

**MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS  
COUNCIL HELD ON WEDNESDAY 27<sup>TH</sup> MARCH 2013 AT THE TUNBRIDGE  
HALL, TUNBRIDGE COMMENCING AT 10:00 A.M.**

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**ENCLOSED**

**Council Meeting Minutes & Special Committees of Council Minutes  
General Information Bulletin  
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- 16.4.1 Redevelopment of the Gaol Arch Site – Submissions Received
- 17.1.1 MAV Insurance Risk Audit Review Report (Public Liability & Professional Liability)

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COUNCIL HELD ON WEDNESDAY 27<sup>TH</sup> MARCH 2013 AT THE TUNBRIDGE  
HALL, TUNBRIDGE COMMENCING AT 10:00 A.M.**

**OPEN COUNCIL MINUTES**

**1. PRAYERS**

Reverend Meg Evans conducted Prayers.

Council acknowledged her pending retirement and conveyed its appreciation on behalf of the entire Southern Midlands community for services provided.

**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 and Clr J L Jones OAM.

**In Attendance:** Mr T Kirkwood (General Manager), Mr A Benson (Manager – Community & Corporate Development), Mr D Cundall (Planning Officer), Mr S Mitchell (Building Compliance Officer) and Mrs K 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 26<sup>th</sup> February 2013, as circulated, are submitted for confirmation.

**C/13/03/005/19264 DECISION**

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

THAT the Minutes of the previous meeting of Council held on the 26<sup>th</sup> February 2013, as circulated, be confirmed.

**CARRIED.**

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

**5.2 SPECIAL COUNCIL MINUTES**

Nil.

**5.3 SPECIAL COMMITTEES OF COUNCIL MINUTES****5.3.1 Special Committees of Council - Receipt of Minutes**

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

- *Chauncy Vale Management Committee meeting held 14<sup>th</sup> February 2013 (record of discussions due to lack of quorum)*
- *Audit and Risk Committee – Meeting held 8<sup>th</sup> March 2013*

**RECOMMENDATION**

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

**C/13/03/006/19265 DECISION**

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

THAT the minutes of the above Special Committees 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 A O Green	
√	Clr J L Jones OAM	

### 5.3.2 Special Committees of Council - Endorsement of Recommendations

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

- *Chauncy Vale Management Committee meeting held 14<sup>th</sup> February 2013 (record of discussions)*
- *Audit and Risk Committee – Meeting held 8<sup>th</sup> March 2013*

#### RECOMMENDATION

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

#### C/13/03/007/19266 DECISION

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

THAT the recommendations contained within the minutes of the above Special Committees 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 A O Green	
√	Clr J L Jones OAM	

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

**5.4.1 Joint Authorities - Receipt of Minutes**

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

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

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

**RECOMMENDATION**

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

**DECISION**

**DECISION NOT REQUIRED**



#### **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** – Quarterly Report – December 2012

### RECOMMENDATION

**THAT the report received from the Joint Authority be received.**

### C/13/03/010/19267 DECISION

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

THAT the report received from the Joint Authority 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	

## 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/13/03/011/19268 DECISION

Moved by Clr D F Fish, 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	

## 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.

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

- Correspondence received from German Shepherds Tasmania (Item 20.1)

### 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*.**

### C/13/03/012/19269 DECISION

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

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 A O Green	
√	Clr J L Jones OAM	

**8. DECLARATIONS OF PECUNIARY INTEREST**

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2005*, the chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the Agenda.

Accordingly, Councillors are requested to advise of a pecuniary interest they may have in respect to any matter on the agenda, or any supplementary item to the agenda, which Council has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2005*.

*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.*

***Councillors are advised that, at the time of issuing the Agenda, no Questions on Notice had been received from members of the Public.***

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

**9.1 PERMISSION TO ADDRESS COUNCIL**

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

- 11.00 a.m. – Tasmania Fire Service Representatives – The Regional Chief (South) - Mr Jeremy Smith, and Fire Management Planning Officer – Mr Mark Chladil, will attend the meeting to discuss a range of TFS issues including: hazard abatement; fuel reduction; planning and building control measures.
- 3.00 p.m. - Dr Meryle Gray – President - Southern Midlands Community Radio Station Inc. – to address Council in relation to the Station’s future accommodation requirements

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

Nil

**C/13/03/015/19270 DECISION**

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

THAT Item 14.4.1 on the Agenda be brought forward for consideration  
**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	

#### **14.4.1 Proposed Southern Midlands Council *Caravan Policy***

AUTHOR: PLUMBING INSPECTOR AND BUILDING COMPLIANCE OFFICER  
(S MITCHELL)

DATE: 21<sup>ST</sup> MARCH 2013

ATTACHMENT: Caravan Policy

#### **ISSUE**

In recent years there has been an increase in enquiries and some ad-hoc use of caravans on private property within Southern Midlands local government area.

There is currently no specific legislation that regulates the use of caravans and the placement of caravans on private property. There is no policy or regulation to ensure that caravans are occupied in a safe, tidy, healthy and environmentally friendly manner.

The occupation of a caravan on a permanent basis is prohibited however;

- (a) The temporary occupation of a caravan in conjunction with an occupied dwelling on the property may be permitted after obtaining approval from Council.
- (b) Occupation of a caravan may be permitted in the case of documented severe financial hardship and this will be at the General Managers discretion.

So in order for Council to assist members of the public in the occupation and placement of caravans on private property Council needs to formulate a policy.

#### **BACKGROUND**

Many other Council's in Tasmania currently have either a by-law or a policy that regulates the use of caravans individually tailored to the needs of that particular Local Government Area. For some coastal Councils, for instance, the caravan policy or by-law is set to accommodate the many holiday makers and regular weekend or long-stay users of the land.

As the Southern Midlands is not considered a specific holiday/caravan long-stay destination, at this point in time, the policy is more suited to the situation of caravans being used for temporary accommodation during the construction of a permanent dwelling.

Those who are building a permanent dwelling will sometimes need to live on the land during construction. Some people may choose to temporarily occupy a building certified by a Building Surveyor and approved by Council as being fit and healthy to occupy and in accordance with Planning Regulation. Buildings such as this can be regulated under the relevant legislation to ensure they are healthy and safe to occupy. This is in order to protect the health and assets of the occupant and the nearby community.



More often than not people prefer to live in buildings such as this, but sometimes a caravan may be the only option; and as this is currently un-regulated and without any status there is no assurance that the caravan is safe and healthy and to the satisfaction of Council or the local community.

### **THE POLICY AIM and IMPLEMENTATION**

The policy reflects Council’s Vision, Mission and Guiding Principles with the overall goal to assist and accommodate those who may need to live in a Caravan whilst constructing a permanent dwelling.

The policy includes the conditions, restrictions and some exemptions regarding the use, placement and occupancy of caravans. The policy requires people to apply for a ‘Caravan License’ to temporarily occupy the caravan whilst construction of the permanent dwelling is in progress. This ensures the occupancy is to the satisfaction of Council and the wider community.

Please see the attached *Caravan Policy*.

It is recommended the *Caravan Policy* be approved and implemented by Council.

### **RECCOMENDATION**

#### **THAT**

- a) the report is received by Council; and
- b) the attached *Caravan Policy* be approved and implemented by Council.

### **C/13/03/017/19271 DECISION**

Moved by Clr A R Bantick, seconded by Clr D F Fish

#### **THAT**

- a) the report be received; and
- b) the attached *Caravan Policy* be approved ‘in-principle’, however prior to formal confirmation next meeting, Council is to consider the scale of charges proposed under the Policy.

### **CARRIED.**

<b>Vote For</b>	<b>Councillor</b>	<b>Vote Against</b>
√	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	√

## Caravan Policy

### **1.0 POLICY STATEMENT**

- 1.1 Council will manage occupancy of caravans in the local government area to ensure a safe and healthy environment for all, protect residential amenity and encourage best practice.

### **2.0 OBJECTIVE**

- 2.1 To outline requirements for those who wish to place and or occupy a caravan on private land in the Southern Midlands Local Government Area.

### **3.0 SCOPE**

- 3.1 A licence is required for the placement and occupation of caravans on private land for the purpose of living on site when building a dwelling in the Southern Midlands Local Government Area.

### **4.0 PROCEDURE**

#### **4.1 Conditions & Restrictions**

- (i) A licence is required to place a caravan on private land and occupy it as a residence on a temporary basis. (limited to a single caravan per property)
- (ii) A caravan must not be occupied for more than 30 consecutive days in any one calendar year without a current licence issued by Council.
- (iii) A caravan license will be issued for a period of 6 months (maximum of 4 permits x 6 months in total 2 years in line with The Building Act 2000) and reviewed at the reapplication stage to see if sufficient progress is being made on the building of the permanent dwelling before approval and reissue of a new license will be given for a further period of time.
- (iv) Planning, Building, Plumbing and Special Plumbing Permits (if applicable) must be approved and issued for a permanent dwelling on the property before a caravan license is granted.

- (v) The occupation of a caravan on a permanent basis is prohibited however;
- (c) The temporary occupation of a caravan in conjunction with an occupied dwelling on the property may be permitted after obtaining approval from Council.
- (d) Occupation of a caravan may be permitted in the case of documented severe financial hardship and this will be at the General Managers discretion.
- (vi) A owner or occupier of land must not allow any person to occupy a caravan situated on that land in exchange for payment or any in kind work or financial benefit paid to them or an external party.
- (vii) Relocatable, non-registrable buildings and shipping containers are not covered by this policy and will be subject to the relevant planning, building, plumbing, etc. controls.

#### **4.2 LICENSE APPLICATION REQUIREMENTS and MATTERS FOR CONSIDERATION**

- (i) To apply for a caravan license, the applicant must complete the Licence Application Form and provide the following information:
  - (a) Details of the proposed method of disposal of the waste water (ie: effluent and sullage water) from the caravan. The disposal method must be approved by Councils Environmental Health Officer.
  - (b) Copy of the certificate of title;
  - (c) A detailed site plan showing the proposed siting of the caravan, accesses, existing buildings and landscaping and neighbouring dwellings. The site plan is preferred to be A4 or A3 in size and to a scale of 1:100;
  - (d) Permits for planning, building and plumbing for a permanent dwelling to be built on the property must be approved and issued before a caravan license can be issued.
  - (e) Payment of the prescribed fees. (which are subject to annual review and adjustment)
  - (f) If the applicant is not the property owner, written consent must be obtained by the property owner.

- (h) Adequate water supplies must be available to the satisfaction of the Environmental Health Officer.
- (I) No nuisance may be created or caused by the occupation, or placement of the caravan.
- (j) The caravan shall be placed no closer than 2 metres from rear and side boundaries.
- (k) The caravan shall be placed to the rear of the block if possible and shall not be placed in front of any constructed dwelling if possible, or within six metres of the front boundary.
- (l) Sufficient space is to be provided on the site for off-street parking of any vehicle associated with the occupants of the caravan.
- (m) The caravan shall be equipped with an approved smoke detector alarm.
- (n) Council may revoke the caravan license if any of the conditions of the license are not adhered to.
- (o) Alterations and additions to the caravan must not be undertaken. (an integral awning is exempt)

#### 4.3 DEFINITIONS

(i) A **caravan** is defined as

- (a) a large enclosed vehicle capable of being pulled by a car or truck and equipped to be lived in.

(iii) "**unregisterable relocatable building**" is defined as a relocatable building that –

- (a) is not registrable as a motor vehicle or trailer; and
- (b) is designed to be moved between sites;

#### 4.4 EXEMPTIONS

(i) A caravan need not be licensed if it is:

- (a) Placed on Council land appointed as a caravan park/stop over area.

- (b) Situated on private land approved by the Council as a caravan park;
- (c) Used by a travelling show person in the ordinary course of their business; ie: at shows, regattas, public events, etc. the storage of such on private land shall be in a tidy and orderly fashion as not to create a nuisance and to be kept at the rear of the property.
- (d) Used by Council work gangs or contractors involved in construction work for the Council;
- (e) Situated at a person's principal residence or property solely for the purpose of storing.

#### **4.4 POLICY REVIEW**

- (i) Policy to be reviewed every five years.

**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**

*Nil.*

**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**

*Nil Report*

**11.4 PLANNING (OTHER)**

**11.4.1 Heritage Planning – Progress of the Investigation into a Heritage Landscape Precinct in the Pontville/Mangalore Area**

AUTHOR PLANNING OFFICER (D CUNDALL)  
DATE 21<sup>ST</sup> MARCH 2013

**ISSUE**

This report is to keep Councillors and the general public informed about the current investigation into establishing a possible Heritage Landscape Precinct in the Pontville/Mangalore area.

**BACKGROUND**

As a brief introduction, Councillors will recall from previous meetings the endorsement of an investigation into the heritage landscape values of the land south of Ballyhooly Rd, North of Tea Tree Rd, West of the Shene Hills and east of the Midland Hwy/Pony Hill area. The investigation was to form a working group, study the values, write reports and consult with the landowners for feedback. The working group was to then report back to Council with a recommendation on how the investigation shall proceed.

The land has been recognised in many reports and studies as having highly unique landscape values demonstrating a long history of human occupation and land use that is still highly evident in the landscape today.

The investigation was one of the recommendations of *Stage 2* of the *Joint Land Use Planning Initiative (2009) - Heritage Management Plan* endorsed by Council in April 2011.

**INVESTIGATION PROCESS**

The purpose of the investigation was to form a ‘joint working group’ (“working group”) in collaboration with the Brighton Council to study and document the landscape values, history and heritage of the area and consult with land-owners for feedback and interest in establishing a possible ‘landscape precinct’ in the upcoming draft planning schemes.

**Formation of the ‘Working Group’**

Firstly a ‘Working Group’ was established to study the area and consult with the landowners. It consists of:

- Chairman – Southern Midlands Mayor Tony Bisdee
- Deputy Chairman – Brighton Councillor Leigh Gray
- Council Officers – James Dryburgh, Damian Mackey and David Cundall
- Aboriginal Heritage Advisors – Annie Reynolds and Andry Sculthorpe
- European Heritage Advisors – Gwenda Sheridan and Graeme Corney
- Landowner in the area – David Kernke

The Department of Infrastructure Energy and Resources are also notified of any meetings and are kept informed of the investigation as the proposed Bagdad/Mangalore Bypass intersects the landscape investigation area.

The working group is not a formal committee of Council.

**Investigate existing studies and reports on the area**

This was a primary activity of the group. It also involved studying the existing planning and land use regulations and strategies that apply to the area.

**Brief summary and overview of findings**

Past reports and studies testify that the land has a rich Aboriginal and European history. A large amount of information about the area and its past occupants can be found in journals, old newspaper articles, government reports, paintings and in simply reading the landscape today.

The landscape can be summarised as a highly significant landscape that has been deliberately shaped to suit the needs of people that have lived and relied on the land for thousands of years. The landscape reflects both Aboriginal and European cultural values with features and sites that demonstrate both early European settlement and ancient Aboriginal land use practices and occupation.

For thousands of years, prior to, and during early European settlement the land was regularly used by the Mumirimina and other bands of the Oyster Bay Tribe. Families hunted, gathered, corroboreed, camped and traded in this area right up until the early 19<sup>th</sup> Century. Up until this time the land was carefully managed through firestick farming; used to burn and re-generate grasslands to attract game and create pathways through the vegetation.

The Aboriginal use of the land created a unique landscape of forested hills and cleared valley floors with large ancient Eucalypts and sparse tracts of vegetation.

At the time of European Settlement in the early 1800s such a well maintained landscape was not only useful to the European farmer but also reminded the settler of an Eden like garden and the grand estates of Europe.

As larger and larger land grants were taken up and bought by the settlers, the idea of a deliberate and grand Eden like landscape continued right through to the 20<sup>th</sup> Century.

The area still shows signs of the very first land grants and rural living and settlement patterns in Tasmania. It is evident in the buildings, title boundaries, hedges, farming and roadways that are still used today.



Views from the Midland Hwy and other vantage points in the area have remained largely unchanged for nearly 200 years. This is a particularly unique spectacle on the fringe of the Greater Hobart Area.

One of the stand-out features of the land was that Colonial artist John Glover lived and painted in the area. One of his most well-known paintings *The Bath of Diana* is located on the Strathallan Rivulet (see *Painting 1* below).



*Painting 1 - John Glover - The Bath of Diana on the Strathallan Rivulet*

**Map out a boundary around the area to investigate**

A boundary was drawn around the investigation area based on the information we had on the land denoting key historic sites, geographic features, linkages between properties, roadways, vistas and viewpoints and connection with existing landscape protection areas.

**Further Research**

Given the large volume of material about the area, it was important to distil this information and specifically relate the material to land use planning. Subsequently two reports were written specifically dealing with the Aboriginal and European values of the land.

The reports were put in a format that would be accessible to the landowners, Councils and any interested stakeholders.

### **Landowner Consultation**

Once the working group had a sound knowledge of the heritage values of the land and with some ideas about what planning measures could be put in place to best accommodate future development, the group could discuss and respond to any questions about the investigation with the land-owners.

Landowners were notified in writing in July 2012 with an information package about the investigation. The package consisted of:

- An introductory letter seeking feedback and a one on one meeting;
- a map of the area with the investigation boundary;
- an information brochure about the heritage and suggested heritage precinct.

The aim was to have a one on one meeting with all the land-owners to discuss the matter. Graeme Corney was tasked with contacting everybody he could by phone to arrange a meeting. For those that did not have a listed number or Council did not have a record of that number, a special courtesy letter was sent requesting the land-owner contact either Council or Graeme Corney directly to discuss.

Every effort was made to find a phone number and/or arrange a discussion.

At all times landowners were encouraged and welcome to contact Council if they had any questions or wanted further information.

### **Landowner Meeting Thursday 7<sup>th</sup> March 2013**

To further the landowner consultation the working group organised a presentation to all the landowners to inform and discuss the matter as a collective group.

The landowner meeting was to be one of the most important components of the whole investigation.

In February 2013 an invitation was sent to all the land-owners in the investigation area to attend a presentation and discussion on the landscape values of the area and planning for future development.

The meeting was for 5.30pm Thursday 7<sup>th</sup> March 2013 at the old Council Chambers at Pontville. Landowners were asked to RSVP to the invitation to give the working group some idea of the anticipated numbers. Landowners were also welcome to contact Council with any enquiries.

There were 29 RSVP's to the invitation, however, numbers at the meeting clearly surpassed 50.

### **Agenda for the landowner meeting**

- Chairman's Address and Introduction (Mayor Tony Bisdee)
- Presentation and understanding Planning for a Heritage Landscape Precinct (Planning Officer, David Cundall)

- Presentation on the Aboriginal Heritage Values and Historical Use of the Land and Relationships with the Land (Andry Sculthorpe)
- Presentation on the European Heritage Values and Historical Use of the Land with Discussion of Landscapes in Tasmania (Gwenda Sheridan)
- Question Time (Open floor discussion)

Once the presentations were completed members of the audience were invited to ask questions and provide comments on the investigation.

The whole meeting including the question time ran for approximately two hours. Attendees were encouraged to stay afterwards if they wished to discuss any matters further.

### **Next Stage**

The next stage is to write to the landowners with a complete ‘question and answer’ type information package in response to the questions and concerns that were raised at the land-owner meeting. The package will include some more detailed information about the history and heritage of the area along with further information about land use planning.

The working group would like as much feedback as possible from the landowners before any recommendations are made to Council. The information package will be accompanied by a feedback form with invitation to discuss further.

The working group welcome any landowner discussion where ever possible.

**Supplementary Inclusion to Agenda Item 11.4.1 – Heritage Planning – Progress of the Investigation into a Heritage Landscape Precinct in the Pontville/Mangalore Area.****AUTHOR: Planning Officer (David Cundall)****DATE: 27<sup>th</sup> March 2013*****Supplementary Information***

The landowner presentation meeting and discussion held on Thursday the 7<sup>th</sup> March 2013 formed an integral part of the landowner consultation. The aim of the presentation was to inform the landowners as a collective group about the investigation and historic/heritage values of the landscape area and the possibility of recognising the landscape in the upcoming Planning Schemes as a 'Landscape Precinct'. The purpose of the presentation was to create an open-floor discussion and question time with Council Officers and members of the 'Working Group'. It was an opportunity for people to share opinions on the matter.

The 'Working Group' noted and responded to any questions or comments as they were presented from attendees and landowners.

- Some of the attendees were entirely opposed to the precinct and opposed to the investigation.
- One of the attendees took the opportunity to criticise the investigation and insult members of the working group. Some of the criticism received was irrelevant to the investigation and shrouded the meeting in negativity.
- Some attendees expressed disillusion in government (not just Council) and were applauded by some people in the audience.
- Some attendees expressed support and further interest in the precinct.
- Some attendees had questions regarding the heritage values and the location of heritage sites in the area.
- There were also some specific questions regarding changes to planning regulation such as possible additional Development Application requirements or possible restrictions to development or land use.
- Further discussions were held after the meeting between attendees and members of the working group. People were more at ease to speak after the meeting.

There was not a formal motion held at the presentation as this was not the purpose of the meeting.

Since the meeting the Planning Officer has had 6 discussions with landowners that wanted to discuss either the investigation or discuss the presentation. Only one of these land-owners rang to criticise the investigation. The criticism was unsubstantiated hearsay.

It was evident that some attendees were not comfortable to speak at the meeting. The 'Working Group' looks forward to the next stage of the investigation and sending a more detailed information package to landowners. People can then read the material and give their feedback in a more comfortable environment. The two reports written on the Aboriginal and European history and landscape values are excellent sources of information for locals and anyone interested in history and heritage and learning about the land and land use.

**RECCOMENDATION****THAT the information be received.****C/13/03/029/19272 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	

*The meeting was suspended at 11.00 a.m. for the presentation from the Tasmanian Fire Service.*

**Council Address** - The Regional Chief (South) - Mr Jeremy Smith, and Fire Management Planning Officer – Mr Mark Chladil, made a presentation to Council regarding a range of TFS issues including: hazard abatement; fuel reduction; planning and building control measures. This presentation is available if Councillors wish to request a copy.

*The presentation concluded at 11.53 a.m. at the meeting resumed at 12.20 p.m.*

**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, CYCLE WAYS AND TRAILS**

**Strategic Plan Reference – Page 14**

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

Nil.

**12.4 LIGHTING**

**Strategic Plan Reference – Page 14**

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

Nil.

**12.5 SEWERS**

**Strategic Plan Reference – Page 15**

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

Nil.

**12.6 WATER**

**Strategic Plan Reference – Page 15**

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

Nil.

**12.7 IRRIGATION**

**Strategic Plan Reference – Page 15**

1.7.1 Increase access to irrigation water within the municipality.

Nil.

**12.8 DRAINAGE**

**Strategic Plan Reference – Page 16**

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

Nil.

**12.9 WASTE**

**Strategic Plan Reference – Page 16**

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

Nil.

**12.10 INFORMATION, COMMUNICATION TECHNOLOGY**

**Strategic Plan Reference – Page 16**

1.10.1 Improve access to modern communications infrastructure.

Nil.

**12.11 SIGNAGE**

**Strategic Plan Reference – Page 16**

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

Nil.

**12.12 OFFICER REPORTS – WORKS & TECHNICAL SERVICES (ENGINEERING)**

**12.12.1 Manager - Works & Technical Services Report**

*File Ref:* 3/075

AUTHOR MANAGER – WORKS & SERVICES (J LYALL)

DATE 21<sup>ST</sup> MARCH 2013

**ROADS PROGRAM**

Maintenance Grading – Lovely Banks Road, Colebrook area and York Plains area.

Hot mixing has been undertaken on Woodsdale Road prior to the Targa Event. Other roads have been attended to as necessary.

Re-stabilisation / road reconstruction works will commence after the Easter break.

**BRIDGE PROGRAM**

Chauncy Vale and Shene Road Bridges have been ordered and are currently under construction.

**WASTE MANAGEMENT PROGRAM**

Still experiencing large waste quantities, mainly through the Campania Transfer Station which is requiring more waste collections.

**TOWN FACILITIES PROGRAM**

New Rubbish Bins being installed in Oatlands, other towns to follow.

**WORKS SERVICES PROGRAM**

No issues.

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

Roads Program – Inglewood Road – bitumen patching; Rhyndaston Road - guard rail to be installed after the Easter holiday period.

Clr C J Beven acknowledged the standard of recent works associated with the widening of Rhyndaston Road.



Bridge Program – Shene Road and Chauncy Vale Road bridge components have been ordered. Prior notification, including the erection of signage, will be given to property owners who may be affected.

Waste Management Program – Oatlands Waste Transfer Station – additional empty still required for the prior week.

General:

- Colebrook Shop – additional rubbish bin required
- Oatlands Waste Transfer Station – report of wasps on site – has been addressed
- Yarlinton Road – correspondence from Mr R Boyce – budget to be prepared for consideration as part of the 2013-14 budget process;
- Swan Street, Bagdad - Kerb & gutter – designs progressing – schedule within previously advised timeframe.

**RECOMMENDATION**

**THAT the information be received.**

**C/13/03/033/19273 DECISION**

Moved by Clr C J Beven, 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	

*The meeting was suspended at 12.41 p.m. for the Public Consultation Session*

Eight (8) members of the community attended the Session. The following items were raised for discussion:

- Main Road, Tunbridge (front of Community Club) – drainage works required (possibly kerb)
- Tunbridge Hall Toilets - appreciation expressed for the supply of paint; larger ‘public toilet’ sign required
- Main Road, Tunbridge – drainage – front of Park/Coach Shed – requires spoon drain
- Butler Street, Tunbridge – gravel required for parking area to service adjoin Cemetery
- Southern Water – Proposals for upgrade of town water supply – no further feedback following public consultation session – to be followed-up
- Sale of Blackman Water entitlement (Southern Water public meeting)
- Ballochmyle Road, Tunbridge – acknowledged standard of work undertaken (i.e. re-sheeting etc.)
- Tunbridge Historic Bridge – questioned the likelihood that the 5 tonne load limit will be removed?
- Public Consultation Session – scheduled time of 12.30 p.m. does not suit some residents
- Streetlight(s) – Sutton Street – not working – advice to be provided in regard to Pole numbers
- Town weed spraying – review procedures

*The public consultation session concluded at 1.24 p.m. and the meeting was suspended for lunch.*

*The meeting resumed at 2.11 p.m.*

*Clr J L Jones OAM was not in attendance when the meeting resumed.*

**13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)**

**13.1 RESIDENTIAL**

**Strategic Plan Reference – Page 17**

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

Nil.

**13.2 TOURISM**

**Strategic Plan Reference – Page 18**

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

Nil.

**13.3 BUSINESS**

**Strategic Plan Reference – Page 19**

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

Nil.

**13.4 INDUSTRY**

**Strategic Plan Reference – Page 20**

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

Nil.

**13.5 INTEGRATION**

**Strategic Plan Reference – Page 21**

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

Nil.

**14 OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)**

**14.1 HERITAGE**

**Strategic Plan Reference – Page 22**

- |       |  |
|-------|--|
| 3.1.1 | Maintenance and restoration of significant public heritage assets.                         |
| 3.1.2 | Act as an advocate for heritage and provide support to heritage property owners.           |
| 3.1.3 | Investigate document, understand and promote the heritage values of the Southern Midlands. |

**14.1.1 Heritage Project Officer's Report**

*File Ref:* 3/097

AUTHOR MANAGER HERITAGE PROJECTS (B WILLIAMS)  
DATE 21<sup>ST</sup> MARCH 2013

**ISSUE**

Southern Midlands Heritage Projects – report from Manager Heritage Projects

**DETAIL**

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

- Brad and Alan have been working on development of a Conservation Management Plan and Master Plan for the Commissariat and 79 High Street
- Submission of a grant application for \$120,000 to the Your Community Heritage grants program for works to the commissariat.
- Finish-up and write-up from the 2013 summer archaeology program (a presentation on this program will be given to a forthcoming Council Meeting).
- Oatlands open Day activities included musical performances at the Court House, and a 'preview' event at the Commissariat.
- Brad and Alan have been providing input to the MEDALS project.
- Gaol arch reconstruction is well underway - about 3 metres high.
- The Court House toilet block & kitchenette is well underway.
- The Southern Midlands Convict Probation Stations project is winding up, with acquittal due shortly.

**RECOMMENDATION**

**THAT the information be received.**

**C/13/03/037/19274 DECISION**

Moved by Clr A O Green, seconded by Clr A R Bantick

THAT the information be received.

**CARRIED.**

<b>Vote For</b>	<b>Councillor</b>	<b>Vote Against</b>
√	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	

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

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

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

AUTHORS NRM PROGRAMS MANAGER – M WEEDING  
 DATE 18<sup>TH</sup> MARCH 2013

**ISSUE**

Southern Midlands Landcare Unit and GIS Monthly Report

**DETAIL**

- Helen Geard and Maria Weeding have submitted an application to the Tas Community Fund – Small Grants program for some interpretation signage. This is on behalf of the Lake Dulverton & Callington Park Management Committee. The application is consistent with the Lake Dulverton Action Plan 2008. The signage is for Lairmairenepair Park, the old night cart cans area on the edge of the walking track at Hawthorn Bay, Mahers Point Cottage, and at the railway signal / rail line crossing at the end of Hay Street.
- Work on the Bushlinks 500 project continues. The trial of native grass seed has been harvested on a property at Swanston. A sample of the seed collected will be sent to the Botanic Gardens Millennium Seedbank for germination testing. The native grass seed for the round one properties is expected to be delivered from Victoria by the end of March, ready for sowing in the autumn break.
- The CEEP (Community Energy Efficiency Program) Project to retrofit the Town Hall for energy efficiency is progressing. The bulk of the work at the Town Hall should be completed by the end of April.
- Graham Green and Damian Mackey are continuing to work together on GIS matters regarding the new format and content for the Planning Scheme overlays. There is a lot of work required to ensure the scheme is consistent with the Regional Planning Project.
- There are 8 bikes that are now available for hire from the Tourism Centre at Callington Mill. Originally funding was sought by the Lake Dulverton Committee to

purchase the bikes through the Tas Community Fund, but this was not successful. The Healthy Communities Initiative was able to assist, and the bikes and associated accessories are now in place for this added activity that the community will benefit from.

- The Midlands Water Scheme continues to progress and according to the latest information, the works on the scheme should be completed by the end of this year. A Construction of the MW Scheme launch/celebration was held on Thursday 14<sup>th</sup>

## RECOMMENDATION

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

### C/13/03/039/19275 DECISION

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

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	

## 14.3 CULTURAL

### Strategic Plan Reference – Page 23

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

Nil.

## 14.4 REGULATORY (OTHER THAN PLANNING AUTHORITY AGENDA ITEMS)

### Strategic Plan Reference – Page 24

3.4.1	A regulatory environment that is supportive of and enables appropriate development.
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#### **14.4.1 Proposed Southern Midlands Council *Caravan Policy***

*Item considered earlier in the meeting.*

*Clr J L Jones OAM returned to the meeting at 2.13 p.m.*

#### **14.4.2 CAR WRECKS – PROGRESS OF THE *SOUTHERN MIDLANDS CAR WRECKS POLICY 2008* – ASSESSMENT OF NUISANCE AND UNSIGHTLY CAR WRECKS IN THE LOCAL GOVERNMENT AREA.**

AUTHOR PLANNING OFFICER (D CUNDALL)  
DATE 21<sup>ST</sup> MARCH 2013

ATTACHMENTS: Photos to be tabled at the meeting

#### **ISSUE**

In accordance with the *Southern Midlands Car Wrecks Policy 2008* (“the Policy”) Council Officers have continued to investigate unsightly and nuisance car wrecks and act where necessary.

#### **BACKGROUND**

In 2008, Council formulated a policy on unsightly car wrecks across the local government area. The *Southern Midlands Car Wrecks Policy 2008* is a policy for Council Officers to assess and act on unsightly car wrecks that have been formally reported to Council. Council may also act on the unsightly wreck(s) if a nuisance exists or if the car wrecks constitute a ‘Salvage Premises’ or other business under the *Southern Midlands Planning Scheme 1998*.

Since 2008, Council Officers have continued to provide updates on the progress of the Policy to the Elected Members. The last report was in March 2011. The last report demonstrated a significant improvement across the local government area.

Land owners have continued with positive steps to remove or conceal unsightly wrecks and items in accordance with the Policy and in consideration to visitors and the local community.

However, there are still some properties that continue to accumulate car-wrecks in highly visible areas.



**SCOPE**

The Planning Officer will inform Elected Members with a verbal discussion on some of the car wrecks reported to Council Officers and the follow-up and progress since the March 2011 report.

**RECCOMENDATION****THAT**

- a) **the Report - Car Wrecks – Progress of the *Southern Midlands Car Wrecks Policy 2008* is noted; and**
- b) **discussion of current investigations during this Council Meeting Session.**

**C/13/03/041/19276 DECISION**

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

**THAT:**

- a) the Report - Car Wrecks – Progress of the *Southern Midlands Car Wrecks Policy 2008* be noted; and
- b) an update report be provided every twelve (12) months.

**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	

**14.5 CLIMATE CHANGE**

**Strategic Plan Reference – Page 24**

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

Nil.

**15 OPERATIONAL MATTERS ARISING LIFESTYLE**

**15.1 COMMUNITY HEALTH AND WELLBEING**

**Strategic Plan Reference – Page 25**

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

Nil.

**15.2 YOUTH**

**Strategic Plan Reference – Page 25**

4.2.1 Increase the retention of young people in the municipality.

Nil.

**15.3 SENIORS**

**Strategic Plan Reference – Page 26**

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

Nil.

**15.4 CHILDREN AND FAMILIES**

**Strategic Plan Reference – Page 26**

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

Nil.

**15.5 VOLUNTEERS**

**Strategic Plan Reference – Page 26**

4.5.1 Encourage community members to volunteer.

Nil.

**15.6 ACCESS**

**Strategic Plan Reference – Page 27**

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

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

Nil.

**15.7 PUBLIC HEALTH**

**Strategic Plan Reference – Page 27**

4.7.1 Monitor and maintain a safe and healthy public environment.

Nil.

**15.8 RECREATION**

**Strategic Plan Reference – Page 28**

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

**15.8.1 Tunbridge Park (Main Road, Tunbridge) – Ownership**

*File Ref:*

**AUTHOR** GENERAL MANAGER

**DATE** 22<sup>nd</sup> MARCH 2013

**ATTACHMENTS:** Letter dated 14<sup>th</sup> March 2013 – Treasurer - Tunbridge Community Club  
Extract from the Minutes of the Council meeting held May 2012 (including Property Report ID 5847040 and Titles 115460 / 3 & 132363 / 1)

**ISSUE**

**Council to acknowledge the Tunbridge Community Club’s position in relation to the proposed Lease arrangement and endorse the preparation of a draft Agreement for approval by Council prior to execution.**

**BACKGROUND**

Refer extract from the minutes of the Council meeting held May 2012 - attached.

**DETAIL**

Council has previously confirmed that its preferred position was to negotiate and enter into a ‘peppercorn’ lease which would formally transfer responsibilities to Council, including:

- responsibility for payment of the annual water service charge (and consumption charges);
- maintenance and upkeep;
- public liability insurance etc.

The Tunbridge Community Club has now reached a formal position in respect to this matter and provided written advice accordingly.

**Human Resources & Financial Implications** – A peppercorn lease would add no additional costs over and above what is presently incurred, other than the Water account

which has been issued to the Tunbridge Community Club will be paid by the Club pending resolution of this matter.

**Community Consultation & Public Relations Implications** – It is noted from the advice received that this matter was discussed and agreed on unanimously at the Tunbridge Community Club Meeting held 13<sup>th</sup> March 2013.

**Policy Implications** – Policy position.

**Priority - Implementation Time Frame** – refer comment above.

## RECOMMENDATION

### THAT:

- a) the information be received; and
- b) Council proceed to prepare a Lease based on a ‘peppercorn rent’ arrangement. Draft Lease to be presented to Council prior to execution.

### C/13/03/045/19277 DECISION

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

### THAT:

- a) the information be received; and
- b) Council proceed to prepare a Lease based on a ‘peppercorn rent’ arrangement. Draft Lease to be presented to Council prior to execution.

### **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	

SCANNED X

Old Main Road  
Tunbridge Tas  
14-3-13

SOUTHERN MIDLANDS COUNCIL

To General Manager  
Tim Kirkwood  
Southern Midlands Council

Rec'd 14 MAR 2013  
File no 5846734  
Doc. Id 92/87

Dear Tim

I am writing on behalf of the Tunbridge Community Club to request that Council include in the Agenda for the meeting on the 27<sup>th</sup> March to be held at the Tunbridge Hall a proposal to accept the Lease of the Tunbridge Community Park from the Tunbridge Community Club for a Term and Fee suitable to Council, it was agreed that if a Fee was required the Club would accept a "Pepper-corn" amount of \$1.  
This has been discussed and agreed on unanimously at the Club meeting on the 13-3-13 and included in the Minutes.

With Thanks

Lorraine Hazelwood (Treasurer)

*L.J. Hazelwood*

**EXTRACT FROM MINUTES – COUNCIL MEETING HELD MAY  
2012**

**15.7.1      *Tunbridge Park (Main Road, Tunbridge) – Ownership***

*File Ref:*

**AUTHOR**      *EXECUTIVE ASSISTANT (K BRAZENDALE)*  
**DATE**        *17<sup>th</sup> MAY 2012*

**ATTACHMENTS:**    *Property Report ID 5847040  
Titles 115460 / 3 & 132363 / 1*

**ISSUE**

***To brief Council in relation to the ownership of Tunbridge Park, and determine a means of addressing the issue(s).***

**BACKGROUND**

*It has been identified that the Tunbridge Park is formally owned by the Tunbridge Youth Club Inc., with the Tunbridge Community Club Inc. being recorded as the ratepayer.*

*Ownership of the land has been questioned as a result of Southern Water issuing consumption accounts for the property. This follows the recent installation of Meters on Council and public owned properties.*

**DETAIL**

*Based on research, it appears that the land may have been originally donated to the Tunbridge Youth Club Inc., and in recent weeks Mrs L Hazelwood has informed Council that following the demise of the Tunbridge Youth Club, arrangements were made to nominate the Tunbridge Community Club as the organisation responsible for the management and operation of the property. The Titles are still in the name of the Tunbridge Youth Club Inc.*

*In light of this information, the following issues need to be addressed:*

- responsibility for payment of the annual water service charge (and consumption charges);*
- maintenance and upkeep;*
- public liability insurance etc.*

*Preliminary discussions would suggest that the best means of addressing this issue is to negotiate and enter into a ‘peppercorn’ lease which would transfer these responsibilities to Council. The alternatives are to:*

- a) *seek ownership of the property; or*
- b) *recognise that it is not owned by Council and withdraw.*

**Human Resources & Financial Implications** – *A peppercorn lease would add no additional costs over and above what is presently incurred. The Water account which has been issued to the Tunbridge Community Club will be paid by the Club pending resolution of this matter.*

**Community Consultation & Public Relations Implications** – *Preliminary discussions would suggest that the most appropriate way to consult with the relevant stakeholders is to discuss this matter at the forthcoming Annual General Meeting of the Tunbridge Community Club Inc. scheduled for August 2012.*

**Policy Implications** – *Policy position.*

**Priority - Implementation Time Frame** – *refer comment above.*

**RECOMMENDATION**

**THAT:**

- c) *the information be received; and*
- d) *Council seek to negotiate and enter into a peppercorn lease of the property, of which the detail would be provided in a further report.*

**C/12/05/057/19041 DECISION**

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

**THAT:**

- a) *the information be received; and*
- b) *Council seek to negotiate and enter into a peppercorn lease of the property, of which the detail would be provided in a further report.*

**CARRIED.**

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





## PROPERTY INFORMATION SHEET

VALUER GENERAL, TASMANIA

Issued pursuant to the Valuation of Land Act 2001



**Property ID:** 5847040    **Municipality:** SOUTHERN MIDLANDS

**Property Address:** TUNBRIDGE PLAYGROUND  
MAIN RD  
TUNBRIDGE TAS 7120

**Property Name:** TUNBRIDGE PLAYGROUND

**Rate Payers:** TUNBRIDGE COMMUNITY CLUB  
**Postal Address:** TUNBRIDGE COMMUNITY CLUB  
41 MAIN RD  
TUNBRIDGE TAS 7120

**Title Owners:** 115460/3 : TUNBRIDGE YOUTH CLUB INC.  
132363/1 : TUNBRIDGE YOUTH CLUB INC.

**Improvements:** PLAYGROUND  
**Construction Year of Main Building:**  
**Land Area:** 0.8094 hectares  
**Building Size:**

**Bedrooms:**  
**Roof Material:**  
**Wall Material:**  
**LPI References:** FAN46  
FAN45

### Last Sales

Contract Date	Sale Price
---------------	------------

### Last Valuations

Inspection Date	Levels At	Land	Capital	A.A.V.	Reason
23/01/2009	01/10/2008	\$20,000	\$20,000	\$800	REVALUATION
30/01/2007	01/01/2002	\$5,000	\$5,500	\$220	LUC AMENDED FOR ADJUSTMENT FACTOR PROJECT

This data is derived from the Valuation List prepared by the Valuer General under the provisions of the Valuation of Land Act 2001. These values relate to the level of values prevailing at the dates of valuation shown.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

No information obtained from the LIST may be used for direct marketing purposes

SEARCH DATE: 09/05/2012 SEARCH TIME: 01:54 PM

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**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
115460	3
EDITION	DATE OF ISSUE
1	02-Mar-1995

SEARCH DATE : 17-May-2012  
SEARCH TIME : 11.04 AM

DESCRIPTION OF LAND

Town of TUNBRIDGE  
Lot 3 on Plan 115460  
Derivation : Whole of 1-0-35 Granted to H. Valentine  
Derived from W2196

SCHEDULE 1

TUNBRIDGE YOUTH CLUB INC.

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

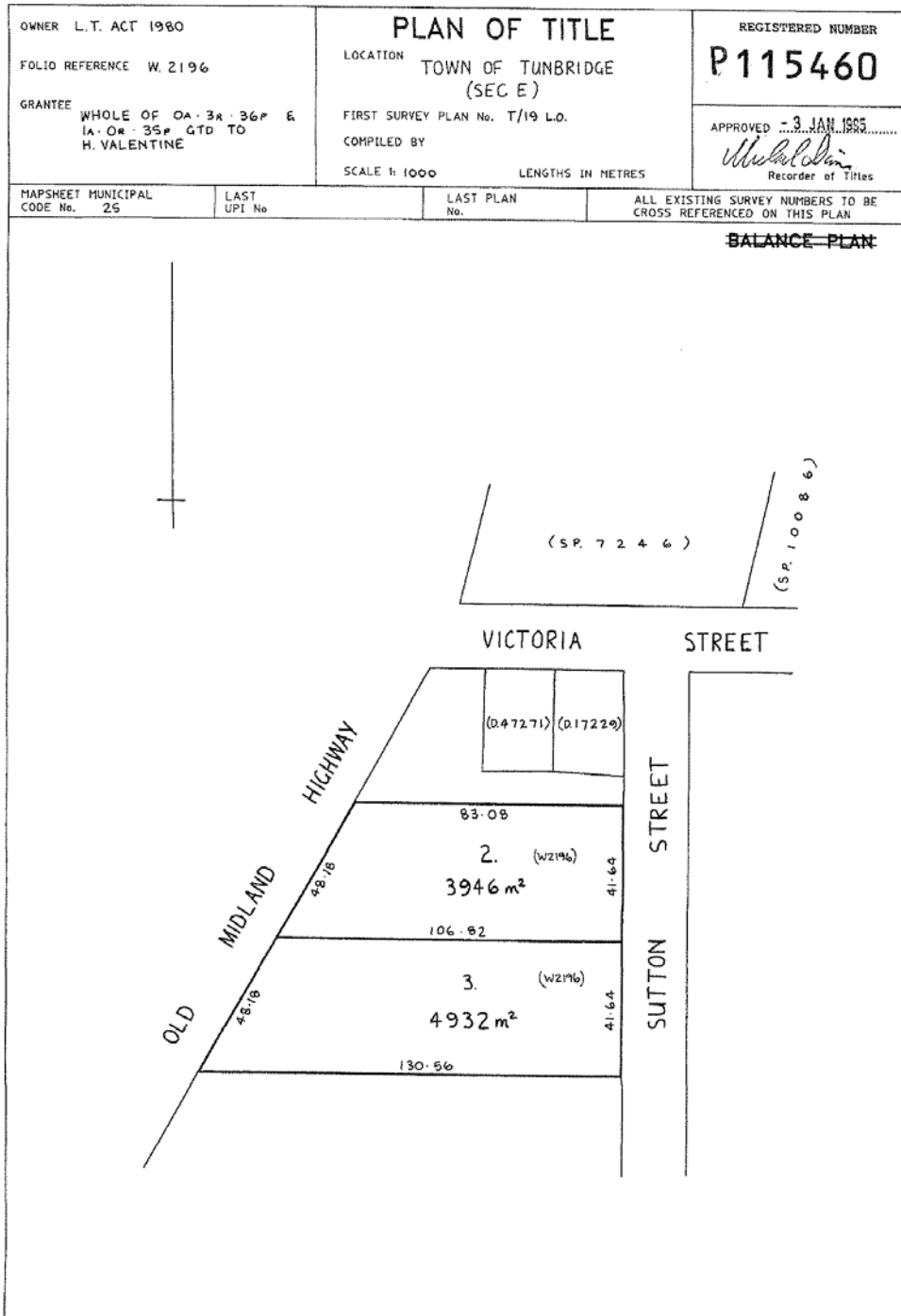
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



**FOLIO PLAN**  
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





RESULT OF SEARCH  
RECORDER OF TITLES  
Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 132363	FOLIO 1
EDITION 1	DATE OF ISSUE 11-Nov-1999

SEARCH DATE : 09-May-2012  
SEARCH TIME : 01.55 PM

DESCRIPTION OF LAND

Town of TUNBRIDGE  
Lot 1 on Plan 132363  
Derivation : Part of 0-3-36 Granted to H. Valentine  
Derived from W2196  
Prior CT 115460/2

SCHEDULE 1

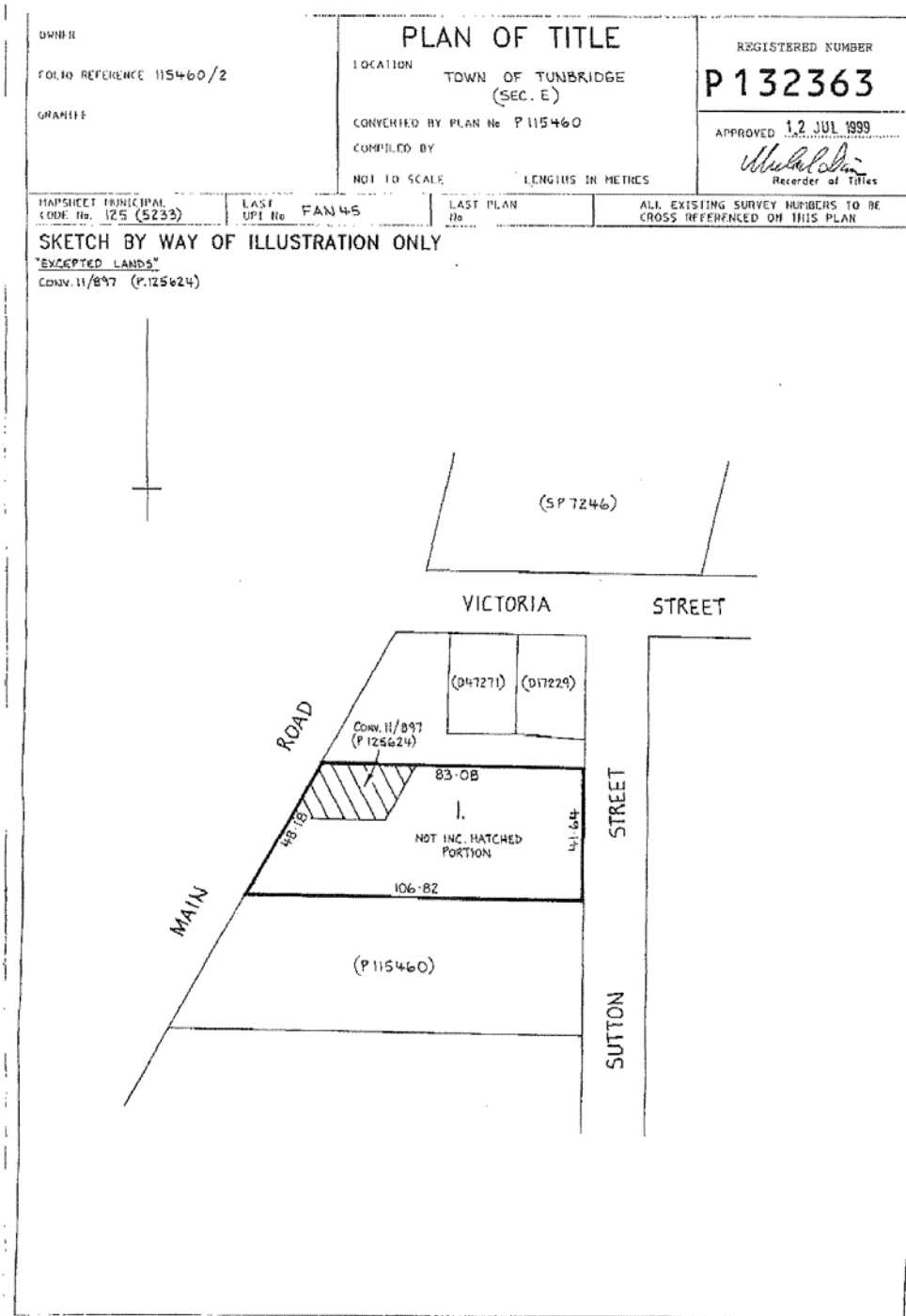
TUNBRIDGE YOUTH CLUB INC.

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



**15.9 ANIMALS**

**Strategic Plan Reference – Page 28**

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

Nil.

**15.10 EDUCATION**

**Strategic Plan Reference – Page 28**

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

Nil.

**16 OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)**

**16.1 RETENTION**

**Strategic Plan Reference – Page 29**

5.1.1 Maintain and strengthen communities in the Southern Midlands.

Nil.

## **16.2 CAPACITY AND SUSTAINABILITY**

### **Strategic Plan Reference – Page 29**

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

### **16.2.1 Tunbridge Community Hall – Request for Financial Assistance**

*File Ref:*

AUTHOR GENERAL MANAGER  
DATE 22<sup>nd</sup> MARCH 2013

ATTACHMENT: Letter dated 18<sup>th</sup> March 2013 – Secretary Hall Committee  
Letter received 12<sup>th</sup> February 2013 – President Hall Committee  
(Note: Person appointed to the position of President has since changed subsequent to Annual General Meeting held 15<sup>th</sup> March 2013)

ENCLOSURE: Nil

### **ISSUE**

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

### **BACKGROUND**

The Tunbridge Hall is a community owned facility and managed by a local Management Committee.

At the previous Council meeting, Council received a request (letter dated 12<sup>th</sup> February 2013) for an amount of \$10,000 to be funded from the net sale proceeds from the Tunbridge Fire Station property – refer copy attached.

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

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

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

## **DETAIL**

Whilst the initial letter requested an amount of \$10,000 to continue with the refurbishment of the Hall, the follow-up letter is not specific in terms of an amount or purpose.

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

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

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

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

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

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

**Council Web Site Implications:** N/A

**Policy Implications** – N/A.

**Priority - Implementation Time Frame** – Immediate.



**RECOMMENDATION**

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

**C/13/03/057/19278 DECISION**

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

**THAT:**

1. Council acknowledge receipt of the letter from the Tunbridge Hall Management Committee;
2. Council write and seek specific advice in relation to the amount of funding sought and an itemised list of works;
3. Council foreshadow that the provision of any funding will include a requirement that the existing toilet facilities (at the rear of the Hall) continue to be made available as public facilities, therefore alleviating the need to construct separate stand-alone toilets.

**CARRIED.**

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

5 John Street  
Tunbridge Tas  
18-3-13

General Manager  
Mr. T.Kirkwood  
Southern Midlands Council

I am writing on behalf of the Committee of the Tunbridge Town Hall to request to be considered for Funding from the money held by Council from proceeds of the sale of property to the Fire – Brigade. We would appreciate this to be included in the Agenda for the Meeting to be held at the Tunbridge Town Hall on the 27<sup>th</sup> March.

With Thanks

Rodney Hazelwood (Secretary)



**CLR TONY BISDEE OAM, THE MAYOR** SOUTHERN MIDLANDS COUNCIL

**GM: TIM KIRKWOOD**

Rec'd 12 FEB 2013

**DEPUTY GM: ANDREW BENSON**

File no \_\_\_\_\_  
Doc. Id \_\_\_\_\_

**SOUTHERN MIDLANDS COUNCIL COMMITTEE**

**DEAR TONY,**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**THANK YOU**

**YOURS FAITHFULLY**

**GLENDAPENGELLY**

**PRESIDENT**

**TUNBRIDGE TOWN HALL**

**PHONE: 0467472789**

**EMAIL: [glendapengelly@hotmail.com](mailto:glendapengelly@hotmail.com)**

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

*File Ref:*

AUTHOR                    GENERAL MANAGER  
DATE                        20<sup>th</sup> MARCH 2013

ATTACHMENT:      Refer email

**ISSUE**

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

**BACKGROUND**

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

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

**3.5      *USE OF THE PREMISES***

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

**DETAIL**

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

Advice has been received from the President of the Online Centre that the Coordinator operates the Arts & Crafts component, and a commission of ten percent (10%) is payable

to the Centre, although it is mentioned that this has generated very little income due to minimal sales.

The display of government leaflets, publications and general promotional material obviously would enhance the Centres' appeal.

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

**Community Consultation & Public Relations Implications** – To be considered.

**Policy Implications** – Policy Position.

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

## RECOMMENDATION

**THAT Council acknowledge and approve the inclusion of an Arts and Crafts Shop within the Colebrook Online Access Centre building (noting that the Centre does receive a percentage commission for the 'Arts & Crafts' operation), however Council retain the right to review this decision at any time.**

## C/13/03/063/19279 DECISION

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

THAT Council acknowledge and approve the inclusion of an Arts and Crafts Shop within the Colebrook Online Access Centre building (noting that the Centre does receive a percentage commission for the 'Arts & Crafts' operation), however Council retain the right to review this decision at any time.

**CARRIED.**

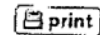
Vote For	Councillor	Vote Against
√	Mayor A E Bisdee OAM	
√	Dep. Mayor M Jones OAM	
√	Clr A R Bantick	
√	Clr C J Beven	
√	Clr B Campbell	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr A O Green	
√	Clr J L Jones OAM	

12/02 2013 12:24 FAX  
Preview

001/001

Page 1 of 1

Attention - Tim

 print

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

Hi Tony,

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

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

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

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

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

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

Regards,

Louke Lawrence

 close



**16.3 SAFETY**

**Strategic Plan Reference – Page 30**

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

Nil.

## 16.4 CONSULTATION

### Strategic Plan Reference – Page 30

5.4.1 Improve the effectiveness of consultation with the Community.

#### 16.4.1 Roche Hall Property – Redevelopment of the Gaol Arch Site

AUTHOR GENERAL MANAGER

DATE 22<sup>nd</sup> MARCH 2013

ATTACHMENT: Extract from the Minutes of the Council Meeting held 23<sup>rd</sup> January 2013

ENCLOSURE: Submissions Received:

- Mr G McDermott
- Joint Submission – M Weeding, J Weeding, N Weeding, H Oldmeadow, E Oldmeadow, C F Morrison, A Morrison & H Geard.

#### ISSUE

- a) To provide Councillors with a copy of submissions received in relation to the request for ideas and suggestions from the community; and
- b) Council to confirm next stage(s).

#### BACKGROUND

Council, at its meeting held 23<sup>rd</sup> January 2013, resolved as follows:

#### “THAT:

- a) Council commence the initial process and proceed to invite ideas and suggestions from within the community relating to the redevelopment of the Gaol Arch site at the Roche Hall property;
- b) This initial period for submission of ideas and suggestions extend through to the end of February 2013;
- c) Submissions received be then referred to an appropriate streetscape consultant (to be determined) who is to prepare draft concepts by the end of March 2013; and
- d) Draft concept plans to be considered at the April 2013 Ordinary Meeting prior to being referred for public feedback and comment (including the conduct of a public consultation forum).”

**DETAIL**

Two submissions were received following circulation of a Flier which sought submissions (i.e. ideas and suggestions) from the community as part of the initial concept stage to redevelop this site (refer copy attached).

Both submissions raise issues with the broader streetscape.

Prior to referral to potential Streetscape Design consultants, or in fact confirming the need to engage such a consultant, it is necessary to seek initial direction from Council in terms of the brief.

**Human Resources & Financial Implications** – No allocation has been provided in the current budget to re-develop the site or engage an external consultant.

**Community Consultation & Public Relations Implications** – This preliminary report follows an invite to community for submissions to provide ideas and suggestions to redevelop this site.

**Policy Implications** – Nil.

**Priority - Implementation Time Frame** – To be considered.

**RECOMMENDATION**

**Submitted for discussion and direction.**

**C/13/03/067/19280 DECISION**

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

THAT:

- a) the information be received;
- b) Council refer this matter to the Department of Education for comment, recognising that the Department is the property owner; and
- c) Council further consult with those persons that lodge submission(s) in regard to the extent of the development site.

**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	

**EXTRACT – MINUTES OF THE COUNCIL MEETING HELD 23<sup>RD</sup> JANUARY 2013**

**13.5 INTEGRATION**

**Strategic Plan Reference – Page 21**

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

**13.5.1 Roche Hall Property – Redevelopment of the Gaol Arch Site**

AUTHOR GENERAL MANAGER (T KIRKWOOD)

DATE 18<sup>th</sup> JANUARY 2013

ATTACHED: 1999 Streetscape Plan (Page 6)

**ISSUE**

**Council to determine an approach to seek ideas & suggestions from the community as an initial stage for the redevelopment of the Gaol Arch site at the Roche Hall property.**

**BACKGROUND**

Nil.

**DETAIL**

By way of background information, an extract from the ‘Oatlands Streetscape Plan 1999’ prepared by Gilby Roussos Architects Pty Ltd which focussed on the ‘Town Square’ concept has been included.

It is suggested that as an initial stage, Council seek ideas and suggestions from within the community to gauge an understanding of the extent of development that may be envisaged.

Depending on the outcome of the above, all ideas and suggestions could then be referred to an appropriate design consultant for consideration, and subsequent referral to a community meeting.

**Human Resources & Financial Implications** – Not applicable for this initial consultation stage.

**Community Consultation & Public Relations Implications** – The purpose of this report is to determine the consultation processes.

**Policy Implications** – N/A.

**Priority - Implementation Time Frame** – Immediate. The aim would be to finalise plans in the forthcoming months with the intention of budgeting for the 2013/14 financial year.

### RECOMMENDATION

**THAT Council proceed to invite ideas and suggestions from within the community relating to the redevelopment of the Gaol Arch site at the Roche Hall property.**

### C/13/03/069/19281 DECISION

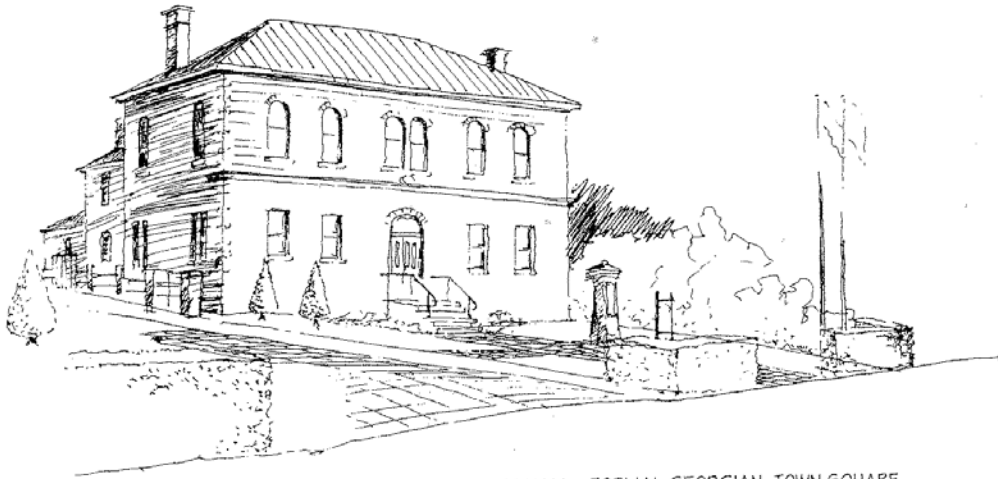
Moved by Deputy Mayor M Jones OAM, seconded by Clr C J Beven

THAT:

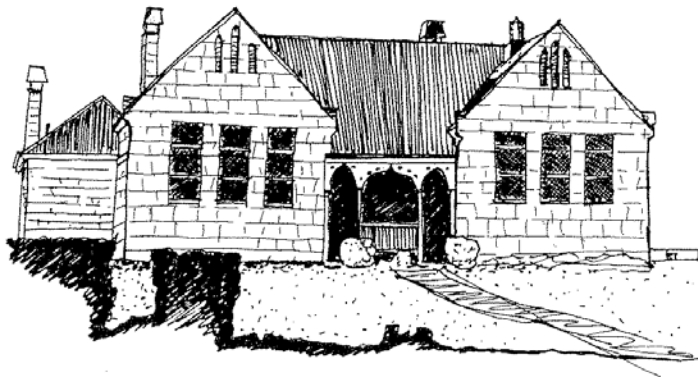
- e) Council commence the initial process and proceed to invite ideas and suggestions from within the community relating to the redevelopment of the Gaol Arch site at the Roche Hall property;
- f) This initial period for submission of ideas and suggestions extend through to the end of February 2013;
- g) Submissions received be then referred to an appropriate streetscape consultant (to be determined) who is to prepare draft concepts by the end of March 2013; and
- h) Draft concept plans to be considered at the April 2013 Ordinary Meeting prior to being referred for public feedback and comment (including the conduct of a public consultation forum).

### **CARRIED**

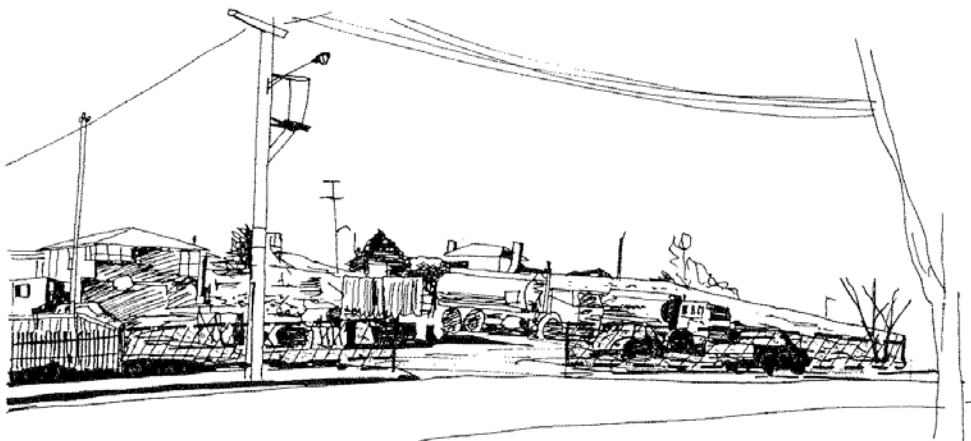
Vote For	Councillor	Vote Against
√	Mayor A E Bisdee OAM	
√	Dep. Mayor M Jones OAM	
√	Clr A R Bantick	
√	Clr C J Beven	
√	Clr B Campbell	
√	Clr M Connors	
√	Clr D F Fish	
√	Clr A O Green	
√	Clr J L Jones OAM	



TOWN HALL - FORMAL GEORGIAN TOWN SQUARE



ROCHES HALL FORECOURT COULD TIE IN WITH  
TOWN HALL FORECOURT



SOME PROPERTIES NEED SCREENING

- At the northern end of the current tree landscaped area develop a small memorial to Galipoli by having the two cultivated lone pines set in a small paved area with appropriate signage.
- Tidy up the “Welcome” sign. Reduce the height of the dry stone wall and cap neatly. Extend wall and introduce a parking area and minimise maintenance.
- Large simple message signs  
HERITAGE HIGHWAY  
WELCOME TO OATLANDS
- Information Sign for the tourist/visitor. Detailed information on Oatlands to be read by a pedestrian.

#### TOWN SQUARE

- This is a sensitive issue with townfolk being divided on any proposal.
- We do not consider that traffic should be excluded from the lower part of Stutzer Street.
- Our recommendations are to build on a visually formal connection of School and Council properties creating pleasant central focus but not at great expense or change. These upgrading works should be gradual, designed to enhance the existing uses particularly the RSL/Anzac parade use but developing potential for future uses as a formal meeting/gathering space.
- The Town Hall forecourt should also connect with the Library space opposite with the potential to interconnect with any future development of the Council Works Depot property behind.
- Develop the Town Centre Square.
- Provide a pedestrian connection through to the Council Works Depot where redevelopment is intended.
- Remove the fence to the front yard of the Town Hall back to the Town Hall building in Stutzer Street.
- Tidy up the lawn to footpath connection to High and Stutzer Streets.
- Add flagstone paving to Stutzer Street from High Street to the side entrance, Town Hall. These would be laid over existing asphalt paving with a suitable asphalt ramp onto and off the new paving.
- Develop a hedge to High Street to match that already established in the grounds of Roches Hall.
- Develop formal paths on axis of main entrance and at right angles to this at Cenotaph.

#### OATLANDS DISTRICT HIGH SCHOOL

- Plant more shade trees to lawn abutting High Street.
- Provide a strong capping element to the top of the low chain wire fence possibly extending the height also.
- Grow some creeper over the existing fence at the junction of high and low fences to define the junction and soften the asphalt court beyond.
- Paint NW end of the school elevations in more appropriate colours that compliment Heritage colours. Identify the school entrance gate onto High Street in a bold appropriate manner eg sandstone capping of brick piers well detailed and executed.
- Extend topiary trees along driveway



**C/13/03/072/19282 DECISION**

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

THAT the meeting be suspended to enable Dr Meryle Gray, representing the Southern Midlands Community Radio Station to address Council.

**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	

*Clr J L Jones OAM left the meeting at 3.07 p.m.*

**Council Address** - Dr Meryle Gray, President of the Southern Midlands Community Radio Station Inc., raised issues associated with the Station's current premises. Assistance is being sought to identify alternative premises which may be available that the suit the needs of the Station.

*The address concluded at 3.10 p.m.*



## 97.1 Presentation to Southern Midlands Council

Originally the radio station was formed with strong support from both the Southern Midlands Council and the Oatlands School. The general idea was to assist in bringing all the diverse sections of the community together and at the same time reinforcing and defining its rural identity. A few years ago, the station went through a period when the enthusiasm as well as sponsorship went through a serious decline.

At the present time we are slowly adding to our station's identity by increasing the number of announcers with a variety of community interests. The sponsorship difficulties are also being addressed by following a firm business plan and utilising all avenues to collect extra money. It is not enough to rely on grants alone as these are sporadic and unreliable. We have made contact with a number of advertising agents and have developed a slow but increasing number of regular sponsors, for example, the fire service, the University of Tasmania and various political parties. Locally our sponsors are increasing every week and our \$100 club has been highly successful. Our outside broadcasts as well as the roving reporting have increased our profile and we regularly report on upcoming events to keep up our important role of connecting the Midlands community. Council's continued support during this challenging period has been vital to the station's survival.

However, to enable the station to move onto the next and vital stage of consolidation and growth, it needs a home of its own. The present site is cramped and difficult to access. Many enthusiastic members have been unable to fully participate because access up and down the stairs is impossible. A purpose specific building that can be used to develop increased input by the community, greater variety of rural participation and a more professional appearance lifting the entire profile of the station. Many other community stations have found that a house provides all the necessities for such an enterprise. A station requires space for 2 broadcasting studios, a production studio, office space, and toilet and meeting area. The station's firm growth and financial stability would ensure that any Council community loan repayments would be met without difficulty.

The committee has indicated that 79 High Street would be ideal for our requirements. Obviously, there is a lot to be done to the building to bring it up to scratch. But the advantages to the council, the community as well as the radio station are enormous. We would have a presence in the town that would encourage participation in addition to sponsorship and the present eyesore would become functional and add to the heritage of the town. While we realise you have other priorities at the present time, one of them being the commissary, it would be advantageous to all of us if these two buildings could be refurbished at the same time by applying the effort and expertise applying for different grants to both. At the same time, the members of the committee have a variety of experiences and expertise that can be utilized during this reconstruction.

## **1. History**

- i. Bringing the community together
- ii. Reinforcing and defining our rural identity
- iii. Utilising all aspects of the community both young and old

## **1. Present time**

- I. Increasing our number of announcers with different interests
- II. Firm business plan
- III. Outside broadcasts and roving reporters have increased our profile
- IV. Solid growth and financial stability

## **2. Moving on**

- I. Pressing need for new premises.... a home of our own
- II. Assist in developing an increased community input
- III. Greater variety of rural participation
- IV. More professional appearance
- V. Better access for both committee members and the community

## **3. 79 High Street**

- I. Mutual benefit for both the council and the radio station

- II. Advantages to the community and the town itself by developing a heritage site and utilising the many skills of the committee.

**C/13/03/077/19283 DECISION**

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

THAT this matter be further considered at the Council Workshop which is being planned to consider a number of issues.

**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	

**16.5 COMMUNICATION****Strategic Plan Reference – Page 30**

5.5.1 Improve the effectiveness of communication with the Community.

Nil.

*Clr J L Jones OAM returned to the meeting at 3.15 p.m.*

*Deputy Mayor M Jones OAM left the meeting at 3.15 p.m. and returned at 3.17 p.m.*

**17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)**

**17.1 IMPROVEMENT**

<b>Strategic Plan Reference – Page 31</b>	
6.1.1	Improve the level of responsiveness to Community needs.
6.1.2	Improve communication within Council.
6.1.3	Improve the accuracy, comprehensiveness and user friendliness of the Council asset management system.
6.1.4	Increase the effectiveness, efficiency and use-ability of Council IT systems.
6.1.5	Develop an overall Continuous Improvement Strategy and framework

**17.1.1 MAV INSURANCE RISK AUDIT REVIEW REPORT**

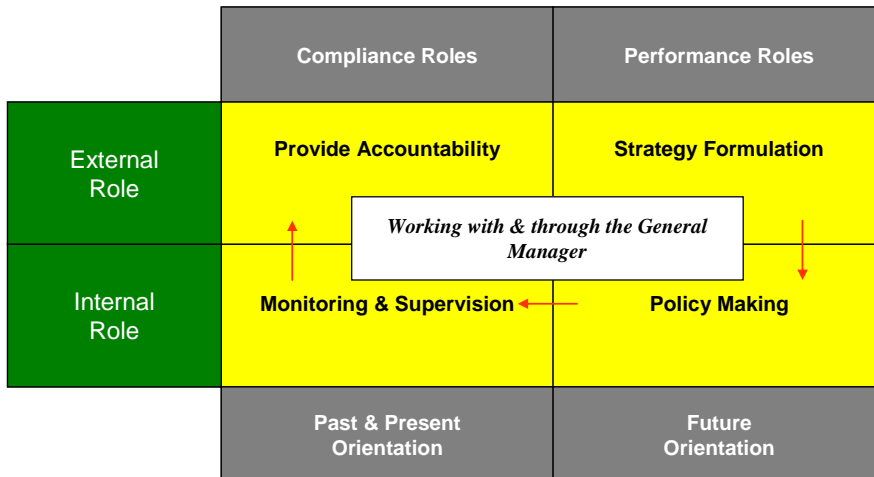
AUTHOR                      MANAGER COMMUNITY & CORPORATE DEVELOPMENT  
 (A BENSON)

DATE                         19<sup>TH</sup> MARCH 2013

ENCLOSURE:              MAV Insurance Risk Audit Review Report (Public Liability & Professional Liability)

**BACKGROUND**

Council is aware, through recent presentations and reports, of the Framework for Analysing Council’s Governance Function. This framework has been drawn from Professor Robert Tricker’s work on International Governance, where he developed the model in the figure below which clarifies the twin responsibilities of conformance and performance Tricker, R., *International Corporate Governance: Text Readings and Cases*, New York: Prentice Hall, 1994, p.149.



As part of this framework it is meaningful for Council to be aware of and monitor Audits and related governance review mechanisms that are undertaken within the organisation.

The attached Audit Review is part of a two yearly process undertaken by Council's liability Insurer, MAV Insurance (formerly Civic Mutual Plus). The first year is the Audit and the second year is a progress assessment against the Audit findings, or Review as it is more commonly termed. Since 2006 Council has gradually and consistently improved its performance under this Audit process. It should be noted that the new SMC Asset Management system that will be operational shortly will provide a number of improvements to the SMC Audit result which will see the score catapulted to greater heights. As a benchmark, the current SMC result in the mid-range of the Council's across Tasmania. This formal review that was undertaken by the MAV Insurance Auditor in February 2013 gained Council a further increase in its score.

It should be noted that report was also presented to the Audit & Risk Management Committee at its first meeting for consideration and comment.

## RECOMMENDATION

**THAT Council note the Audit Review Report**

### C/13/03/079/19284 DECISION

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

THAT Council note the Audit Review 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 A O Green	
√	Clr J L Jones OAM	

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

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

**17.2.1 Local Government Board – Review into the Number of Councillors elected to the Southern Midlands Council**

AUTHOR GENERAL MANAGER

DATE 20<sup>th</sup> MARCH 2013

ATTACHMENT: Local Government Board – Review of Councillor Numbers – Terms of Reference

**ISSUE**

1. To provide Council with an update in relation to the review into the number of Councillors elected to the Southern Midlands Council; and
2. To seek preliminary feedback and comment for inclusion in a draft submission to be prepared for the Board (draft to be submitted to the April 2013 Meeting).

**BACKGROUND**

In August 2012, the following resolution was passed by Council:

“THAT the Southern Midlands Council formally request the Local Government Board to review the number of elected councillors on the Southern Midlands Council with a view to reducing the number of elected members from nine to seven (applicable at, and from, the 2013 Tasmanian Local Government elections), acknowledging that the Local Government Board will undertake a public consultation process as part of this review.”

**DETAIL**

The Local Government has written to Council confirming that the Minister for Local Government has requested it to conduct a review into the number of councillors elected to the Southern Midlands Council.

On 5<sup>th</sup> March 2013, the Board gave formal Notice to Council that the review is to commence in 30 days, which is in accordance with section 214(3) of the *Local Government Act 1993*. The review will commence on 8<sup>th</sup> April 2013.



The Terms of Reference are included as an attachment in the Agenda.

The intent of this Agenda Item is to encourage discussion in respect to the issues that the Board must consider, which will enable the preparation a draft submission for consideration at the April 2013 meeting.

**Human Resources & Financial Implications** – Refer detail and comment above.

**Community Consultation & Public Relations Implications** – The Board is to advertise the review accordingly and consult with the community as part of its process.

**Policy Implications** – Policy position.

**Priority - Implementation Time Frame** – The Board is to provide initial recommendations within six months of receipt of the Terms of Reference (September 2013).

**RECOMMENDATION**

**THAT:**

- a) the information be received; and
- b) Councillors provide comment in respect to each of the matters included in the Terms of Reference which the Board is to consider in determining its recommendations.

**C/13/03/081/19285 DECISION**

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

**THAT:**

- a) the information be received; and
- b) this matter be further discussed at the forthcoming Council Workshop.

**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	

**LOCAL GOVERNMENT BOARD  
REVIEW OF COUNCILLOR NUMBERS – TERMS OF REFERENCE**

**Objective**

To determine the appropriate number of councillors required to undertake the core roles and responsibilities of councils, including effective representation of the community.

**Scope**

In accordance with Part 12A of the *Local Government Act 1993*, review:

1. The total number of persons to be elected as councillors of the Southern Midlands municipal area, noting that the council has requested a reduction from 9 to 7.
2. The total number of persons to be elected as councillors of any other municipal area that, prior to the substantial completion of the review, requests that it be considered as part of the review.
3. Any other matter the Board considers necessary to take into account in order to achieve the objective.

In reviewing the above, the Board is to consider the potential impact of any change on the following matters:

- a. representation of the community
- b. the ability of the council to make decisions
- c. any financial impacts
- d. the ability of the council to deliver services
- e. electoral arrangements
- f. state-wide consistency.

**Methodology**

The review will be undertaken in accordance with the Local Government Board Framework for the Assessment of Councillor Numbers.

**Timeframe**

The Board is to provide initial recommendations within six months of receipt of these terms of reference.

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

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

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

AUTHOR FINANCE OFFICER  
DATE 20<sup>th</sup> MARCH 2013

Refer enclosed Report incorporating the following: -

- a) Statement of Comprehensive Income – 1<sup>st</sup> July 2012 to 28<sup>th</sup> February 2013 (including Notes)
- b) Current Expenditure Estimates
- c) Capital Expenditure Estimates

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

- d) Rates & Charges Summary – as at 13<sup>th</sup> November 2012
- e) Cash Flow Statement - July 2012 to February 2013.

*Note: Expenditure figures provided are for the period 1<sup>st</sup> July to 28<sup>th</sup> February 2013 – approximately 67% of the period.***Comments****A. Current Expenditure Estimates (Operating Budget)****Strategic Theme – Infrastructure**

- **Sub-Program – Drainage** - expenditure to date (\$29,762 – 89.842%). General maintenance of drainage systems across various towns in municipal area. Budget to be monitored.
- **Sub-Program – Public Toilets** - expenditure to date (\$38,421 – 77.49%). Increased maintenance costs due to weekend servicing. Will reduce following peak visitation period.

- **Sub-Program – Signage** - expenditure to date (\$10,239 – 83.25%). Majority of signs purchased for financial year. Budget to be monitored.

#### **Strategic Theme – Growth**

- **Sub-Program – Business** - expenditure to date (\$57,776 – 87.21%). Works undertaken on a recharge basis. Will be offset by income received.

#### **Strategic Theme – Lifestyle**

- **Sub-Program – Recreation** - expenditure to date (\$306,770 – 88.083%). The total Budget for the Recreation Program is \$348,300 of which the Swimming Pool represents 30.50% (i.e. \$106,550). Expenditure to date for the Swimming Pool is \$99,584, which includes total payment for the management and supervision to YMCA until closure.

Costs allocated to this Program will reduce significantly following closure of the Swimming Pool. Budget to be monitored.

#### **Strategic Theme – Community**

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

#### **B. Capital Expenditure Estimates (Capital Budget)**

Nil.

#### **RECOMMENDATION**

**THAT the information be received.**

#### **C/13/03/084/19286 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	

**STATEMENT OF COMPREHENSIVE INCOME  
FOR THE PERIOD  
1st JULY 2012 to 28th February 2013**

	Annual Budget	Year to Date as at 28th February	%	To Date	Comments
<b>Income</b>					
General rates	\$ 3,992,510	\$ 3,997,405	100.1%		Budget includes Interest & Penalties to be imposed to end of June 2013
User Fees (refer Note 1)	\$ 728,389	\$ 422,343	58.0%		
Interest	\$ 260,000	\$ 173,261	66.6%		
Government Subsidies	\$ 31,700	\$ 25,994	82.0%		Heavy Vehicle Licence Fees & Road Rescue MAIB reimbursements
Contract Income	\$ -	\$ -	0.0%		
Other (refer Note 2)	\$ 85,188	\$ 45,161	53.0%		
<b>Sub-Total</b>	<b>\$ 5,097,787</b>	<b>\$ 4,664,165</b>	<b>91.5%</b>		
Grants - Operating	\$ 1,527,825	\$ 1,197,566	78.4%		FAGS Grant Only
<b>Total Income</b>	<b>\$ 6,625,612</b>	<b>\$ 5,861,731</b>	<b>88.5%</b>		
<b>Expenses</b>					
Employee benefits	\$ 3,608,779	\$ 2,120,895	58.8%		
Materials and contracts	\$ 2,595,324	\$ 1,710,645	65.9%		
Depreciation and amortisation	\$ 3,120,000	\$ 2,090,400	67.0%		Percentage Calculation (based on year-to-date)
Finance costs	\$ 58,800	\$ 30,904	52.6%		
Contributions	\$ 163,329	\$ 81,665	50.0%		Fire Service Levies
Other	\$ 244,908	\$ 147,880	60.4%		
<b>Total expenses</b>	<b>\$ 9,791,140</b>	<b>\$ 6,182,388</b>	<b>63.1%</b>		
<b>Surplus (deficit) from operations</b>	<b>-\$ 3,165,528</b>	<b>\$ 320,658</b>	<b>10.1%</b>		
Grants - Capital (refer Note 3)	\$ 619,292	\$ 98,559	15.9%		
Donations	\$ 3,500	\$ -	0.0%		
Net gain / (loss on disposal of non-current assets)	\$ 240,000	\$ -	0.0%		Budget Amount - Sale of Lots - Kandara Court
<b>Surplus / (Deficit)</b>	<b>-\$ 2,302,736</b>	<b>\$ 222,098</b>	<b>9.6%</b>		

**NOTES**

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

- All other Programs	\$ 288,889	\$	204,712	70.9%
- Callington Mill	\$ 439,500	\$	217,631	49.5%
	\$ 728,389	\$	422,343	Actual Income Received (i.e. excluding Debtors)

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

- Income (Private Works )	\$ 76,188	\$	40,299	52.9%
- Southern Water (Tax Equivalents)	\$ 5,000	\$	-	0.0%
- Public Open Space Contributions	\$ 4,000	\$	-	0.0%
	\$ 85,188	\$	40,299	

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

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

## SOUTHERN MIDLANDS COUNCIL : CURRENT EXPENDITURE 2012/13

## SUMMARY SHEET

PROGRAM	TOTAL	REVISED BUDGET (GRANTS & OTHER REIMBURSEMENTS)	ACTUAL AS AT 28 FEB 2013 67%	VARIANCE (+/-)	% BASED ON REVISED BUDGET 100%
<b>INFRASTRUCTURE</b>					
Roads	1291666	1291666	851446	440220	65.92%
Bridges	81313	81313	29550	51763	36.34%
Walkways	167192	167192	113862	53330	68.10%
Lighting	82035	82035	42682	39353	52.03%
Irrigation	2450	2450	0	2450	0.00%
Drainage	33128	33128	29762	3366	89.84%
Waste	507046	507046	318943	188103	62.90%
Public Toilets	49580	49580	38421	11159	77.49%
Communications	0	0	0	0	0.00%
Signage	12300	12300	10239	2061	83.25%
<b>INFRASTRUCTURE TOTAL:</b>	<b>2226710</b>	<b>2226710</b>	<b>1434905</b>	<b>791805</b>	<b>64.44%</b>
<b>GROWTH</b>					
Residential	2900	2900	0	2900	0.00%
Mill Operations	759628	759628	458699	300929	60.38%
Tourism	34110	34110	20910	13200	61.30%
Business	66250	66250	57776	8474	87.21%
Agriculture	5256	5256	108	5148	2.06%
Integration	27600	27600	0	27600	0.00%
<b>GROWTH TOTAL:</b>	<b>895744</b>	<b>895744</b>	<b>537493</b>	<b>358251</b>	<b>60.01%</b>
<b>LANDSCAPES</b>					
Heritage	293347	293347	178325	115022	60.79%
Natural	132062	132062	86248	45814	65.31%
Cultural	0	0	0	0	0.00%
Regulatory	759930	759930	430115	329815	56.60%
Climate Change	39418	39418	13944	25474	35.37%
<b>LANDSCAPES TOTAL:</b>	<b>1224757</b>	<b>1224757</b>	<b>708632</b>	<b>516125</b>	<b>57.86%</b>
<b>LIFESTYLE</b>					
Youth	177469	177469	77614	99855	43.73%
Aged	1500	1500	717	783	47.83%
Childcare	16535	16535	5261	11274	31.82%
Volunteers	41311	41311	19967	21344	48.33%
Access	6405	6405	0	6405	0.00%
Public Health	7665	7665	1607	6058	20.96%
Recreation	348300	348300	306770	41530	88.08%
Animals	67690	67690	39699	27991	58.65%
Education	0	0	0	0	0.00%
<b>LIFESTYLE TOTAL:</b>	<b>666875</b>	<b>666875</b>	<b>451635</b>	<b>215240</b>	<b>67.72%</b>
<b>COMMUNITY</b>					
Retention	0	0	0	0	0.00%
Capacity	26025	26025	20616	5409	79.22%
Safety	51400	51400	42241	9159	82.18%
Consultation	5070	5070	6979	-1909	137.65%
Communication	15125	15125	5476	9649	36.20%
<b>COMMUNITY TOTAL:</b>	<b>97620</b>	<b>97620</b>	<b>75312</b>	<b>22308</b>	<b>77.15%</b>
<b>ORGANISATION</b>					
Improvement	5850	5850	392	5458	6.70%
Sustainability	1326000	1326000	891611	434389	67.24%
Finances	227585	227585	114153	113432	50.16%
<b>ORGANISATION TOTAL:</b>	<b>1559435</b>	<b>1559435</b>	<b>1006157</b>	<b>553278</b>	<b>64.52%</b>
<b>TOTALS</b>	<b>6671141</b>	<b>6671141</b>	<b>4214134</b>	<b>2457007</b>	<b>63.17%</b>

SOUTHERN MIDLANDS COUNCIL  
CAPITAL EXPENDITURE PROGRAM 2012-13  
AS AT 28 FEBRUARY 2013

INFRASTRUCTURE	ROAD ASSETS	BUDGET	EXPENDITURE	VARIANCE	COMMENTS
	Resheeting Program	\$ 700,000	\$ 372,336	\$ 327,664	
	Reseal Program	\$ 350,000	\$ 20,843	\$ 329,157	Stonor Road
	Reconstruct & Seal	\$ 20,000	\$ -	\$ 20,000	
		\$ 80,000	\$ -	\$ 80,000	R2R
		\$ 45,000	\$ -	\$ 45,000	R2R
		\$ 80,000	\$ 52,919	\$ 27,081	
		\$ 45,000	\$ 1,809	\$ 43,191	R2R
		\$ 10,000	\$ -	\$ 10,000	
		\$ 15,000	\$ -	\$ 15,000	
		\$ 10,000	\$ -	\$ 10,000	
		\$ 5,000	\$ -	\$ 5,000	
		\$ 20,000	\$ 3,563	\$ 16,437	
		\$ 15,000	\$ -	\$ 15,000	
		\$ 5,000	\$ -	\$ 5,000	
		\$ 15,000	\$ -	\$ 15,000	
		\$ 6,637	\$ -	\$ 6,637	
		\$ 50,000	\$ 21,572	\$ 28,428	R2R
		\$ 6,000	\$ -	\$ 6,000	
		\$ 25,600	\$ -	\$ 25,600	
		\$ 5,000	\$ -	\$ 5,000	
		\$ 10,000	\$ -	\$ 10,000	
		\$ 8,000	\$ -	\$ 8,000	
		\$ 8,000	\$ -	\$ 8,000	
		\$ 5,200	\$ -	\$ 5,200	50% Balance - Property Owner
		\$ 10,000	\$ -	\$ 10,000	
		\$ 15,000	\$ -	\$ 15,000	
		\$ 20,000	\$ -	\$ 20,000	
		\$ 35,000	\$ 24,448	\$ 10,552	
		\$ 110,000	\$ 32,061	\$ 77,939	
		\$ 60,000	\$ 60,710	\$ 710	
		\$ 10,000	\$ 300	\$ 9,700	
		<b>\$ 1,799,437</b>	<b>\$ 590,562</b>	<b>\$ 1,208,875</b>	



SOUTHERN MIDLANDS COUNCIL  
CAPITAL EXPENDITURE PROGRAM 2012-13  
AS AT 28 FEBRUARY 2013

	BUDGET	EXPENDITURE	VARIANCE	COMMENTS
<b>BRIDGE ASSETS</b>				
Chauncy Vale Road (Browns Cave Creek B3763)	\$ 51,320	\$ 2,740	\$ 48,580	R2R
Daniels Road - Marshalls Ck	\$ 26,440	\$ -	\$ 26,440	
Swanston Road - Little Swanport Rv (B 1716)	\$ 40,000	\$ 460	\$ 39,540	Design Only
Eldon Road - Burns Creek (B436)	\$ 87,340	\$ 83,261	\$ 4,079	
Sheene Road (B 4636)	\$ -	\$ 2,751	\$ 2,751	
<b>Works in Progress (30/6/12):</b>				
Elderslie Rd (Grahams Creek Bridge)	\$ -	\$ 1,231	\$ 1,231	
Elderslie Rd (Jordan River Bridge)	\$ 804,160	\$ 871,522	\$ 67,362	
Fields Road (No. 1851)	\$ -	\$ 1,469	\$ 1,469	
Rothewood Road Bridge (No. 1137)	\$ 57,000	\$ 2,536	\$ 54,464	
	<b>\$ 1,065,280</b>	<b>\$ 965,971</b>	<b>\$ 100,289</b>	
<b>WALKWAYS</b>				
Footpaths - General (Program to be confirmed)	\$ 130,000	\$ -	\$ 130,000	
Bagdad Township				
- East Bagdad Road (Le Comptele to Highway)	\$ 50,000	\$ 4,969	\$ 45,031	
- Swan Street	\$ 25,000	\$ -	\$ 25,000	
Campania Township				
- Reeve Street (Vicinity of Store)	\$ 10,000	\$ -	\$ 10,000	
- Review Management Plan (Site Plan) / Walking Tracks (Bush Reserve)	\$ 5,000	\$ -	\$ 5,000	
Kempton Township				
- Huntingground Road (to School)	\$ 5,500	\$ -	\$ 5,500	
- Kempton Hall (rear of Hall)	\$ 4,000	\$ -	\$ 4,000	
- Main Street - Elizabeth St to Shop (excl front of Hotel)	\$ 14,445	\$ -	\$ 14,445	
Mangalore Township				
- Blackbrush Road (Mountford Drive down - 300 mm pipe - 110 metres)	\$ 16,500	\$ -	\$ 16,500	
Oatlands Township				
- High Street (Tree Planting)	\$ 7,000	\$ -	\$ 7,000	
Turnack Township				
- Various (to be confirmed)	\$ 7,000	\$ -	\$ 7,000	
	<b>\$ 274,445</b>	<b>\$ 4,969</b>	<b>\$ 269,476</b>	
<b>LIGHTING</b>				
Nil Projects	\$ -	\$ -	\$ -	
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>DRAINAGE</b>				
Bagdad				
- Hall Lane (opp Community Club)	\$ 18,000	\$ 6,899	\$ 11,101	Carry Forward
- Swan Street - Kerb & Gutter (eastern side - 250 metres)	\$ 21,882	\$ -	\$ 21,882	
- Swan Street - Kerb & Gutter (western side - 400 metres)	\$ 39,388	\$ -	\$ 39,388	
- North of Le Comptele Place Subdivision	\$ 10,000	\$ -	\$ 10,000	
Kempton				
- Louisa Street	\$ 21,740	\$ -	\$ 21,740	
Oatlands				
- High St/Wilmington Street Junction	\$ 5,000	\$ -	\$ 5,000	
<b>Works in Progress (30/6/12):</b>				
Reeve St (Open Driam - north of Telephone Box)	\$ 28,000	\$ 3,750	\$ 24,250	
Stanley Street, Oatlands (Albert Terrace)	\$ 6,140	\$ 12,699	\$ (6,559)	
	<b>\$ 150,150</b>	<b>\$ 23,348</b>	<b>\$ 126,802</b>	
<b>WASTE</b>				
Wheeler Bins & Cretes	\$ 5,000	\$ -	\$ 5,000	
Rubbish Receipts (Heritage) - 15 @ \$700	\$ 10,500	\$ 5,061	\$ 5,439	
	<b>\$ 15,500</b>	<b>\$ 5,061</b>	<b>\$ 10,439</b>	

SOUTHERN MIDLANDS COUNCIL  
CAPITAL EXPENDITURE PROGRAM 2012-13  
AS AT 28 FEBRUARY 2013

	BUDGET	EXPENDITURE	VARIANCE	COMMENTS
<b>PUBLIC TOILETS</b>				
Colebrook - Power Connection & Lighting	\$ 5,000	\$ -	\$ 5,000	Carry Forward
	<u>\$ 5,000</u>	<u>\$ -</u>	<u>\$ 5,000</u>	
<b>SIGNAGE</b>				
Oatlands Signage	\$ 25,000	\$ -	\$ 25,000	Carry Forward
	<u>\$ 25,000</u>	<u>\$ -</u>	<u>\$ 25,000</u>	
<b>RESIDENTIAL</b>				
Nil Projects	\$ -	\$ -	\$ -	
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	
<b>TOURISM</b>				
Avenues of Honour	\$ 4,000	\$ -	\$ 4,000	Carry Forward
	<u>\$ 4,000</u>	<u>\$ -</u>	<u>\$ 4,000</u>	
<b>HERITAGE</b>				
Court House (Restoration - Toilet & Kitchenette Fac's)	\$ 22,767	\$ 3,435	\$ 19,332	
Kempton Watch House (Fitout)	\$ 15,000	\$ 10,865	\$ 4,135	
Callington Mill (Master Precinct Plan)	\$ 22,000	\$ 13,687	\$ 8,313	
Goal (Community Heritage Program)	\$ 96,000	\$ 82,688	\$ 13,312	Grant Funded
Goal (Furnishings & Fitout)	\$ 8,000	\$ -	\$ 8,000	
Purchase - 79 High Street Oatlands (Purchase & \$40K)	\$ 166,000	\$ -	\$ 166,000	Loan Funded
	<u>\$ 329,767</u>	<u>\$ 110,674</u>	<u>\$ 219,093</u>	
<b>NATURAL</b>				
Jericho Trees	\$ 4,000	\$ -	\$ 4,000	Carry Forward
	<u>\$ 4,000</u>	<u>\$ -</u>	<u>\$ 4,000</u>	
<b>REGULATORY</b>				
Kempton Council Chambers - Building & Office Improvements	\$ 20,000	\$ 8,777	\$ 11,223	
Kempton Council Chambers - Office Equipment	\$ 3,500	\$ 1,467	\$ 2,033	
	<u>\$ 23,500</u>	<u>\$ 10,244</u>	<u>\$ 13,255</u>	

SOUTHERN MIDLANDS COUNCIL  
CAPITAL EXPENDITURE PROGRAM 2012-13  
AS AT 28 FEBRUARY 2013

LIFESTYLE	RECREATION	BUDGET	EXPENDITURE	VARIANCE	COMMENTS
	Recreation Committee	\$ 30,000	\$ 9,402	\$ 20,598	
	Bagdad Iden Park - Table / Chairs	\$ 2,500	\$ -	\$ 2,500	
	Kempton Memorial Hall	\$ 10,000	\$ -	\$ 10,000	
	Campania Recreation Ground - Cricket Nets	\$ 36,430	\$ 34,612	\$ 1,818	
	Campania Hall - Footpath (adjacent to Hall)	\$ 3,900	\$ -	\$ 3,900	
	Campania Hall - Car Park Imp's (incl. part seal)	\$ 35,000	\$ 1,616	\$ 33,384	
	Colebrook Recreation Ground (Amenities)	\$ 16,367	\$ 9,281	\$ 7,086	
	Midlands Aquatic & Recreation Centre	\$ 75,000	\$ 204,461	\$ (129,461)	
	Paratiah Recreation Ground	\$ 2,600	\$ 2,272	\$ 328	
	Healthy Communities Projects	\$ -	\$ 15,912	\$ (15,912)	Grant Funded
		<b>\$ 211,797</b>	<b>\$ 277,556</b>	<b>\$ (65,759)</b>	
COMMUNITY	Road Accident Rescue Unit	\$ 3,000	\$ -	\$ 3,000	
		<b>\$ 3,000</b>	<b>\$ -</b>	<b>\$ 3,000</b>	
ORGANISATION	SUSTAINABILITY ADMINISTRATION				
	Council Chambers - Building Improvements (\$ for \$)	\$ 15,000	\$ 2,586	\$ 12,414	
	Council Chambers - Damp Issues & Stonemasonry	\$ 15,000	\$ -	\$ 15,000	
	Council Chambers (External Windows - Repaint)	\$ 5,000	\$ -	\$ 5,000	Carry Forward
	Computer System (Hardware / Software)	\$ 22,000	\$ 25,609	\$ (3,609)	
	Town Hall (Chairs)	\$ 5,000	\$ -	\$ 5,000	
	Paintings (ref Mayor)	\$ 2,000	\$ -	\$ 2,000	
	Town Hall (General)	\$ 8,286	\$ 10,162	\$ (1,876)	
	Town Hall (Upstairs) - Rewiring	\$ 5,000	\$ -	\$ 5,000	
	Asset Management - Computer Software	\$ 5,000	\$ -	\$ 5,000	
	Web Site - Capital Development	\$ -	\$ 9,664	\$ (9,664)	
WORKS	Minor Plant Purchases	\$ 13,500	\$ 1,694	\$ 11,806	
	Radio System	\$ 2,000	\$ -	\$ 2,000	
	Security Key System	\$ 6,000	\$ -	\$ 6,000	
	Depot - Glenelg Street (Security Fencing)	\$ 3,000	\$ -	\$ 3,000	
	Plant Replacement Program	\$ 494,152	\$ 79,803	\$ 414,349	
	Refer separate Schedule (Net Changeover)	\$ 144,000	\$ 149,992	\$ (5,992)	
	Light Vehicles	\$ -	\$ -	\$ -	
	(Trade Allowance - \$240K)	\$ -	\$ -	\$ -	
	Excavator (Approx. 2.70 tonne)	\$ 60,000	\$ -	\$ 60,000	
		<b>\$ 804,938</b>	<b>\$ 279,710</b>	<b>\$ 525,228</b>	
	<b>GRAND TOTALS</b>	<b>\$ 4,716,794</b>	<b>\$ 2,268,096</b>	<b>\$ 2,448,698</b>	

**SUMMARY OF RATES AND CHARGES LEVIED, REMITTED AND COLLECTED**

	15/03/2013	15/03/2012
Arrears Brought Forward	\$251,900.24	\$212,537.06
ADD Current Rates and Charges Levied	\$3,944,303.81	\$3,749,767.48
ADD Current Interest	\$53,265.77	\$45,076.44
<b>TOTAL Rates and Charges Demanded</b>	<b>\$4,249,469.82</b>	<b>\$4,007,380.98</b>
LESS Rates and Charges Collected	\$2,940,358.59	\$2,874,447.92
LESS Pensioner Remissions	\$201,405.83	\$185,317.70
LESS Other Remissions	-\$3,118.20	-\$8,621.58
LESS Discounts	\$13,102.39	\$13,009.28
<b>TOTAL Rates and Charges Collected and Remitted</b>	<b>\$3,151,748.61</b>	<b>\$3,064,153.32</b>
<b>UNPAID RATES AND CHARGES</b>	<b>\$1,097,721.21</b>	<b>\$943,227.66</b>
	<b>25.83%</b>	<b>23.54%</b>
	<b>74.17%</b>	<b>76.46%</b>
	<b>100%</b>	<b>100%</b>
	<b>69.19%</b>	<b>71.73%</b>
	<b>4.74%</b>	<b>4.62%</b>
	<b>-0.07%</b>	<b>-0.22%</b>
	<b>0.31%</b>	<b>0.32%</b>

	INFLWS (OUTFLOWS) (July 2012)	INFLWS (OUTFLOWS) (August 2012)	INFLWS (OUTFLOWS) (Sept 2012)	INFLWS (OUTFLOWS) (Oct 2012)	INFLWS (OUTFLOWS) (Nov 2012)	INFLWS (OUTFLOWS) (Dec 2012)	INFLWS (OUTFLOWS) (Jan 2013)	INFLWS (OUTFLOWS) (Feb 2013)	INFLWS (OUTFLOWS) (Year to Date)
<b>Cash flows from operating activities</b>									
Payments	-	-	-	-	-	-	-	-	-
Employee costs	357,728.80	242,200.74	257,614.56	246,751.72	231,493.35	346,632.81	201,189.66	220,929.21	2,104,540.85
Materials and contracts	360,058.18	351,467.48	261,700.30	212,622.44	185,339.65	271,145.43	280,263.89	238,856.92	2,161,454.29
Interest	888.14	-	-	-	10,451.72	19,564.50	-	-	30,904.36
Other	25,513.82	16,720.50	64,977.79	21,855.49	17,415.26	68,821.15	22,360.25	11,504.64	249,168.90
	744,188.94	610,388.72	584,292.65	481,229.65	444,699.98	706,163.89	503,813.80	471,290.77	4,546,068.40
Receipts	-	-	-	-	-	-	-	-	-
Rates	57,360.96	246,084.53	1,433,837.32	181,502.52	409,682.30	162,681.78	413,250.17	189,782.14	3,094,181.72
User charges	91,304.92	96,850.99	60,105.73	53,106.70	126,823.66	49,438.68	65,247.01	37,511.59	580,389.28
Interest received	19,147.65	25,894.70	19,528.76	23,108.70	20,609.80	19,052.26	26,068.20	19,850.74	173,260.81
Subsidies	-	-	-	-	19,699.00	-	-	-	19,699.00
Other revenue grants	-	-	450,690.86	38,900.00	396,140.86	-	9.09	410,384.77	1,296,125.58
GST Refunds from ATO	99,110.53	59,116.17	59,946.42	144,137.47	59,849.44	8,332.20	93,974.01	47,191.00	15,612.12
Other	266,924.06	427,946.39	2,024,109.09	152,480.45	1,032,805.06	222,840.52	410,600.46	610,338.24	5,148,044.27
	477,264.88	182,442.33	1,439,816.44	328,749.20	588,105.08	483,323.37	93,213.34	139,047.47	601,975.87
<b>Net cash from operating activities</b>	-	-	-	-	-	-	-	-	-
<b>Cash flows from investing activities</b>									
Payments for property, plant & equipment	-	49,423.63	142,126.33	247,901.17	137,389.88	121,959.38	217,708.36	25,397.60	1,049,327.19
Proceeds from sale of property, plant & equipment	12,357.27	-	-	10,630.00	29,078.18	41,070.75	10,539.09	2,356.91	106,032.20
Proceeds from Capital grants	-	-	-	-	-	-	-	-	-
Proceeds from Investments	-	-	-	-	-	-	-	-	-
Payment for Investments	-	-	-	-	-	-	-	-	-
<b>Net cash used in investing activities</b>	-	37,066.36	142,126.33	247,901.17	126,759.88	92,881.20	14,858.51	105,063.93	943,294.99
<b>Cash flows from financing activities</b>									
Repayment of borrowings	-	4,443.64	-	-	-	8,973.21	47,162.91	-	60,579.76
Proceeds from borrowings	-	-	-	-	-	-	-	-	-
<b>Net cash from (used in) financing activities</b>	-	4,443.64	-	-	-	8,973.21	47,162.91	-	60,579.76
<b>Net increase/(decrease) in cash held</b>	-	518,774.88	324,568.66	1,191,915.27	455,509.08	486,250.67	707,123.89	108,071.85	33,983.54
Cash at beginning of reporting year	7,993,200.13	7,474,425.25	7,149,856.59	8,341,771.86	7,886,262.78	8,372,513.45	7,665,389.56	7,557,317.71	7,993,200.13
<b>Cash at end of reporting year</b>	7,474,425.25	7,149,856.59	8,341,771.86	7,886,262.78	8,372,513.45	7,665,389.56	7,557,317.71	7,591,301.25	7,591,301.25

**17.3.2 Department of Sustainability, Environment, Water, Population and Communities – ‘Your Community Heritage Grant Program’ – Application for 79 High Street, Oatlands (Commissariat)**

**AUTHOR** GENERAL MANAGER

**DATE** 19<sup>th</sup> MARCH 2013

**ISSUE**

**Council to confirm its level of funding commitment to support the Grant Application submitted under the *Your Community Heritage Program* relating to the development of 79 High Street, Oatlands (Commissariat).**

**BACKGROUND**

The Australian Government has allocated supplementary funding of up to \$4 million for 2012-13 under the *Your Community Heritage program*.

In reference to the Department’s website, the program recognises that our heritage is not just about 'big' heritage such as places on the World and National Heritage Lists, it is also about the heritage of individual communities, be they in regional Australia or small towns or in dispersed multicultural communities. Your Community Heritage program is about broadening our understanding and support of heritage and the organisations, individuals, volunteers and communities, who protect and manage so many of our unique heritage places and stories.

The conservation / restoration of 79 High Street, Oatlands is ideally suited to this program and is the only source of potential grant funding that exists at present.

**Property – Background Information**

Council purchased this property in April 2012 following consideration of an information pack prepared by Council’s Manager – Heritage Projects which demonstrated the heritage significance of this property.

Council did not confirm the source of funding (currently funded from cash reserves), although sale of 5 Marlborough Street was indirectly identified as a potential source of funding.

**DETAIL**

The Program was only announced in early March, and applications closed on 21<sup>st</sup> March 2013 – hence there was a need for an ‘out-of-session’ position (subject to endorsement).

The terms and conditions of the program require a matching commitment (cash and ‘in-kind’) by the applicant.

*Note: Whilst Council has previously approved the establishment of an Appeal in conjunction with the National Trust, this is still being progressed and is yet to be promoted.*

Further to the reports and documentation circulated previously, based on feedback received, an application with a total project budget of \$260,000 was submitted.

Of this amount, Council was required to commit an amount of \$130,000. The following sources of funding were proposed and are submitted for formal approval:

- \$25,000 – “In-Kind” – effectively salary component already budgeted;
- \$35,000 – Available from the existing 2012/13 Capital Works Program for 79 High Street (amount uncommitted and not allocated)
- \$30,000 - \*Re-allocation from existing Capital Works Program (for non-specific projects)
- \$20,000 – To be committed from the 2013/14 Capital Works Program (out of the discretionary \$250K component).
- \$20,000 – To be committed from the 2014/15 Capital Works Program (out of the discretionary \$250K component) – recognises that the project completion extends through to December 2014.

It was reported that the above proposal would:

- a) Ensure that the opportunity to secure external grant funding is not missed (in the unlikelihood that there will be similar programs or opportunities in the short-term);
- b) Have minimal impact in terms of committing funds as part of future Budgets;
- c) Will not impact on the 2012/13 Capital Works Program as this is funding that is not committed to any specific project and/or is now surplus to present needs as they have been undertaken through operating budgets etc.; and
- d) Not involve any new loan funds.

Projects which would be re-allocated are:

- \$4,000 – Jericho Trees - minimal works undertaken by Council and done through maintenance budget;
- \$6,000 – Security Key System – the majority of buildings have been changed to the new security system and there are no immediate requirements; and
- \$5,000 – Tunbridge Main Road – Road Verge (vicinity of Lodge) – works completed and allocated through maintenance; and
- \$15,000 - Footpaths Program – general allocation (non-project specific) of which an amount can be transferred to this project.

As mentioned previously, it should be noted that the amended application (as opposed to the initial proposal) will mean that the majority of works will now focus on the Commissariat Building only, and not the building fronting High Street.

**Human Resources & Financial Implications** – Refer detail above.

Whilst this appears to be a significant investment, and should not be considered in isolation to other competing priority projects (i.e. Aquatic Centre), essentially Council has a building asset which it is now required to maintain/conserves/restore. External grant funding of \$130,000 will assist Council in achieving this objective, with little other options available at the present time.

**Community Consultation & Public Relations Implications** – N/A

**Council Web Site Implications:** N/A

**Policy Implications** – N/A

**Priority - Implementation Time Frame** – Immediate.

**RECOMMENDATION**

**THAT:**

- a) **Council confirm a total financial commitment of \$130,000 for the application to be submitted under the Your Community Heritage Program; and**
- b) **Council agree to commit an amount of \$20,000 in each of the 2013/14 and 2014/15 Capital Works Programs for this project.**

**C/13/03/096/19287 DECISION**

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

**THAT:**

- a) Council confirm a total financial commitment of \$130,000 for the application to be submitted under the Your Community Heritage Program; and
- b) Council agree to commit an amount of \$20,000 in each of the 2013/14 and 2014/15 Capital Works Programs for this project.

**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	X
√	Clr M Connors	
√	Clr D F Fish	
√	Clr A O Green	
√	Clr J L Jones OAM	

**18. INFORMATION BULLETINS**



Refer enclosed Bulletin dated 22<sup>nd</sup> March 2013.

Information Bulletin dated 1<sup>st</sup> March 2013 circulated since previous meeting.

**RECOMMENDATION**

**THAT the Information Bulletins dated 1<sup>st</sup> and 22<sup>nd</sup> March 2013 be received and the contents noted.**

**C/13/03/097/19288 DECISION**

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

THAT the Information Bulletins dated 1<sup>st</sup> and 22<sup>nd</sup> March 2013 be received and the contents noted.

**CARRIED.**

<b>Vote For</b>	<b>Councillor</b>	<b>Vote Against</b>
√	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. Clr M Connors – Provided advice that should the proposed changes to the election timetable be implemented (i.e. defer 2013 election until 2014), she will continue until the 2014 election.
2. Oatlands Stock Sales – are toilet facilities provided?
3. Sea Transport issue – has any correspondence been received in response to Council's representation - to be checked?
4. Councillors Appointment Schedule – larger text necessary
5. Oatlands Recreation Ground – promote availability of the ground given that there will be limited usage following decision made by Central Hawks Football Club to go into recess for 2013 season
6. Cemeteries – Council needs to consider 'land-use' allocation as part of the Planning Scheme development process
7. Aurora Streetlights – Any policy / agreement with Council re: – type of lights – Kempton Main Street

*Clr J L Jones OAM left the meeting at 4.04 p.m.*

*Clr D F Fish left the meeting at 4.05 p.m.*

*Clr J L Jones OAM returned to the meeting at 4.07 p.m.*

**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 CORRESPONDENCE RECEIVED FROM GERMAN SHEPHERDS TASMANIA**

Refer letter received on 13<sup>th</sup> March 2013 from German Shepherds Tasmania. The letter enquires as to the availability of land within the Southern Midlands Council area which may be available for dog training purposes.

RESOLVED that the Manager – Community & Corporate Development (A Benson) contact the Association to determine their needs and identify potential areas.

**RECOMMENDATION**

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

**C/13/03/099/19289 DECISION**

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

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

**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 A O Green	
√	Clr J L Jones OAM	

## **CLOSED COUNCIL MINUTES**

### **21. BUSINESS IN “CLOSED SESSION “**

**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.**

**T F KIRKWOOD  
GENERAL MANAGER**

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**T F KIRKWOOD  
GENERAL MANAGER**

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

**T F KIRKWOOD  
GENERAL MANAGER**

**RECOMMENDATION**

**THAT Council move out of “Closed Session”.**

**C/13/03/107/19293 DECISION**

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

THAT Council move out of “Closed Session”.

**CARRIED.**

<b>Vote For</b>	<b>Councillor</b>	<b>Vote Against</b>
√	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 A O Green	
√	Clr J L Jones OAM	

**RECOMMENDATION**

**THAT Council endorse the decisions made in “Closed Session”.**

**C/13/03/108/19294 DECISION**

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

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

**CARRIED.**

<b>Vote For</b>	<b>Councillor</b>	<b>Vote Against</b>
√	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 A O Green	
√	Clr J L Jones OAM	

**22. CLOSURE - 4.10 P.M.**