human Resources & Financial Implications – The Campania Halls Management Committee has confirmed its contribution of \$5,000. The balance will need to be funded from the Recreation Committee Budget (or other identified source).

There has also been discussion relating to the need to prepare and seal the adjoining car park area to minimise future dust etc on the building. A separate cost estimate is being prepared by the Manager – Works & Technical Services and will be presented to the meeting as part of his report.

Community Consultation & Public Relations Implications – N/A.

Policy Implications – N/A

Priority - Implementation Time Frame – Immediate.

RECOMMENDATION

THAT:

- a) Council accept the quotation provided by G K & J R Latham (Painting Specialists) for an amount of \$16,000 (excludes GST); and
- b) The balance of \$11,000 be funded from the 2011/12 Recreation Committee Budget.

C/12/01/146/10830 DECISION

Moved by Clr A O Green, seconded by Clr C J Beven

THAT

- a) Council accept the quotation provided by G K & J R Latham (Painting Specialists) for an amount of \$16,000 (excludes GST);
- b) The balance of \$11,000 be funded from the 2011/12 Recreation Committee Budget; and
- c) An additional \$4,000 be allocated as a contingency in the event that additional works are required to replace weatherboards and/or other associated works.

CARRIED.

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	

20.3 SOUTHERN MIDLANDS FACILITIES & RECREATION COMMITTEE – ALLOCATION OF FUNDS

The General Manager sought endorsement from full Council to allocate funding to the following projects:

1. Oatlands Recreation Ground – allocation of \$3,920 to purchase and install a synthetic cricket pitch cover (required for change of seasons between cricket and football). Provides flexibility to hire the ground and improves safety.
2. Campania Recreation Ground – Replacement / renewal of Cricket Practice Nets – Council commitment of \$12,000 required in order to finalise and submit an application for a grant to Sport and Recreation Tasmania. Funds are only provided on a ‘dollar-for-dollar’ basis. Total project cost of \$48,000, with \$24,000 being sought from SRT Tasmania. The balance of \$12,000 can be provided on an ‘in-kind’ basis by the Cricket Club and Recreation Ground Management Committee.

C/12/01/147/10831 DECISION

Moved by Deputy Mayor M Jones OAM, seconded by Clr D F Fish

THAT Council:

- a) allocate \$3,920 to purchase and install a synthetic cricket pitch cover at the Oatlands Recreation Ground; and
- b) commit \$12,000 for replacement/renewal of the Campania Recreation Ground Cricket Practice Nets.

CARRIED.

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 4.35 P.M.