

SOUTHERN
MIDLANDS
COUNCIL



PUBLIC COPY ATTACHMENTS

ORDINARY COUNCIL MEETING

Wednesday, 22nd August 2018
Municipal Offices, 85 Main Street, Kempton
10.00 a.m.

Item 4.1	Draft Council Meeting Minutes (Open) – 24 th July 2018
Item 4.2.1	Minutes – Southern Midlands Emergency Management Committee – 6 th August 2018
Item 4.3.2	STCA Quarterly Report – June 2018
Item 11.4.1	Draft Local Provisions Schedule report attachments
Item 16.2.1	Draft Municipal Emergency Management Plan – Southern Midlands Issue 8
Item 17.3.2	Financial Statements 2017/18 (SMC, HBS Pty Ltd, HESC Ltd)

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Tuesday, 24th July 2018
10.00 a.m.

Municipal Offices, 71 High Street, Oatlands

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OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL
HELD ON TUESDAY, 24th JULY 2018 AT THE MUNICIPAL OFFICES, 71 HIGH
STREET, OATLANDS COMMENCING AT 10:00 A.M

1. PRAYERS

Rev Dennis Cousens recited prayers.

2. ATTENDANCE

Mayor A E Bisdee OAM, Deputy Mayor A Green, Clr A Bantick, Clr E Batt, Clr R Campbell, Clr D Fish and Clr D Marshall.

Mr Tim Kirkwood (General Manager), Mr Andrew Benson (Deputy General Manager), Mr David Cundall (Manager, Development & Environment Services), Mrs Jacqui Tyson (Planning Officer), Mr Brad Williams (Manager, Heritage Projects) and Elisa Lang (Executive Assistant).

3. APOLOGIES

Nil.

4. MINUTES

4.1 Ordinary Council Minutes

DECISION

Moved by Clr E Batt, seconded by Clr R Campbell

THAT the Minutes (Open Council Minutes) of the previous meeting of Council held on the 27th June 2018, be confirmed.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

4.2 Special Committees of Council Minutes

4.2.1 SPECIAL COMMITTEES OF COUNCIL - RECEIPT OF MINUTES

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

- Woodsdale Community Memorial Hall Committee Minutes – 24th April 2018
- Chauncy Vale Wildlife Sanctuary Management Committee Minutes – 19th June 2018
- Southern Midlands Emergency Management Committee Minutes – 25th June 2018

DECISION

Moved by Clr R Campbell, seconded by Clr A Bantick

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

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

4.2.2 SPECIAL COMMITTEES OF COUNCIL - ENDORSEMENT OF RECOMMENDATIONS

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

- Woodsdale Community Memorial Hall Committee Minutes – 24th April 2018
- Chauncy Vale Wildlife Sanctuary Management Committee Minutes – 19th June 2018
- Lake Dulverton & Callington Park Management Committee – 25th June 2018
- Southern Midlands Emergency Management Committee Minutes – 25th June 2018

DECISION

Moved by Clr E Batt, seconded by Clr R Campbell

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

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

4.3 Joint Authorities (Established Under Division 4 of the *Local Government Act 1993*)

4.3.1 JOINT AUTHORITIES - RECEIPT OF MINUTES

The Minutes of the following Joint Authority Meetings (including JA Committees), as circulated, are submitted for receipt:

- Southern Tasmanian Councils Authority – 14th May 2018.
- Southern Tasmanian Councils Authority (Waste Strategy South) – Nil.

DECISION

Moved by Clr E Batt, seconded by Clr D Marshall

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

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

4.3.2 JOINT AUTHORITIES - RECEIPT OF REPORTS (ANNUAL & QUARTERLY)

DECISION NOT REQUIRED

5. NOTIFICATION OF COUNCIL WORKSHOPS

DECISION

Moved by Clr R Campbell, seconded by Clr E Batt

THAT the information be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

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6. COUNCILLORS – QUESTION TIME

6.1 QUESTIONS (ON NOTICE)

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

It states:

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

The following questions were submitted by Clr R Campbell on the 17th July 2018.

Q1. Council Policies: How many Council Policies does Council have that have not been reviewed in the last eight years?

General Manager's response:

Council has a total of 46 policies (including four currently in draft format – Management of Trees on Council Land Policy; Business Continuity Management Policy; Gaolers Residence and Supreme Court House Use Policy and Oatlands Commissariat & 79 High Street Use Policy)

Sixteen policies are due for review, six of which form part of the suite of Human Resource Policies that were developed by Page Seager through an engagement by the Local Government Association of Tasmania (on behalf of all Councils). These are currently being assessed by the LGAT. There is a program of review for the remaining ten policies, most of which require no amendment (e.g. Leave Management Policy; Supporting Community Owned Halls Policy; Uniform and Protective Clothing Policy).

Q2. Waste: Having made changes at Council Waste Transfer Stations we still have not addressed the issue of bulky waste i.e. old furniture, branches, builders (timber) waste etc. If Council reduced this waste by feeding it through a machine then more waste fits into a skip bin that means less skips needed to move waste and should calculate to reducing costs. With two workers on site why have we not considered acquiring a portable machine that can be taken from site to site and can also be used to chip shred pulverise fallen trees and branches etc. We have to get smarter in the way we deal with waste! Why are we not doing it?

General Manager's response:

Large bulky items (e.g. furniture and building materials) are an issue in relation to filling the waste bins. At this stage there are no immediate solutions for that type of waste, as chipping is not a viable option at present. In relation to green waste, Council is in the process of negotiating with Pure Living Soil which will result in the green waste being chipped on site (at Oatlands and Dysart) at no cost, which will then be carted by Council to the Interlaken composting facility.

6.2 QUESTIONS WITHOUT NOTICE

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

It states:

“29. Questions without notice

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

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

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

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

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

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

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

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

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

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

Clr Fish – believes that there were 15 protesters at the Rosehaven filming in Oatlands, is this correct?

The General Manager has no knowledge of any such protest but the Mayor advised that it did occur unfortunately.

Clr Campbell – with the Heritage and Bullock Festival coming up, when are the signs being put up on the highway?

The Deputy General Manager advised that the signs have already been placed on the highway sign.

Clr Campbell - Mr Darley has asked when Council is going to do something about the gorse bush problem near his property?

The Mayor advised that the gorse is located on the Crown Road Reserve which adjoins the Darley property and is not a responsibility of Council. This issue has been previously referred to Crown Land Services. Council to follow up.

Deputy Mayor – request for an update regarding public access to Craighourne Dam via Craighourne Road (off Link Road, Colebrook).

The General Manager advised that the property adjoining the Dam has recently changed ownership and the new owner(s) have raised a number of issues re: access to this section of the Dam. An on-site meeting of the relevant parties (i.e. Property owners; Tas Police; Tas Irrigation and Inland Fisheries; Council) has been held to identify and assess the issues. From a Council perspective, the Craighourne Road is a public road and must be accessible at all times. Whilst there is a gate at the property boundary, in recent times the gate has been locked. This has necessitated removal of the lock. In order to identify the exact property boundaries, a check survey (and re-peg) is to be arranged. Confirmation of boundaries will enable further consideration re: fencing and the possibility of providing a parking / turning space within the property owned by Tas Irrigation.

Clr Bantick – questioned the need for Council to raise / discuss minor works issues relevant to the Works report at Council Meetings (e.g. reporting of potholes etc.)

The General Manager advised that it is more appropriate and efficient for Councillors to report issues at the time of notification rather than wait for council meetings to raise these matters. The Deputy Mayor advised that the majority of his representations received relate to road related matters and he would prefer to raise some issues at the Council meeting to be formally recorded within the minutes.

Clr Fish – Tasmania Police property (i.e. residence) at 9 Barrack Street, Oatlands – been vacant for a period of time - refer to Department suggesting rental?

The General Manager advised that following completion of the boundary adjustment with the Oatlands Gaol property, the residence is to be sold.

7. DECLARATIONS OF PECUNIARY INTEREST

The following pecuniary interest(s) were declared:-

Deputy Mayor, Alex Green

Agenda item 11.1.1 (Planning Authority Section)

General Manager, Tim Kirkwood

Agenda item 14.1.1 (Policy relating to 79 High Street)

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8. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

1. Environmental Management and Pollution Control (Smoke) Regulations 2018
2. LGAT – General Meeting & AGM Agenda – Council Consideration of Issues

DECISION

Moved by Clr E Batt, seconded by Clr D Fish

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

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

9. PUBLIC QUESTION TIME (SCHEDULED FOR 12.30 PM)

Public Question Time was held later in the meeting.

9.1 Permission to Address Council

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

- Mr Alan Colson (Tasmanian Irrigation) will address Council at 10.30 a.m. regarding their 'Future Irrigation Project' and the proposed Southern Midlands Irrigation Scheme.
- Rowena McDougall (President, Oatlands Community Association) will address Council at 12.20 p.m.

DRAFT

DECISION

Moved by Clr D Fish, seconded by Clr R Campbell

THAT the meeting be suspended at 10.30 a.m. to receive a presentation from Mr Alan Colson (Tasmanian Irrigation).

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

PERMISSION TO ADDRESS COUNCIL

Mr Alan Colson provided an update to Council regarding Tasmanian Irrigation Tranche One/Two/Three projects and the Future Irrigation Project.

Mr Colson provided an overview of the Southern Midlands Irrigation Scheme and concept design. The current concept design includes 180km of pipeline, 3 turbines, 5 pump stations, 8 balance tanks and 90 property outlets. The project is very early in the process and further community consultation will occur.

The Mayor thanked Alan for attending the meeting and providing his presentation to Council.

Following the presentation, a short break for morning tea at 11.05 a.m.

DECISION

Moved by Clr D Fish, seconded by Clr R Campbell

THAT the meeting be reconvened at 11.25 a.m.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

10. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2015

10.1 HONOUR BOARD

Clr R Campbell has submitted the following Notice of Motion:

This motion is for an honour board recognising people living in the Southern Midlands who have reached the aged of one hundred years (plus) the honour board being cut from the Radiata pinus (pine) tree located near Lake Dulverton believed to have been planted in the early nineteen hundreds and is now in an unsafe conditions and removal is eminent.

BACKGROUND (Comments provided by Clr R Campbell)

By taking a slab of timber from a tree over one hundred years old and season it until suitable dried then making it into an honour board mean we can record the history of the tree and those who have lived a fully century plus. This means that future generations can trace the history of families and heritage re the Southern Midlands.

General Manager's Comments:

Nil.

RECOMMENDATION

For discussion.

DECISION

Moved by Clr R Campbell, seconded by Clr D Marshall

THAT an honour board recognising people living in the Southern Midlands who have reached the age of one hundred years (plus) be established.

MOTION LOST

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM		√
Dep. Mayor A O Green		√
Clr A R Bantick		√
Clr E Batt		√
Clr R Campbell	√	
Clr D F Fish		√
Clr D Marshall	√	

Deputy Mayor A Green declared an interest in agenda item 11.1.1 and left the meeting at 11.29 a.m.

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

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

11.1 DEVELOPMENT APPLICATIONS

11.1.1 DEVELOPMENT APPLICATION (SA 2018/2) FOR SUBDIVISION (ONE LOT AND BALANCE) AT 27 ERSKINE STREET, KEMPTON OWNED BY D STACEY

DECISION

Moved by Clr E Batt, seconded by Clr R Campbell

THAT, in accordance with the provisions of the *Southern Midlands Interim Planning Scheme 2015* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (SA 2018/02) for Subdivision of one lot and balance at 27 Erskine Street, Kempton, owned by D Stacey and that a permit be issued with the following conditions:

CONDITIONS

General

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

Public open space

- 2. As insufficient provision has been made for recreational space, and having formed the opinion that such a provision should be made in respect of the proposal, Council requires that an amount equal to five percent (5%) of the unimproved value of Lot 1 must be provided as cash-in-lieu of public open space in accordance with the provisions of Section 117 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*. The subdivider must obtain a valuation for the unimproved value of the subdivision from a registered Valuer.**

Easements

- 3. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Municipal Engineer. The cost of locating and creating the easements shall be at the subdivider's full cost.**

Endorsements

- 4. The final plan of survey must be noted that Council cannot or will not provide a means of drainage to all lots shown on the plan of survey.**

Covenants

5. **Covenants or other similar restrictive controls that conflict with any provisions or seek to prohibit any use provided within the planning scheme must not be included or otherwise imposed on the titles to the lots created by this permit, either by transfer, inclusion of such covenants in a Schedule of Easements or registration of any instrument creating such covenants with the Recorder of Titles, unless such covenants or controls are expressly authorised by the terms of this permit or the consent in writing of the Council's Manager Environment and Development Services.**

Final plan

6. **A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.**
7. **A fee of \$240.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.**
8. **Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Southern Midlands Council. The security must be in accordance with section 86(3) of the *Local Government (Building & Miscellaneous Provisions) Council 1993*. The amount of the security shall be determined by the Council's Municipal Engineer.**
9. **All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.**
10. **The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.**

Landscaping

11. **The north eastern boundary of the access strip of Lot 1 is to be landscaped with a fast growing hedge of plants with a mature height of at least 3m. A landscape plan prepared by a landscape architect or other person approved by Council, must be submitted to Council for endorsement prior to the works commencing. The landscape plan must show the areas to be landscaped, the form of landscaping and the species of plants to be used. No plants listed as noxious weeds within Tasmania, or displaying invasive characteristics shall be used in the landscaping.**

Property Services

12. **Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's Municipal Engineer or responsible authority.**

Existing services

13. **The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.**

Telecommunications, electrical and gas reticulation

14. Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and the satisfaction of Council's Municipal Engineer.

Drainage

15. Stormwater from the development is to be connected to the Council's existing reticulation system using a single point of discharge to the satisfaction of Council's Municipal Engineer.

TasWater

16. Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P (2) (b) TasWater impose conditions on the permit as per SPAN TWDA 2018/00328-STM (attached).

Access

17. The access driveway must be constructed in accordance with the following:
- a) the access and access strip to Lot 1 is to be sealed from Erskine Street to the lot proper in accordance with the construction standards shown on standard drawings SD 1003 and to the satisfaction of Council's Works Manager ; and
 - b) stormwater drainage as required.
18. The subdivider must provide not less than 48 hours written notice to Council's Works Manager before commencing access works in order to arrange an onsite meeting to finalise the required works.

Construction amenity

19. The development must only be carried out between the following hours unless otherwise approved by the Council's Manager Environment and Development Services:

Monday to Friday

7:00 AM to 6:00 PM

Saturday

8:00 AM to 6:00 PM

Sunday and State-wide public holidays

10:00 AM to 6:00 PM

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

- (a) Emission from activities or equipment related to the use or development, including noise and vibration, which can be detected by a person at the boundary with another property.
- (b) Transport of materials, goods or commodities to or from the land.
- (c) Appearance of any building, works or materials.

21. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Municipal Engineer.

22. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -

- A. This permit does not imply that any other approval required under any other legislation has been granted.**
- B. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval unless the development for which the approval was given has been substantially commenced or extension of time has been granted. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development may be treated as a new application.**

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

Deputy Mayor A Green returned to the meeting at 11.38 a.m.

DRAFT

11.1.2 PLANNING SCHEME AMENDMENT (RZ2017/01) FOR REZONING FROM RURAL RESOURCE ZONE TO PARTICULAR PURPOSE ZONE – TASMANIAN BUDDHIST CULTURAL PARK AT 1384 TEA TREE ROAD, CAMPANIA (CT155148/1), OWNED BY HOLY TANTRA ESOTERIC BUDDHISM INCORPORATED

DECISION

Moved by Cllr D Fish, seconded by Deputy Mayor A Green

THAT, Council:

1. Pursuant to Section 34(1)(a), former provisions, of the *Land Use Planning & Approvals Act 1993*, the Planning Authority agree to initiate draft Planning Scheme Amendment RZ2017/01 comprising:
 - a) Rezoning of land at 1384 Tea Tree Road, Campania (CT155148/1) from Rural Resource Zone to Particular Purpose Zone – Tasmanian Chinese Buddhist Cultural Park;
 - b) Amend the ordinance to include the provisions of the Particular Purpose Zone 3 – Tasmanian Chinese Buddhist Cultural Park.
2. Pursuant to Section 35(1), former provisions, of the *Land Use Planning & Approvals Act 1993*, resolves that draft Planning Scheme Amendment RZ2017/01 meets the requirements specified under Section 32 former provisions of the Act.
3. Pursuant to Section 35(2) of the *Land Use Planning & Approvals Act 1993*, former provisions, resolves to prepare and certify draft Planning Scheme Amendment RZ2017/01 and sign and seal the instrument as required.
4. Pursuant to Section 35(4) of the *Land Use Planning & Approvals Act 1993*, former provisions, that a copy of draft Planning Scheme Amendment RZ2017/01 and certified instrument be provided to the Tasmanian Planning Commission.
5. Pursuant to Section 38 of the *Land Use Planning & Approvals Act 1993*, former provisions, resolves to place the draft Planning Scheme Amendment RZ2017/01 on public exhibition for a period of no less than 28 days.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	
Cllr D Marshall	√	

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.

11.4 PLANNING (OTHER)

Nil.

DRAFT

DECISION

Moved by Deputy Mayor A Green, seconded by Cllr D Fish

THAT agenda item 14.1.2 be brought forward.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	
Cllr D Marshall	√	

Tim Kirkwood (General Manager) declared an interest in agenda item 14.1.2 and left the meeting at 12.11 p.m.

Brad Williams (Manager, Heritage Projects) entered the meeting at 12.13 p.m.

DRAFT

**14.1.2 USE POLICIES: OATLANDS GAOL, SUPREME COURT HOUSE,
COMMISSARIAT & 79 HIGH STREET, OATLANDS**

DECISION

Moved by Clr R Campbell, seconded by Clr E Batt

THAT the draft/revised policies be received and be tabled at the August Council meeting for further consideration.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

Tim Kirkwood (General Manager) returned to the meeting at 12.21 p.m.

DRAFT

PERMISSION TO ADDRESS COUNCIL

Rowena McDougall (President, Oatlands Community Association) addressed Council and provided an update on the operations of the Oatlands Community Association (OCA) and some of its activities over the past 12 months. The centre is used for community enterprise and a place for social and cultural activities to contribute to community health and wellbeing.

An update was provided regarding Southern Midlands Regional News; Oatlands Bargain Centre; the monthly Oatlands Market; and volunteer assistance provided to each. Update regarding refurbishment and upgrade funded by Council, purchase of a new data projector funded by Council's Small Grants Program and purchase of a new office computer funded through a Federal Government grant. The OCA website was also funded through Council's Small Grant Program.

Further activities of the OCA included the whole town garage sale and ongoing monthly Oatlands Community Market. The Association has recently employed an administration officer for 8 hours per week.

The OCA Annual General Meeting is being held on Monday, 13th August 2018, detailed financial information will be available at the AGM.

The Mayor thanked Rowena for the update on OCA activities for the past 12 months.

DRAFT

PUBLIC QUESTION TIME (12.30 PM)

Councillors were 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 then invited questions from members of the public in attendance.

There were nine (9) members of the public in attendance.

Terry Loftus – Southern Midlands Regional News

Expressed appreciation on behalf of the Progress Association to Andrew Benson for assisting with the community notice board for the community centre. Request for any Council advertisements/notices be provided for the notice board.

Request for an update on the new rubbish bin system, has it started and when will it be complete?

The General Manager advised that delivery of the new bins will occur in the 1st week of August. Relevant details and communications to be issued to all residents.

Mr Loftus raised a number of issues relating to recycling, and made reference to the recent ABC show 'War on Waste'. It was recommended for viewing.

It was noted that the Southern Midlands Council has a very low percentage for recycling compared to other Councils. It is anticipated that the introduction of the 240 litre Bins will encourage additional recycling. Communications will be circulated to property owners with a guide on recycling. In terms of addressing the long-term issues, Council is a member of the Regional Waste Management Group which is tasked with this responsibility.

Question regarding the barking dog issue near his property in Oatlands. Following discussion with the Manager at the last Council meeting there has been no follow up from the Animal Control Officer and request for an update.

The General Manager advised he will follow up.

Jayne Paterson - Oatlands

Remediation of Council's Works Depot has cost \$113,000 to date, how much contaminated soil has been removed so far?

The General Manager advised that it was in the vicinity of 45 cubic metres, which was very low level contaminated soil which can be used for landfill cover at the Copping site. The site has almost been completed and awaiting compilation of report.

When will the report be available?

The General Manager advised that the report may be available within the next few weeks.

When are you expecting construction of the Aquatic Centre to begin?

The Mayor advised he is hoping by mid-2019.

Are Council going to proceed with construction before you obtain the remaining funds of \$3.5 million?

The General Manager advised that the next stage is the formal tender process. Council will then know the total funding cost and identify the level of Council funding required (i.e. after external grant funding).

When will tenders commence?

The General Manager advised that some further decisions are to be made by Council prior to proceeding to formal tender.

Have the Community Centre (68 High Street) and lot next door (18 Church Street) been adhered?

The General Manager advised that the final survey work will be undertaken when the site/infrastructure is set out for the Aquatic Centre. This will then determine preferred boundaries. Merging of titles and boundary adjustments will occur.

DRAFT

12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

12.1 Roads

12.1.1 WHYNYATES STREET, OATLANDS – CONSTRUCTION OF UNMADE ROAD

DECISION

Moved by Deputy Mayor A Green, seconded by Cllr A Bantick

THAT:

- a) the information be received;
- b) Council write to the affected landowners detailing its policy position and estimated costs associated with construction of the unmade road; and
- c) detail be provided which confirms the status of the roadway as Crown Reserved Road.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell		√
Cllr D F Fish	√	
Cllr D Marshall	√	

DECISION

Moved by Deputy Mayor A Green, seconded by Clr D Fish

THAT the meeting be suspended for lunch at 1.05 p.m.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

Prior to the meeting reconvening, Deputy General Manager Andrew Benson briefed Council on the upcoming Heritage and Bullock Festival being held in Oatlands on the 11th and 12th August 2018.

DECISION

Moved by Clr R Campbell, seconded by Clr D Fish

THAT the meeting reconve at 2.14 p.m.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

12.2 Bridges

Nil.

12.3 Walkways, Cycle ways and Trails

Nil.

12.4 Lighting

Nil.

12.5 Buildings

Nil.

12.6 Sewers / Water

Nil.

12.7 Drainage

Nil.

12.8 Waste

12.8.1 WASTE MANAGEMENT SURVEYS – TEA TREE & TUNNACK

DECISION

Moved by Cllr R Campbell, seconded by Cllr D Marshall

THAT Council, based on survey results, elect not to introduce a household collection service to the residents surveyed in Tea Tree & Tunnack noting that these arrangements will be reviewed at a later stage in the future.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	
Cllr D Marshall	√	

12.9 Information, Communication Technology

Nil.

12.10 Officer Reports – Infrastructure & Works

12.10.1 MANAGER – INFRASTRUCTURE & WORKS REPORT

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Deputy Mayor – various issues to resolve. All matters have been raised with the Works department and none have had a satisfactory solution and/or been finalised to date. Locations include:

- Blackpost Road, Tunnack;
- Forest Road, Rhyndaston, property owner met with Works Manager and Council undertook works which damaged driveway and no solution sorted as yet;
- North Yarlington Road – Council backhoe digging gravel off private property and burying fence;
- Springhill Bottom Road (outside no. 133), grader excavated 1 foot drop off road;
- Site inspection undertaken at Mosquito Valley Road with Jack Lyall and Craig Whatley regarding urgent works for potholing – have works been completed? Request to also look at alignment of road junction.

Clr Campbell – drainage issues on Woodsdale Road (vicinity of Jim Wiggins property) and has received recent complaints. When will drains be cleared out?

DECISION

Moved by Clr R Campbell, seconded by Clr D Fish

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

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

13.1 Residential

Nil.

13.2 Tourism

Nil.

13.3 Business

Nil.

13.4 Industry

Nil.

DRAFT

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

14.1 Heritage

14.1.1 HERITAGE PROJECT PROGRAM REPORT

DECISION

Moved by Cllr R Campbell, seconded by Cllr E Batt

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

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	
Cllr D Marshall	√	

DRAFT

14.2 Natural

14.2.1 LANDCARE UNIT – GENERAL REPORT

DECISION

Moved by Clr D Fish, seconded by Clr D Marshall

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

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

DRAFT

14.3 Cultural

14.3.1 COWS IN THE LAKE ARTWORKS INSTALLATION

DECISION

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

THAT the information be received and noted.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	
Cllr D Marshall	√	

DRAFT

14.4 Regulatory (Other than Planning Authority Agenda Items)

Nil.

14.5 Climate Change

Nil.

DRAFT

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LIFESTYLE)

15.1 Community Health and Wellbeing

Nil.

15.2 Youth

Nil.

15.3 Seniors

Nil.

15.4 Children and Families

Nil.

15.5 Volunteers

Nil.

15.6 Access

Nil.

15.7 Public Health

Nil.

15.8 Recreation

Nil.

15.9 Animals

Nil.

15.10 Education

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Capacity & Sustainability

Nil.

16.2 Safety

Nil.

16.3 Consultation & Communication

Nil

DRAFT

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Nil.

17.2 Sustainability

17.2.1 COMMON SERVICES JOINT VENTURE UPDATE (STANDING ITEM – INFORMATION ONLY)

DECISION

Moved by Deputy Mayor A Green, seconded by Cllr D Fish

THAT the information be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	
Cllr D Marshall	√	

**17.2.2 SOUTH CENTRAL SUB-REGION COLLABORATION STRATEGY –
STANDING ITEM**

RESOLVED that the information be received.

DRAFT

17.2.3 BUSINESS CONTINUITY MANAGEMENT POLICY

DECISION

Moved by Cllr E Batt, seconded by Cllr D Marshall

THAT Council formally adopt version 1 of the Business Continuity Management Policy subject to aligning the review period to be consistent with the Business Continuity Plan.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	
Cllr D Marshall	√	

DRAFT

17.2.4 REPORT ON ATTENDANCE AT THE NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT 2018, HELD AT THE NATIONAL CONVENTION CENTRE, CANBERRA FROM THE 18-20 JUNE 2018

DECISION

Moved by Deputy Mayor A Green, seconded by Cllr R Campbell

THAT the information be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	
Cllr D Marshall	√	

DRAFT

17.2.5 TABLING OF DOCUMENTS

Nil.

DRAFT

17.3 Finances

17.3.1 MONTHLY FINANCIAL STATEMENT (JUNE 2018)

DECISION

Moved by Cllr E Batt, seconded by Cllr D Fish

THAT the Financial Report be received and the information noted.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	
Cllr D Marshall	√	

DRAFT

18. MUNICIPAL SEAL

Nil.

DRAFT

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

19.1 ENVIRONMENTAL MANAGEMENT AND POLLUTION CONTROL (SMOKE) REGULATIONS 2018

DECISION

Moved by Cllr D Fish, seconded by Cllr R Campbell

THAT Council, as part of the review of the *Environmental Management and Pollution Control (Smoke) Regulations 2018*, express its strong opposition to the imposition of any further restrictions (or conditions) related to outdoor cooking.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	
Cllr D Marshall	√	

19.2 LGAT – GENERAL MEETING & AGM AGENDA – COUNCIL CONSIDERATION OF ISSUES

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 19 JULY 2018

Enclosures:

- LGAT General Meeting Agenda
- LGAT AGM Agenda

ISSUE

Council to consider items contained within the LGAT General Meeting Agenda and AGM Agenda to be held on the 25th July 2018 and provide policy direction to Mayor A E Bisdee OAM for voting purposes.

BACKGROUND

The LGAT General Meeting and AGM is being held on the 25th July 2018 in conjunction with the 2018 LGAT Conference.

The Mayor, Deputy General Mayor, Cllr Campbell and General Manager will be attending.

At times, the Agenda(s) contain:

- a) certain policy matters which require prior direction from Council; or
- b) input from Councillors to enable the Mayor to adequately represent (or submit) issues to the Association.

DETAIL

In reference to the Agenda, whilst it is intended to consider all Items, the following Items are highlighted (in particular) to capture input from elected members:

Items for Decision (as submitted by LGAT):

- Item 8.1 Waste Management – State-wide Waste Management Arrangement (Feasibility Study)
- Item 8.2 Review of Councillor Allowances
- Item 8.3 Board of Enquiry Recommendations
- Item 8.4 Sale of Anglican Churches

Councillors are to review the full Agenda and raise any other matters for discussion.

Human Resources & Financial Implications – Refer comment above.

Community Consultation & Public Relations Implications – Not applicable.

Council Web Site Implications: - Nil

Policy Implications – Policy position

Priority - Implementation Time Frame – The General Meeting is to be held on 25th July 2018 so Council must determine a position at this meeting.

RECOMMENDATION

THAT Council:

- a) receive a copy of the Local Government Association of Tasmania General Meeting Agenda and AGM Agenda for 25th July 2018; and
- b) consider the items contained within the Agenda and provide input and direction to Mayor Bisdee OAM for voting purposes.

DECISION

RESOLVED THAT Council:

- a) receive a copy of the Local Government Association of Tasmania General Meeting Agenda and AGM Agenda for 25th July 2018; and
- b) note the outcome of discussions relating to each Motion which provides direction to Mayor Bisdee OAM for voting purposes.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

Moved by Clr R Campbell, seconded by Clr D Fish

THAT in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*, the following items are to be dealt with in Closed Session.

Matter	Local Government (Meeting Procedures) Regulations 2015 Reference
<i>Confirmation of Closed Council Minutes</i>	15(2)
<i>Applications for Leave of Absence</i>	15(2)(h)
<i>Audit Panel Minutes – Confirmation</i>	15(2)
<i>Property Matter – Kempton</i>	15(2)(f)
<i>Legal Matter</i>	15(2)(i)
<i>Oatlands Aquatic Centre</i>	15(2)(b)(d)

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

Moved by Clr R Campbell, seconded by Clr A Bantick

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

CARRIED (BY ABSOLUTE MAJORITY)

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

CLOSED COUNCIL MINUTES

20. BUSINESS IN “CLOSED SESSION”

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

20.1 CLOSED COUNCIL MINUTES - CONFIRMATION

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

20.2 APPLICATIONS FOR LEAVE OF ABSENCE

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

20.3 AUDIT PANEL MINUTES - CONFIRMATION

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

20.4 PROPERTY MATTER - KEMPTON

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

20.5 LEGAL MATTER

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

20.6 OATLANDS AQUATIC CENTRE

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

DECISION

Moved by Cllr E Batt, seconded by Cllr D Marshall

THAT Council move out of “Closed Session”.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr D F Fish	√	
Cllr D Marshall	√	

DRAFT

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 4.44 p.m.

DRAFT

**SOUTHERN MIDLANDS
EMERGENCY MANAGEMENT COMMITTEE****MINUTES OF MEETING**

Minutes of a meeting of the Southern Midlands Emergency Management Committee held on Monday, 6th August 2018 at the Municipal Offices, Oatlands commencing at 5.30 p.m.

Committee: Councillor Tony Bantick (Chairperson),
Mark Dance (State Emergency Service)
Representative (Tasmania Police, Oatlands)
Representative (Ambulance Tasmania, Oatlands)
Representative (Tasmania Fire Service – District Officer, Midlands)
Robin Howlett (Tasmania Fire Service – Group Officer)
Representative (Midlands Multi-Purpose Health Centre)
Dr Robert Simpson (Local GP's)
Tim Kirkwood (Local Coordinator / General Manager SMC)
Jack Lyall (Deputy Local Coordinator / Works Manager SMC)
Craig Whatley (Works Coordinator SMC)

1. ATTENDANCE:

Clr Tony Bantick (Chair); Michael Goldsmith (TFS, Midlands District); Sgt Dave Rowlands (Tasmanian Police, Oatlands); Kerry Mancey (TFS, Oatlands Brigade); Jason Robins (SES); Bruce Connor (Ambulance Tas); Tim Kirkwood (Southern Midlands Council/Local Coordinator); Jack Lyall (Southern Midlands Council/Deputy Local Coordinator); Craig Whatley (Southern Midlands Council).

2. APOLOGIES:

Mark Dance (Regional Manager, South - SES)
Sgt Rob Cooke (Tasmania Police, Oatlands)
Dr Robert Simpson (MMPHC)
Robin Howlett (TFS, Group Officer)

3. INTRODUCTION OF MEMBERS

Clr Tony Bantick welcomed all members present and opened the meeting at 5.30 p.m.

4. CONFIRMATION OF MINUTES (PREVIOUS MEETING) / BUSINESS ARISING

RESOLVED that the Minutes of the previous meeting held on the 25th June 2018 be confirmed.



SOUTHERN MIDLANDS EMERGENCY MANAGEMENT COMMITTEE

5. DESKTOP REVIEW - SOUTHERN MIDLANDS EMERGENCY MANAGEMENT PLAN

In accordance with the *Emergency Management Act 2006*, each Municipal Committee is required to prepare a plan for emergency management in the municipal area or municipal areas in respect of which the Municipal Committee has the responsibility of instituting and coordinating emergency management.

The Southern Midlands Municipal Emergency Management Plan has been reviewed by the committee at its last meeting and a number of amendments have been incorporated into the Plan. Draft version 8 of the Plan was tabled for consideration by the committee.

COMMITTEE'S RECOMMENDATION

Moved by Mr Jack Lyall, seconded by Mr Bruce Connor

THAT the Southern Midlands Emergency Management Committee endorse the changes to the Emergency Management Plan and a recommendation provided to the Southern Midlands Council that the Southern Midlands Emergency Management Plan (as amended) be endorsed and submitted to the State Emergency Service for formal approval and sign off.

6. GENERAL BUSINESS

Water filling points - Colebrook

Whilst reviewing the Emergency Management Plan a query was raised by M Goldsmith and R Howlett concerning strategic water fill points for emergency services in the Colebrook vicinity with the new water scheme. Council are to pursue this further with TasWater – *being progressed*.

Wire barriers – Midland Highway

The Committee supported a letter being sent to the Department of State Growth in regard to highway wire barriers and issues surrounding timely access for emergency service vehicles. The correspondence should highlight to the Department the need to consider emergency turn-out points on the highway for emergency vehicles when planning highway upgrade works – *being progressed*.

7. CLOSURE

The meeting closed at 5.45 p.m.

8. NEXT MEETING

Date and Venue to be advised.



Southern Tasmanian Councils Authority

Quarterly Report to Members

June 2018



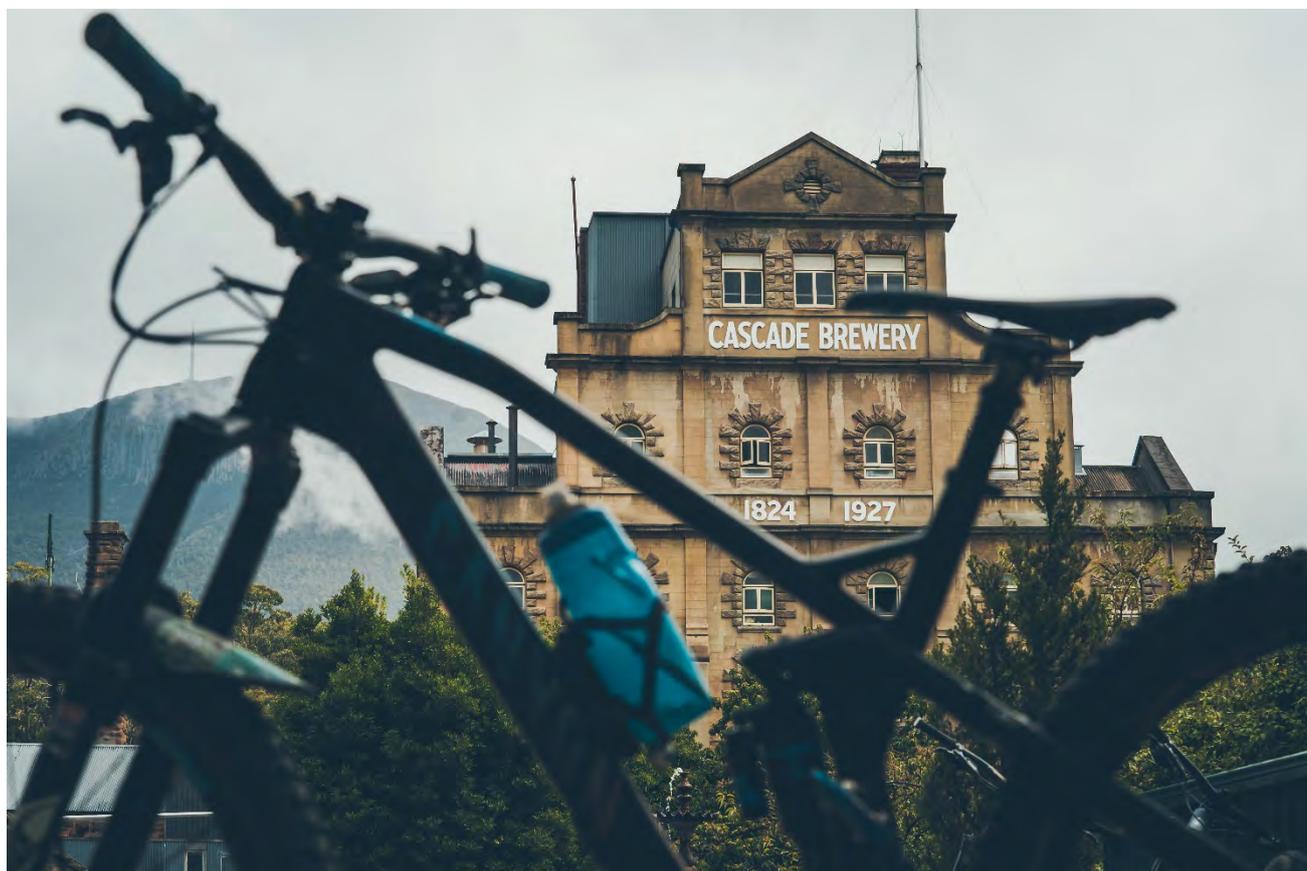
Each Joint Authority is required under Section 36B of the Local Government Act, 1993 to provide to its members a quarterly report that includes a statement of general performance and a statement of its financial performance

This report covers the three month period ending 30 June 2018. This report with all previous quarterly reports is published on the Authorities website: www.stca.tas.gov.au

The Southern Tasmanian Councils Authority commenced on 1 July 2006

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Quarterly Report to Member Councils June 2018

The Authority held an Ordinary Board Meeting on 14 May 2018.

Matters considered at this meeting included:

- **Presentations from Dr Tom Remenyi and Ms Alison Johnson**
- **Member updates on Planning Reform, South Central Sub-region and Common Services and South Eastern Regional Development Association**
- **2018/19 STCA Budget**
- **STCA Financial Report to 31 March 2018**
- **Governance and Audit Committee Update**
- **Audit of STCA Financial Statements**



ORDINARY BOARD MEETING – 14 MAY 2018

PRESENTATIONS FROM MS ALISON JOHNSON AND DR TOM REMENYI

The Southern Tasmanian Councils Authority (STCA) Board were provided with presentations from Ms Alison Johnson and Dr Tom Remenyi.

Ms Alison Johnson has been engaged by the STCA, through the Regional Climate Change Initiative, to provide councils with accurate and up-to-date information of their municipal/community energy use and greenhouse gas emissions.

The preliminary findings from the project were presented to the Board and show decreasing energy use. The project has found that across the 12 local government areas of Southern Tasmania there has been an 8 per cent reduction in energy use between 2006-07 and 2014-15. A similar trend has also occurred in relation to greenhouse gas emissions which has seen a 5 per cent reduction from 2006-07 to 2014-15, mainly in transport and industry.

Ms Johnson concluded her presentation by indicating that the initial results will be distributed to councils for review with individual council presentations on the report, data and methodology delivery to be provided in July 2018.

Dr Tom Remenyi is a Climate Research Fellow at the Antarctic Climate and Ecosystems Cooperative Research Centre and spoke to the Board about Tasmania's future climate-related risks.

Dr Remenyi updated the Board on the views of the Financial Stability Board and Australian Prudential Regulation Authority in relation to climate change with both groups stating that climate change is real and that the days of viewing climate change within a purely ethical, environmental or long-term frame has passed.

In relation to Tasmania's future climate, there will be changes to extremes with more hot and very hot weather and less cold weather. Practical challenges for Tasmania include bushfire, drought and heatwave; sea level rise and inundation; waste management, disposal and safety and replacement rate of roads with increasing temperatures.



MEMBER UPDATES ON PLANNING REFORM, SOUTH CENTRAL SUB REGION AND COMMON SERVICES AND SOUTH EASTERN REGIONAL DEVELOPMENT ASSOCIATION

A Planning Reform update was provided to the STCA Board and it was noted that:

- Consultants have completed the natural asset mapping project which has been used by councils when designating the priority vegetation area under the Natural Assets Code
- A consultant has completed the agricultural and rural zone mapping project
- A project to assist member councils in the designation of scenic protection areas in the Tasmanian Planning Scheme Protection Code has commenced.

A further update was provided from the South Eastern Regional Development Association in relation to the regional Workforce Plan and the South Central Sub-region provided an update on the pilot with the Beacon Foundation.



Photo Credit: Samuel Shelley

2018/19 BUDGET

The STCA discussed the 2018/19 budget and resolved to support budget allocations to Waste Strategy South and the Regional Climate Change Initiative for them to undertake a range of programs, including:

- Statewide Communications on Waste Management and Minimisation
- Scoping and planning for a Regional Waste Strategy
- Household Hazardous Waste Collection event
- Preparation of a Southern Regional Coastal Hazards Strategy and associated action plan
- Development of a Southern Regional Climate Change Strategy and associated action plan
- Preparation of a Council Climate Change Strategy template

The Board also resolved to continue to support the reduced administrative model which has been operational for the last 12 months.

STCA FINANCIAL REPORT TO 31 MARCH 2018

The STCA Board noted the financial report for the period ending 31 March 2018.

GOVERNANCE AND AUDIT COMMITTEE UPDATE

The minutes of the Governance and Audit Committee meeting dated 1 May 2018 were accepted by the Board. Items discussed at the meeting included the budget submissions from Waste Strategy South, the Regional Climate Change Initiative and the operational components of the STCA.

AUDIT OF THE STCA FINANCIAL STATEMENTS

The STCA Board were advised that a contract service provider will be undertaking the audit of the STCA Financial Statements for the next two years.



Table - Progress of Southern Midlands Local Provisions Schedule Planning Scheme Reform (Amended August 2018)

WORK SCHEDULE FOR SOUTHERN MIDLANDS LPS (To August 2018)				
LPS	Activity	Estimated Completion	Description	Status to date (August 2018)
General	Identify and agree on resource intensive and common issues across southern region with Technical reference group – for funding opportunities (\$100k from State Government for Region)	8th June 2017 (TRG Meeting)	TRG members prepare list of common issues across the region	Completed
General	Brief Council on preparation of mapping Overlays and Zones and update on progress – get direction from Council on identified issues	28th June 2017 (Council Meeting)	Inform Council of progress of LPS and update community via public agenda item	Completed
Zone Maps	Complete zone mapping in GIS for basic (like for like) zone conversions: <ul style="list-style-type: none"> • Village Zone • Residential Zone • Community Purpose • Recreation • General Business • Light Industrial • Environmental Management Zone 	July 2017	Translate existing zones to new zones using Map Info Software. Make separate report for explanation for changes	Completed
Code Maps	Complete Overlay Mapping for: <ul style="list-style-type: none"> • Electricity Transmission Corridor • Flood-Prone Hazard Areas • Landslip Hazard Areas 	July 2017	Map existing: <ul style="list-style-type: none"> • Transmission lines corridor • Flood prone areas • Landslip Hazards (High, Medium, Low) 	Completed

			<p>The data for the Landslip hazard areas is existing in SMIPS2015 and available on theLIST.tas.gov.au</p> <p>Make separate report for explanation for changes</p>	
Zone Maps	<p>Complete zone mapping for:</p> <ul style="list-style-type: none"> • Rural Living Zone; and • Convert Environmental Living to Rural Living Zone • Convert “Particular Purpose Zone 1 – Urban Growth Zone” to Future Urban Growth Zone • Convert “Particular Purpose Zone 2 – Future Road Corridor” to “Particular Purpose Zone – Future Road Corridor” 	July 2017	<p>Translate existing Rural Living Zones in Map Info</p> <p>Make separate report for explanation for changes</p>	Completed.
Code Maps	<p>TASK AMENDED AUGUST 2017 Compile list of known activities, developments and land uses that require an attenuation area per the attenuation code.</p>	August 2017	<p>TASK AMENDED AUGUST 2017 Meeting</p> <p>Any existing land uses, development or uses that have a permit to conduct activities that may cause environmental harm will have a default attenuation area under the SPPs per the table in the Attenuation Code.</p> <p>The preparation of the LPS is an opportunity to both compile a list of</p>	Completed

			<p>these places and if necessary map these areas on the overlay maps.</p> <p>Where there is no mapped overlay in LPS then the SPP distances will be prevail.</p> <p>*NB: It was earlier intended to custom map attenuation areas with the assistance of external environmental consultants, landowner, and operators.</p> <p>Upon further investigation of the matter this would be reliant on significant site specific monitoring, data, modelling, and other up to date information to quantify/qualify any departure from the recommended attenuation areas in the attenuation code.</p> <p>This qualification of information will be required by the Tasmanian Planning Commission in reviewing mapping i.e. TPC will be seeking extensive scientific support by suitably qualified persons to support any modification to the attenuation areas including expert evidence at any subsequent hearing(s) and not just reliance on anecdotal evidence or existing permit conditions.</p>	
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			<p>Furthermore the Planning Policy Unit have recommended that Council's do not pursue this attenuation mapping as part of the LPS and instead seek to make later amendments to the scheme.</p> <p>This would seem appropriate given the level of detail and high level of resources needed to make changes to attenuation areas.</p> <p>It nevertheless signifies/highlights the inherent complications of developers demonstrating compliance with the Performance Criteria of the Attenuation Code.</p>	
<p>Zone Maps</p>	<p>Complete zone mapping for Utilities Zone (State Roads, TasWater Assets)</p>	<p>July 2017</p>	<p>Translate existing Utilities Zones (roads, rail, Sewer, Water) to utilities zone using Map Info Software</p> <p>Identify land that should be utilities and convert:</p> <ul style="list-style-type: none"> • Category 1-5 Roads • Major local roads • Any sewer or water assets <p>Make separate report for explanation for changes.</p> <p>Mapping for all other utilities zones, bar State Roads, is completed.</p>	<p>State Utilities Layer was not received until June 2018.</p> <p>Task is now completed.</p>

			<p>Waiting on final data file from State Growth for the Utilities Zone for State Roads.</p> <p>To explain. The State owned roads are a complicated patchwork of titles spanning the distance of the respective roads. State Growth, per directions from the TPC have been working on identifying all titles within the road corridor and presenting the data to Council.</p>	
Specific Area Plan Maps	<p>Complete Overlay Mapping for:</p> <ul style="list-style-type: none"> • Oatlands Equestrian SAP • Chauncy Vale Special Area • Heritage Precinct Special Area • Scenic Protection Areas 	July 2017	<p>Map existing overlay areas in Map Info</p> <p>Make separate report for explanation for changes</p>	Completed.
Code Ordinance	Review and update Local Heritage Listed Places Schedule	January 2018	<p>Review the list of heritage places in SMIPS2015:</p> <ul style="list-style-type: none"> • Identify and extract all state listed places into separate word document • Identify and compile list of all properties that require a specific extent mapping i.e. heritage listed places on large rural titles • Identify and compile list of any properties that require site visits or further background 	<p>Completed.</p> <p>Both State and Local Listed places will be included in the Heritage Code.</p>

			<p>information to inform schedule</p> <ul style="list-style-type: none"> • Cross check address/location details • Update the “Description” and any “statement of local historic heritage significance” or “heritage values” where existing information readily available • Include report of changes 	
Supportive Document	Complete draft principles for mapping of Agricultural Zone and Rural Zone	January 2018	<p>Amended November 2017 meeting</p> <p>Before draft mapping of the agriculture and rural zone can commence Council will need to agree to drafting principles i.e. split zoning lands, classification of land, ownership of land, vegetation and potential future use, and further refinement of mapping etc</p>	<p>Completed May 2018.</p> <p>The Technical Reference Group have engaged agricultural and planning consultants to prepare additional guidelines for spatial application of the zones.</p>
Code Maps	Complete Overlay maps for attenuation areas where required.	September 2017	<p>Map any existing attenuation areas where necessary and remove any redundant areas.</p> <p>Make separate report for explanation for changes</p>	Completed.

Code Ordinance	Input Local Heritage Places into LPS (written ordinance)	February 2018	Input final information into ordinance document	Completed
Overlay Maps	Map Specific Extent of Local Heritage Listed Places in Overlay Map	February 2018	Officers to advise GIS Officer of land with a “specific extent” listing in SMIPS2015, and any new places through review and create overlay in Map Info for all heritage listed titles. Make separate report for explanation for changes	In Progress. The properties have all been mapped – but the “specific extent” work is still in progress. It is likely Council wil submit this data after the LPS has been forward to the TPC.
Zone Maps	Complete Agricultural and Rural Zone Mapping	June 2018	Map agriculture and rural zones Make separate report for explanation for changes	Completed.
Code Maps	Complete Waterway Overlay Map (Rivers, creeks, streams)	September 2017	Map the waterway overlay by refining the state mapping provided on theList.tas.gov.au	Completed.
Supportive Document	Prepare Principles for Mapping of Priority Vegetation Overlay	Late 2017	Before draft mapping of the Priority Vegetation Overlay can commence – Council will need to agree to drafting principles for identification of vegetation of local significance and refinement of mapping threatened species As identified at the March 2017 meeting and June 2017 meeting the drafting principles and mapping of the Priority Vegetation Overlay will be undertaken by external consultant.	Completed May 2018

			This is funded through a portion of the Minister's allocation of \$100k funding to the region to develop the LPSs.	
Zone Ordinance	Prepare draft local area objectives and Council Workshop. This only applies to discretionary uses	February 2018	Council Officers to identify areas that <i>should</i> have further unique local planning provisions for design as identified through previous strategic planning documents or other unique local identifiable characteristics.	No longer Applicable.
Zone Maps	Identify and Council Workshop zone changes or overlays as previously identified in Interim Planning Scheme process, previous strategic works, consistency with LPS guidelines or SPPs	August 2018	Council Officers to identify land that requires rezoning due to ensure consistency with SPPs and LPS guidelines, Regional Land Use Strategy or in response to previous hearings into Interim Scheme or to remedy other ongoing issues. Make separate report for explanation for changes	August Meeting 2018.
Zone Maps	Complete Zone Mapping	June 2018		Completed.
Ordinance	Input following into LPS <ul style="list-style-type: none"> • Local Area Objectives • Particular Purpose Zone – Future Road Corridor Zone • Site Specific Qualifications • Specific Area Plans 	June 2018	Finalise in LPS: <ul style="list-style-type: none"> • Site Specific Qualifications • Particular Purpose Zone – Future Road Corridor Zone • Specific Area Plans Make separate report for explanation for changes	Completed.
Code Map	Complete Priority Vegetation Overlay Map	Early 2018	Map the Priority Vegetation Overlay	Complete

All	Complete LPS written Ordinance	June 2018	Review and Finalise LPS written component Make separate report for explanation for changes	Complete
Final report on draft LPS	Complete Supporting Report to Council	Mid-Late 2018	The LPS prepared by Council must be submitted to the Tasmanian Planning Commission under Section 35 of LUPAA. The TPC must then consider the LPS and then submit a request to the Minister to allow for public exhibition of the LPS. In submitting the draft LPS to the TPC the Council must provide an accompanying report as supporting information to demonstrate compliance with the criteria outlined in Section 34 of the LUPAA. The supporting report is also an appropriate document to capture all the changes and justification for changes to assist the TPC and the public in understanding the rationale for Council's LPS.	September/October 2018.
Admin	Submit LPS and supporting report to TPC	Mid-Late 2018	Compile all documentation and schedule of shape files (mapping) and submit to TPC	September/October 2018.

Southern Midlands Council Local Provisions Schedule

SOU Local Provisions Schedule Title

SOU 1.1 This Local Provisions Schedule is called the Southern Midlands Council Local Provisions Schedule and comprises all the land within the municipal area.

SOU Effective Date

SOU 1.2 The effective date for this Local Provisions Schedule is <insert date>.

SOU Local Area Objectives

This clause is not used in this Local Provisions Schedule.

Version 1 Draft August 2018

SOU-P1.0 Particular Purpose Zone - Future Road Corridor Zone

SOU-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone – Future Road Corridor Zone is:

- SOU-P1.1.1 To identify land that may be required for a road corridor in the future.
- SOU-P1.1.2 To protect the corridor from use or development, including on adjacent land, which may affect the future safety, efficiency and amenity of the road corridor or the use or development on adjoining land.
- SOU-P1.1.3 To ensure that a future corridor is not compromised by use or development that prevents the road being constructed through its chosen route as a result of an increase in social or economic costs.

SOU-P1.2 Local Area Objectives

This sub-clause is not used in this particular purpose zone.

SOU-P1.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

SOU-P1.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and cultural values management	
Permitted	
Passive Recreation	
Resource Development	Only if agricultural use except for controlled environment agriculture, tree farming and plantation forestry.
Utilities	Only if minor utilities or road infrastructure.
Discretionary	
Resource Development	Except if permitted.
Utilities	Except if permitted.
Prohibited	
All other uses	

SOU-P1.5 Use Standards

This sub-clause is not used in this particular purpose zone.

SOU-P1.6 Development Standards for Buildings and Works

SOU-P1.6.1 Buildings and Works

Objective:	To ensure that buildings and works are for road infrastructure or do not prejudice the future use and development of land for road infrastructure.	
Acceptable Solutions	Performance Criteria	
A1 Buildings or works are for the development of a road by, or under the direction of, the Road Authority.	P1 Buildings or work must not preclude the future use and development of land for road infrastructure.	
A2 Buildings and other permanent improvements must comply with the consent of the Minister pursuant to S.9A(5) of the <i>Roads and Jetties Act 1935</i> , where the land is declared to be the intended line of a state highway or subsidiary road.	P2 No Performance Criteria.	

SOU-P1.7 Development Standards for Subdivision

SOU-P1.7.1 Lot design

Objective:	To ensure that the subdivision of land does not prejudice the future use of land for road infrastructure.	
Acceptable Solutions	Performance Criteria	
A1 Subdivision is for the purposes of creating a lot for the development of a road by, or under the direction of, the Road Authority.	P1 No Performance Criteria.	
A2 Subdivision must comply with the consent of the Minister pursuant to S.9A(5) of the Roads and Jetties Act 1935 , where the land is declared to be the intended line of a state highway or subsidiary road .	P2 No Performance Criteria.	

SOU-P1.8 Tables

This sub-clause is not used in this particular purpose zone.

Version 1 Draft August 2018

SOU-S1.0 Oatlands Equestrian Precinct Specific Area Plan

SOU-S1.1 Plan Purpose

The purpose of the Oatlands Equestrian Precinct Specific Area Plan is:

- SOU-S1.1.1 Facilitate the development and use of the former Oatlands Racecourse as a multi-use equestrian centre accommodating shared race horse training facilities and other compatible horse-oriented uses and facilities, fulfilling the need for a central Tasmanian facility providing services on a region-wide and state-wide basis.
- SOU-S1.1.2 Identify land in the vicinity of the former Oatlands Racecourse as the preferred location for private stables, other horse oriented development and use and associated residential use, with ready access to shared facilities on the racecourse land taking advantage of the network of public ways and reserved roads to access those facilities.
- SOU-S1.1.2 Minimise potential for use conflict with residential use not associated with equestrian use on land in the vicinity of the former Oatlands Racecourse by encouraging residents oriented towards horse use and discouraging others.

SOU-S1.2 Application of this Plan

- SOU-S1.2.1 The specific area plan applies to the area of land designated as Oatlands Equestrian Precinct Specific Area Plan on the overlay maps.

SOU-S1.3 Local Area Objectives

This sub-clause is not used in this Specific Area Plan.

SOU-S1.4 Definition of Terms

This sub-clause is not used in this Specific Area Plan.

SOU-S1.5 Use Table

This sub-clause is not used in this Specific Area Plan.

SOU-S1.6 Use Standards

SOU-S1.6.1 Equestrian Oriented Use

Objective:	To ensure that use of land within the Specific Area Plan is either oriented towards horse-related activity or does not conflict with such activity.	
Acceptable Solutions	Performance Criteria	
A1 Use is for, or associated with, horse-related activity, including horse stables, training and/or breeding, and an associated single dwelling.	P1 Use must not conflict with horse-related activities in the area, including residential use by persons not willing to accept a degree of impact on amenity from the presence of horses.	

SOU-S1.7 Development Standards for Buildings and Works

This sub-clause is not used in this Specific Area Plan.

SOU-S1.8 Development Standards for Subdivision

This sub-clause is not used in this Specific Area Plan.

SOU-S1.9 Tables

This sub-clause is not used in this particular purpose zone.

SOU-S2.0 Chauncy Vale Specific Area Plan

SOU-S2.1 Plan Purpose

The purpose of the Chauncy Vale Specific Area Plan is:

SOU-S2.1.1 The purpose of this Specific Area Plan is to ensure that development in and around the Chauncy Vale Wildlife Sanctuary maintains the natural heritage values and cultural heritage values of the sanctuary.

SOU-S2.2 Application of this Plan

SOU-S2.2.1 The specific area plan applies to the area of land designated as Chauncy Vale Specific Area Plan on the overlay maps.

SOU-S2.3 Local Area Objectives

This sub-clause is not used in this Specific Area Plan.

SOU-S2.4 Definition of Terms¹

SOU-S2.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Bushland	means land which is dominated by native vegetation.

¹ IPS wording amended - New Definition "Bushland" added– definition was previously used in IPS scenic protection code

SOU-S2.5 Use Table

This sub-clause is not used in this Specific Area Plan.

SOU-S2.6 Use Standards

This sub-clause is not used in this Specific Area Plan.

SOU-S2.7 Development Standards for Buildings and Works

SOU-S 2.7.1 Clearance of Bushland

Objective:	To ensure that removal or disturbance of bushland does not cause an unreasonable change to, or have an unreasonable adverse impact on, the natural landscape setting of the Chauncy Vale Wildlife Sanctuary.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Removal or disturbance of bushland within the Chauncy Vale Specific Area Plan must be minimised and must satisfy all of the following:</p> <p>(a) be consistent with the values of the reserve management plan;</p> <p>(b) result in only negligible change to the silhouette of skylines;</p> <p>(c) maintain the landscape setting of the Sanctuary which is dominated by hills and valleys that retain an almost unbroken native forest cover.</p>

SOU-S 2.7.2 Buildings and Works

Objective:	To ensure that buildings and works do not cause an unreasonable change to, or have an unreasonable adverse impact on, the natural landscape setting of the Chauncy Vale Wildlife Sanctuary.
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Buildings within the Chauncy Vale Specific Area Plan must not be visible from land within the Chauncy Vale Wildlife Sanctuary.</p>	<p>P1</p> <p>Buildings within the Chauncy Vale Specific Area Plan visible from land within the Chauncy Vale Wildlife Sanctuary must maintain the landscape setting of the Sanctuary, which is dominated by hills and valleys that retain an almost unbroken native forest cover, by satisfying one or more of the following, as necessary:</p> <ul style="list-style-type: none"> (a) have external finishes that are non-reflective and coloured to blend with the landscape; (b) be designed to: <ul style="list-style-type: none"> (i) incorporate low roof lines that follow the natural form of the land; (ii) minimise visual impact in height and bulk; (iii) minimise cut and fill; (c) be located below skylines; (d) be located to take advantage of any existing native vegetation or exotic vegetation for visual screening purposes.
<p>A2</p> <p>Works within the Chauncy Vale Specific Area Plan must not be visible from land within the Chauncy Vale Wildlife Sanctuary</p>	<p>P2</p> <p>Works within the Chauncy Vale Specific Area Plan visible from land within the Chauncy Vale Wildlife Sanctuary must maintain the landscape setting of the Sanctuary, which is dominated by hills and valleys that retain an almost unbroken native forest cover, by satisfying one or more of the following, as necessary:</p>

	<p>(a) driveways and access tracks are as close as practical to running parallel with contours and are surfaced with dark materials;</p> <p>(b) cut and fill is minimised;</p> <p>(c) surfaces of retaining walls and batters are finished with a natural appearance;</p> <p>(d) fences are post & wire or other designed of a similarly transparent appearance.</p>
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SOU-S 2.7.3 Natural Values: Clearance and Conversion of native vegetation²

Objective:	To ensure that development involving clearance and conversion or disturbance of native vegetation within the Chauncy Vale Specific Area Plan does not result in unnecessary or unacceptable loss of natural values in the Chauncy Vale Wildlife Sanctuary.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Clearance and conversion or disturbance of native vegetation must be within a Building Area on a plan of subdivision approved under this planning scheme</p>	<p>P1</p> <p>Clearance and conversion or disturbance of native vegetation must satisfy all of the following:</p> <p>(a) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development;</p> <p>(b) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings;</p> <p>(c) remaining natural values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values.</p>

² IPS wording amended - Technical change – include “of native vegetation” to proceed wording “Clearance and conversion or disturbance” – to provide better scope of standards and slight departure from SPP definition of “Clearance and Conversion” which only includes “threatened native vegetation”.

SOU-S2.9 Tables

This clause is not used in this Specific Area Plan.

Version 1 Draft August 2018

SOU-S 3.0 Bagdad Unstable Land Specific Area Plan

SOU-S3.1 Plan Purpose

The purpose of the Bagdad Unstable Land Specific Area Plan is:

- SOU-S3.1.1.1 Recognise land in the Bagdad Area as containing soils that are unusually susceptible to erosion
- SOU-S3.1.1.2 To minimise and/or mitigate adverse impacts from development occurring on land that contains potential dispersive soils.

SOU-S3.2 Application of this Plan

- SOU-S3.2.1.1 This specific area plan applies to an area of land designated as the Potential Dispersive Soils Specific Area Plan on the overlay maps.

SOU-S3.3 Local Area Objectives

This sub-clause is not used in this Specific Area Plan.

SOU-S3.4 Definition of Terms

- SOU-S3.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
dispersive soil	means soil or sediment with an Exchangeable Sodium Percentage greater than 6% or which demonstrates dispersive behaviour when in contact with fresh water.
dispersive soil management plan	means a report acceptable to the planning authority that details: (a) the dispersive potential of soils in the vicinity of the proposed development; (b) the potential for the development to cause or contribute to gully or tunnel erosion; (c) an analysis of the level of risk to the development and the level of risk to users of the development; (d) proposed management measures to reduce risk to an acceptable level where necessary, prepared by a suitably qualified person in accordance with the best practice guidelines. ¹

SOU-S3.5 Use Table

This sub-clause is not used in this specific area plan.

SOU-S3.6 Use Standards

This sub-clause is not used in this specific area plan.

SOU-S3.7 Development Standards for Buildings and Works

SOU-S3.7.1 Development on Potential Dispersive Soils

Objective:	To ensure that development with the potential to disturb dispersive soil is appropriately located or managed to minimise the potential to cause erosion and ensure risk to property and the environment is reduced to an acceptable level.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development must be for:</p> <ul style="list-style-type: none"> (a) works not involving the release of concentrated water or the disturbance of soils; (b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is no more than 100 m²; or (c) forestry operations in accordance with a certified Forest Practices Plan. 	<p>P1</p> <p>Development must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment having regard to the following, as appropriate:</p> <ul style="list-style-type: none"> (a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally; (b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion; (c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas/trenches, water storages, ponds, dams and disposal areas; (d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion; (e) management measures that would reduce risk to an acceptable level; <p>the advice contained in a dispersive soil management plan.</p>

SOU-S3.8 Development Standards for Subdivision

SOU-S3.8.1 Subdivision on Potential Dispersive Soils

Objective:	To ensure that development with the potential to disturb dispersive soil is appropriately located or managed to minimise the potential to cause erosion and ensure risk to property and the environment is reduced to an acceptable level.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution</p>	<p>P1</p> <p>Subdivision must minimise the risks associated with dispersive soil to property and the environment having regard to the following, as appropriate:</p> <ul style="list-style-type: none"> (a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally; (b) the potential of the subdivision to affect or be affected by erosion, including gully and tunnel erosion; (c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas/trenches, water storages, ponds, dams and disposal areas; (d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion; (e) management measures that would reduce risk to an acceptable level; (f) the advice contained in a dispersive soil management plan.

SOU –S3.9 Tables

This sub-clause is not used in this specific area plan.

Footnotes:

- 1: The *Dispersive Soils and their Management: Technical Reference Manual* (DPIW, 2009) is considered best practice guidelines.

SOU-S4.0 Tunbridge Township Specific Area Plan

SOU-S4.1 Plan Purpose

The purpose of the Tunbridge Township Specific Area Plan is:

- SOU-S5.1.1 To maintain the historic settlement pattern and density of Tunbridge.
- SOU-S5.1.2 To encourage a mixture of residential, commercial and community development in an un-sewered township.
- SOU-S5.1.3 To ensure sustainable onsite wastewater management for new lots.
- SOU-S5.1.4 To ensure residential, commercial and community development does not place undue burden on the Council and infrastructure providers, and service providers.
- SOU-S5.1.5 To maintain the amenity of a rural village through low density lot sizes.
- SOU-S5.1.6 To ensure business and community services are accessible by walking and cycling.
- SOU-S5.1.7 To encourage the development of commercial and community services in the Main Road and in close proximity to existing commercial and community use and development.
- SOU-S5.1.8 To ensure the growth of Tunbridge is consistent with the Growth Management Strategies of the Southern Tasmanian Regional Land Use Strategy.

SOU-S4.2 Application of this Plan

- SOU-S4.2.1 The specific area plan applies to the area of land designated as Tunbridge Township Specific Area Plan on the overlay maps.

SOU-S4.3 Local Area Objectives

SOU-S4.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
SOU-S4.3.1	All the land within the overlay maps as described in clause SOU-S4.3.1	<p>To develop the Tunbridge village at a lower density than other villages in the Southern Midlands through allowing larger lot sizes that maintain the rural amenity of the village and continue to provide sufficient area for onsite waste water treatment. Specifically the larger lots are intended to:</p> <ul style="list-style-type: none"> (a) create a sense of privacy and open space associated with a rural lifestyle; and (b) recognise the proximity of the township to the surrounding agricultural land and

		<p>provide a suitable separation distance between dwellings and adjoining agricultural land use; and</p> <p>(c) to provide lot sizes that meet the needs of the rural and agricultural sector workforce living in Tunbridge.</p> <p>(d) to ensure that development or use requiring onsite wastewater management will have access to sufficient land area necessary for the satisfactory and sustainable onsite treatment of that wastewater.</p>
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SOU-S4.4 Definition of Terms

This sub-clause is not used in this specific area plan.

SOU-S4.5 Use Table

SOU-S4.5.1 Use Table - Tunbridge Township Specific Area Plan

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling or home-based business.
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	Only if fronting Main Road
Community Meeting and Entertainment	Only if fronting Main Road
Educational and Occasional Care	
Emergency Services	

Food Services	Only if fronting Main Road
General Retail and Hire	Only if fronting Main Road
Residential	If not listed as No Permit Required.
Service Industry	If not for motor repairs or panel beating.
Sports and Recreation	
Storage	If not for liquid fuel depot or solid fuel depot.
Visitor Accommodation	
Discretionary	
Bulky Goods Sales	
Business and Professional Services	Except if Permitted.
Community Meeting and Entertainment	Except if Permitted.
Crematoria and Cemeteries	If for a cemetery.
Custodial Facility	If for a remand centre.
Domestic Animal Breeding, Boarding or Training	
Equipment and Machinery Sales and Hire	
Food Services	Except if Permitted.
General Retail and Hire	Except if Permitted.
Hotel Industry	
Manufacturing and Processing	If for: (a) a craft industry or an artist's studio; or (b) alterations or extensions to existing Manufacturing and Processing.
Pleasure Boat Facility	

Research and Development	
Resource Processing	If not for an abattoir, animal saleyards or sawmilling.
Service Industry	If not listed as Permitted.
Tourist Operation	
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Vehicle Parking	
Prohibited	
All other uses	

SOU-S4.6 Use Standards

This sub-clause is not used in this specific area plan.

SOU-S4.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

SOU-S4.8 Development Standards for Subdivision

SOU-S4.8.1 Lot Size

This clause is a substitution for Village Zone – Clause 12.5.1 A1/P1 Lot design

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives; (b) contain building areas which are suitable for development, consistent with the Zone Purpose, located to avoid hazards and values; are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces;
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	(c) are provided in a manner that provides for the efficient and ordered provision of infrastructure.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 5000m² and:</p> <p>(i) be able to contain a minimum area of 10m x 15m, with a gradient of not more than 1 in 5, clear of:</p> <p style="padding-left: 40px;">a. all setbacks required by clause 12.4.3 A1 and A2; and</p> <p style="padding-left: 40px;">b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2; or</p> <p>(b) be required for public use by the Crown, a council or a State authority; or</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant requirements for development of existing buildings on the lots;</p> <p>(b) the intended location of buildings on the lots;</p> <p>(c) the topography of the site;</p> <p>(d) the presence of any natural hazards;</p> <p>(e) adequate provision of private open space; and</p> <p>(f) the pattern of development existing on established properties in the area.</p> <p>(g) be consistent with the Zone Purpose and any relevant Local Area Objectives.</p>

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SOU-S5.0 Tunnack Township Specific Area Plan

SOU-S5.1 Plan Purpose

The purpose of the Tunnack Township Specific Area Plan is:

- SOU-S5.1.1 To maintain the historic settlement pattern and density of Tunnack.
- SOU-S5.1.2 To encourage a mixture of residential, commercial and community development in an un-sewered township.
- SOU-S5.1.3 To ensure sustainable onsite wastewater management for new lots.
- SOU-S5.1.4 To ensure residential, commercial and community development does not place undue burden on the Council and infrastructure providers, and service providers.
- SOU-S5.1.5 To maintain the amenity of a rural village through low density lot sizes.
- SOU-S5.1.6 To ensure business and community services are accessible by walking and cycling.
- SOU-S5.1.7 To encourage the development of commercial and community services in the Main Road and in close proximity to existing commercial and community use and development.
- SOU-S5.1.8 To ensure the growth of Tunnack is consistent with the Growth Management Strategies of the Southern Tasmanian Regional Land Use Strategy.

SOU-S5.2 Application of this Plan

- SOU-S5.2.1 The specific area plan applies to the area of land designated as Tunnack Township Specific Area Plan on the overlay maps.

SOU-S5.3 Local Area Objectives

SOU-S5.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
SOU-S5.3.1	All the land within the overlay maps as described in clause SOU-S5.3.1	<p>To develop the Tunnack village at a lower density than other villages in the Southern Midlands through allowing larger lot sizes that maintain the rural amenity of the village and continue to provide sufficient area for onsite waste water treatment. Specifically the larger lots are intended to:</p> <ul style="list-style-type: none"> (e) create a sense of privacy and open space associated with a rural lifestyle; and (f) recognise the proximity of the township to the surrounding agricultural land and provide a suitable separation distance

		<p>between dwellings and adjoining agricultural land use; and</p> <p>(g) to provide lot sizes that meet the needs of the rural and agricultural sector workforce living in Tunnack.</p> <p>(h) to ensure that development or use requiring onsite wastewater management will have access to sufficient land area necessary for the satisfactory and sustainable onsite treatment of that wastewater.</p>
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SOU-S5.4 Definition of Terms

This sub-clause is not used in this specific area plan.

SOU-S5.5 Use Table

SOU-S5.5.1 Use Table - Tunbridge Township Specific Area Plan

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling or home-based business.
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	Only if fronting Main Road
Community Meeting and Entertainment	Only if fronting Main Road
Educational and Occasional Care	
Emergency Services	

Food Services	Only if fronting Main Road
General Retail and Hire	Only if fronting Main Road
Residential	If not listed as No Permit Required.
Service Industry	If not for motor repairs or panel beating.
Sports and Recreation	
Storage	If not for liquid fuel depot or solid fuel depot.
Visitor Accommodation	
Discretionary	
Bulky Goods Sales	
Business and Professional Services	Except if Permitted.
Community Meeting and Entertainment	Except if Permitted.
Crematoria and Cemeteries	If for a cemetery.
Custodial Facility	If for a remand centre.
Domestic Animal Breeding, Boarding or Training	
Equipment and Machinery Sales and Hire	
Food Services	Except if Permitted.
General Retail and Hire	Except if Permitted.
Hotel Industry	
Manufacturing and Processing	If for: (a) a craft industry or an artist's studio; or (b) alterations or extensions to existing Manufacturing and Processing.
Pleasure Boat Facility	

Research and Development	
Resource Processing	If not for an abattoir, animal saleyards or sawmilling.
Service Industry	If not listed as Permitted.
Tourist Operation	
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Vehicle Parking	
Prohibited	
All other uses	

SOU-S5.6 Use Standards

This sub-clause is not used in this specific area plan.

SOU-S5.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

SOU-S5.8 Development Standards for Subdivision

SOU-S5.8.1 Lot Size

This clause is a substitution for Village Zone – Clause 12.5.1 A1/P1 Lot design

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> (d) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives; (e) contain building areas which are suitable for development, consistent with the Zone Purpose, located to avoid hazards and values; are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces;
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	(f) are provided in a manner that provides for the efficient and ordered provision of infrastructure.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(e) have an area of not less than 5000m² and:</p> <p>(i) be able to contain a minimum area of 10m x 15m, with a gradient of not more than 1 in 5, clear of:</p> <p style="padding-left: 40px;">a. all setbacks required by clause 12.4.3 A1 and A2; and</p> <p style="padding-left: 40px;">b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2; or</p> <p>(f) be required for public use by the Crown, a council or a State authority; or</p> <p>(g) be required for the provision of Utilities; or</p> <p>(h) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant requirements for development of existing buildings on the lots;</p> <p>(b) the intended location of buildings on the lots;</p> <p>(c) the topography of the site;</p> <p>(d) the presence of any natural hazards;</p> <p>(e) adequate provision of private open space; and</p> <p>(f) the pattern of development existing on established properties in the area.</p> <p>(g) be consistent with the Zone Purpose and any relevant Local Area Objectives.</p>

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SOU-S6.0 Colebrook Township Specific Area Plan

SOU-S6.1 Plan Purpose

The purpose of the Colebrook Township Specific Area Plan is:

- SOU-S6.1.1 To maintain the historic settlement pattern and density of Colebrook.
- SOU-S6.1.2 To encourage a mixture of residential, commercial and community development in a township with specific requirements for treatment of sewerage by the Regulated Entity.
- SOU-S6.1.3 To ensure residential, commercial and community development does not place undue burden on the Council and infrastructure providers.
- SOU-S6.1.6 To ensure the growth of Colebrook is consistent with the Growth Management Strategies of the Southern Tasmanian Regional Land Use Strategy.

SOU-S6.2 Application of this Plan

- SOU-S6.2.1 The specific area plan applies to the area of land designated as Colebrook Township Specific Area Plan on the overlay maps.

SOU-S6.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

SOU-S6.4 Definition of Terms

This sub-clause is not used in this specific area plan.

SOU-S6.5 Use Table

This sub-clause is not used in this specific area plan.

SOU-S6.6 Use Standards

This sub-clause is not used in this specific area plan.

SOU-S6.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

SOU-S6.8 Development Standards for Subdivision

SOU-S5.8.1 Lot Size

This clause is a substitution for Village Zone – Clause 12.5.1 A1/P1 Lot design

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives; (b) contain building areas which are suitable for development, consistent with the Zone Purpose, located to avoid hazards and values; are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces; (c) the size of a new lot is capable of meeting the requirements of the Regulated Entity for Sewer and Water for the treatment of sewerage.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (i) have an area of not less than 800m² and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 15m, with a gradient of not more than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 12.4.3 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2; or (j) be required for public use by the Crown, a council or a State authority; or (k) be required for the provision of Utilities; or (l) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of existing buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area. (g) be consistent with the Zone Purpose and any relevant Local Area Objectives. (h) the advice of the Regulated Entity for Sewer and Water.

SOU-S6.8.2 Services

This clause is a substitution for Village Zone – Clause 12.5.3 A2/P2 Services

Objective:	That each lot is capable of meeting the requirements of the regulated entity for provision of sewerage services.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be connected to a reticulated sewerage system in accordance with the requirements of the regulated entity.	P1 No Performance Criterion.

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SOU-S7.0 Water Catchment Specific Area Plan

SOU-S7.1 Plan Purpose

The purpose of the Water Catchment Specific Area Plan is:

- SOU-S7.1.1 To protect town water supply catchment areas by maintaining and increasing the water holding capacity of the vegetative cover and by preventing soil erosion and other forms of soil degradation.
- SOU-S7.1.2 To ensure development that may cause soil erosion, transport of sediments or other soil degradation is managed by both the Planning Authority and the Regulated Entity.
- SOU-7.1.3 To minimise impact on water quality in potable water supply catchment areas

SOU-S7.2 Application of this Plan

- SOU-S7.2.1 The specific area plan applies to the area of land designated as Water Catchment Specific Area Plan on the overlay maps.

SOU-S7.3 Local Area Objectives

This sub-clause is not used in this specific area plan

SOU-S7.4 Definition of Terms

This sub-clause is not used in this specific area plan.

SOU-S7.5 Use Table

This sub-clause is not used in this specific area plan.

SOU-S7.6 Use Standards

This sub-clause is not used in this specific area plan

SOU-S7.7 Development Standards for Buildings and Works

SOU7.7.1

Objective:	To ensure that buildings and works within the Water Catchment Specific Area Plan will not have an unnecessary or unacceptable impact on natural values and the quality of the potable water supply.
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Buildings and works within a Potable Water Supply Area must be within a building area on a plan of subdivision approved under this planning scheme.</p>	<p>P1</p> <p>Buildings and works within a Water Catchment Specific Area Plan must satisfy all of the following:</p> <ul style="list-style-type: none">a) ensure no detriment to potable water supplies;b) be in accordance with the requirements of the regulated entity.
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<prefix>-S<number>.8 Development Standards for Subdivision

<prefix>-S<number>.8.1 <Title>

Objective:	
Acceptable Solutions	Performance Criteria
A1	P1

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SOU-S6.9 Tables

This sub-clause is not used in this specific area plan.

SOU-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
SOU-20.1	3001 Midland Highway, Kempton	37224/1	Vehicle Fuel Sales and Hire is a discretionary use in addition to the State Planning Provisions.	20.2
SOU-20.2	1172 Midland Highway, Mangalore	112712/1 138003/1	Vehicle Fuel Sales and Hire is a discretionary use in addition to the State Planning Provisions.	20.2
SOU-20.3	21 Blackwell Road, Melton Mowbray	35615/1	Hotel Industry is a discretionary use in addition to the State Planning Provisions.	20.2
SOU-20.4	2120 Mudwalls Road, Colebrook	25976/1	Hotel Industry is a discretionary use in addition to the State Planning Provisions.	20.2
SOU-20.5	Whynyates Street, Oatlands	31884/1 32323/12	Service Industry is a discretionary use in addition to the State Planning Provisions.	20.2

SOU-Code Lists

SOU-Table C3.1 Other Major Roads

Road	From	To
This table is not used in the Local Provisions Schedule		

SOU-Table C6.1 Local Heritage Places

Reference Number	THR Number	Town/Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values

SOU-Table C6.2 Local Heritage Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
1	Oatlands	Oatlands Township Precinct	<p>The Oatlands Township Precinct is of historic cultural heritage significance because:</p> <ul style="list-style-type: none"> a) it demonstrates a township comprising a concentration of highly intact historic buildings of the Old Colonial Georgian and Victorian Georgian styles; b) the density of historic buildings of similar architectural styles and periods in Oatlands contributes to a highly intact streetscape character; c) it demonstrates the evolution and settlement patterns of Tasmania in the early-mid nineteenth century, as a township transport routes joining the north and south of the State, and as an intended central capital associated with the pastoral activity of the Midlands area, d) its predominant building material of sandstone, as a source of local materials, and reflecting the differing economies of labour and construction at the time; e) it demonstrates the theme of convictism, through the use of sandstone, links to transport, and the many buildings in the township associated with convicts; f) it has the largest number of sandstone buildings within a township setting in Australia; <p>(GHD 2007: SMC Heritage Project)</p> <p>1. The design and siting of buildings and works must satisfy the following criteria:</p> <ul style="list-style-type: none"> (a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings

			<p>and additions to existing buildings should respect the principles of the Georgian architectural style dominant in the precinct, except if an addition to a heritage listed building of a non-dominant architectural style in which case consistency with that style is required;</p> <p>(b) building setback from frontage must provide a strong edge to Main Street and be parallel to the street;</p> <p>(c) buildings must address the street, unless at the rear of a site;</p> <p>(d) buildings must not visually dominate the streetscape or buildings at places listed in Table.C6.1³;</p> <p>(e) architectural details and openings for windows and doors to visually prominent facades must respect the Georgian architectural style dominant in the precinct in terms of style, size, proportion and position;</p> <p>(f) external wall building material must be any of the following:</p> <ul style="list-style-type: none"> (i) sandstone of a colour matching that commonly found in Oatlands' buildings; (ii) weatherboard (traditional profiles); (iii) rendered, painted or lime wash brickwork; (iv) unpainted brick of a traditional form and colour laid with a traditional bond; (v) traditional Tasmanian vertical board (non-residential buildings only); (vi) corrugated profile steel cladding, painted/colorbond or galvanised iron (not 'zincalume' or similar) (outbuildings only). <p>(g) roof form and material should⁴ be consistent with the following:</p> <ul style="list-style-type: none"> (i) pitch between 30 and 40 degrees and hipped or gable if a major part of the building; (ii) pitch less than 30 degrees and skillion if a minor part of the building at the rear; (iii) avoidance of large unbroken expanses of roof and very long roof lines;
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³ IPS wording amended to reference Local Heritage Places Code Number in SPP

⁴ IPS wording amended to replace "must" with "should"

			<p>(iv) roof material either custom orb (corrugated profile) sheeting, timber shingles, and slate. Steel sheeting must be either traditional galvanised iron or painted;</p> <p>(v) guttering is rounded profile, with downpipes of circular cross-section.</p> <p>(h) wall height sufficient to provide for lintels above doors and windows, with wall space above;</p> <p>(i) outbuildings generally to have a gabled, corrugated roof with an angle of pitch matching that of the primary building on the land, and with differentiated colouring of the exterior walls and roof so as to also approximate that of the primary building on the land;</p> <p>(j) fences along frontages must be:</p> <p>(i) between 900mm and 1000mm high, with a maximum of 1200mm for posts;</p> <p>(ii) vertically articulated, (such as with dowel-and-rail, picket or palisade fences);</p> <p>(iii) “transparent” or “open” in appearance, that is, the distance between dowels or pickets, etc., must be such that the fence does not appear ‘solid’.</p> <p>2. Subdivision must satisfy the following criteria:</p> <p>(a) maintain and extend the existing recto-linear grid pattern of streets;</p> <p>(b) provide for a variety of lot sizes;</p> <p>(c) where appropriate off High Street provide a traditional ‘soft edge’ design approach for stormwater and footpath works.</p>
2	Oatlands	Callington Mill Precinct	<p>The Callington Mill Precinct is of historic cultural heritage significance because:</p> <p>(a) it is a rare and unique example of a flour mill complex dating from the early to mid nineteenth century, demonstrating agricultural enterprises of the colony, and the success of the wheat industry in the Southern Midlands area;</p> <p>(b) its creative and technical achievement as an Old Colonial Georgian flourmill of circular domed tower of sandstone;</p>

			<p>(c) it is a distinctive landmark both within the township of Oatlands and from the Midland Highway;</p> <p>(GHD 2007: SMC Heritage Project)</p> <p>1. The design and siting of buildings and works must satisfy the following criteria:</p> <p>(a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the Old Colonial Georgian architectural style;</p> <p>(b) building setback from frontage must provide a strong edge to High Street and be parallel to the street;</p> <p>(c) buildings close to the street frontage must address the street;</p> <p>(d) buildings must not visually dominate the streetscape or existing buildings;</p> <p>(e) architectural details and openings for windows and doors to visually prominent facades must respect the Old Colonial Georgian architectural style in terms of style, size, proportion and position;</p> <p>(f) external wall building material must be any of the following:</p> <p>(i) sandstone of a colour matching that commonly found in Oatlands' buildings;</p> <p>(ii) weatherboard (traditional profiles);</p> <p>(iii) rendered, painted or lime wash brickwork;</p> <p>(iv) unpainted brick of a traditional form and colour laid with a traditional bond;</p> <p>(v) traditional Tasmanian vertical board (non-residential buildings only),</p> <p>(f) roof form and material should⁵ be consistent with the following:</p> <p>(i) pitch between 30 and 40 degrees and hipped or gable if a major part of the building;</p> <p>(ii) pitch less than 30 degrees and skillion a minor part of the building at the rear;</p> <p>(iii) avoidance of large unbroken expanses of roof and very long roof lines;</p> <p>(iv) roof materials either custom orb (corrugated profile) sheeting, timber shingles, and slate. Sheeting must be either traditional galvanised iron or painted;</p> <p>(v) guttering is rounded profile, with downpipes of circular in cross-section.</p> <p>(h) wall height is to be sufficient to provide for lintel definition above doors and windows and wall space above;</p> <p>(i) outbuildings are generally to have a gabled, corrugated roof with an angle of pitch matching that of the primary building on the land, and with differentiated colouring of the exterior walls and</p>
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⁵ IPS wording amended to replace "must" with "should"

			<p>roof so as to also approximate that of the primary building on the land;</p> <p>(j) fences along frontages must be:</p> <p>(i) between 900mm and 1000mm high, with a maximum of 1200mm for posts;</p> <p>(ii) vertically articulated, (such as with dowel-and-rail, picket or palisade fences);</p> <p>(iii) “transparent” or “open” in appearance, that is, the distance between dowels or pickets, etc., must be such that the fence does not appear ‘solid’;</p> <p>(k) new buildings and additions to existing buildings must not significantly obstruct or diminish views of Callington Mill from High Street, the Esplanade or the Midland Highway.</p>
3	Kempton	Kempton Township Precinct	<p>The Kempton Township Precinct is of historic cultural heritage significance because:</p> <p>(a) it demonstrates the evolution and settlement patterns of Tasmania in the early-mid nineteenth century, as a township associated with the pastoral activity of the Midlands area,</p> <p>(b) it demonstrates the evolution of important transport routes joining the north and south of the State;</p> <p>(c) its predominant building material of sandstone, as a source of local materials, and reflecting the differing economies of labour and construction at the time;</p> <p>(d) it demonstrates a township comprising a concentration of highly intact historic buildings of the Old Colonial Georgian and Victorian Georgian styles.</p> <p>(GHD 2007: SMC Heritage Project)</p>
4	Campania	Campania Heritage Precinct	<p>1. The design and siting of buildings and works must satisfy the following criteria:</p> <p>(a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the principles of the architectural style dominant in the precinct, except if an addition to a heritage listed building of a non-dominant architectural style in which case consistency with that style is required;</p> <p>(b) building setback must provide a strong edge to the street, except where such would be inconsistent with the prevailing building line in the streetscape;</p> <p>(c) buildings close to the street must address the street, with a façade running parallel to the street;</p> <p>(d) buildings must not visually dominate the streetscape or buildings at places listed in Table.13.1;</p> <p>(e) architectural details and openings for windows and doors to visually prominent facades must respect the architectural style dominant in the precinct in terms of style, size, proportion and position;</p> <p>(f) fences along frontages must be:</p> <p>(i) between 900mm and 1000mm high, with a maximum of 1200mm for posts;</p> <p>(ii) vertically articulated, (such as with dowel-and-rail, picket or palisade fences);</p>

			(iii) "transparent" or "open" in appearance, that is, the distance between dowels or pickets, etc., must be such that the fence does not appear 'solid'.

<prefix>-Table C6.3 Local Historic Landscape Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
1	Pontville and Mangalore	Heritage Mile Cultural Landscape Precinct	<p>The Heritage Mile Cultural Landscape Precinct is of historic cultural heritage significance because:</p> <p>(a) its three intact and highly prominent homesteads of the early to mid nineteenth century (Oakwood, Marlbrook & Woodburn) and a fine example of a large Federation Queen Anne homestead (Wybra Hall) with their associated rural outbuildings;</p> <p>(b) the aesthetic qualities of the four homesteads within their immediate landscape setting, especially in consideration of their prominent visibility from the Midland Highway;</p> <p>(c) the relationship of the homesteads to the primary overland route in Tasmania that has remained effectively unchanged since the 1830s;</p> <p>(d) the pastoral landscape of grasslands and dispersed woodlands that has remained effectively unchanged since the 1830s;</p> <p>(e) the early nineteenth century land grants remaining apparent in property boundary treatment of fences and plantings.</p> <p>(Current Southern Midlands Planning Scheme) 1. The design and siting of buildings and works must satisfy the following criteria:</p> <p>(a) the scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings should be consistent with the site and adjacent buildings.</p> <p>(b) the visual relationship between buildings, with new buildings avoiding visually dominating neighbouring historic buildings;</p> <p>(c) wherever possible dominant trees, historic gardens and orchards should be retained. Hedgerows and tree rows along the highway frontage should be retained.</p> <p>(d) access roads and driveways should be sited to minimise impact on landscape features and significant visual catchments.</p> <p>(e) fences along the Midland Highway property boundaries should relate to the setting by being:</p> <p>(i) vertically articulated, (such as with dowel-and-rail, picket or palisade fences), where directly in front of a dwelling and its immediate garden curtilage;</p> <p>(ii) horizontally articulated, (such as with post and rail fences) elsewhere;</p> <p>(f) additions and new buildings should be confined to the rear of existing buildings;</p> <p>(g) the design of outbuildings should be compatible with the primary building, generally gabled, corrugated iron</p>

			roof with an angle of pitch matching that of the primary building, and with differentiated colouring of the exterior walls and roof so as to also match that of the primary building.
2	Colebrook	Colebrook Cultural Landscape Precinct	<p>The Colebrook Cultural Landscape Precinct forms an important open rural backdrop to the Pugin-design St Patrick's Church. 1. The design and siting of buildings and works must satisfy the following criteria:</p> <p>(a) scale, roof pitch, building height, form, bulk, materials and colour of new buildings and additions to existing buildings should be respectful of Georgian architectural principles as applicable to rural buildings.</p> <p>(b) buildings must not visually dominate the landscape or St Patrick's Church;</p> <p>(c) new buildings must sited so as to not visually impact on the backdrop to St Patricks Church at Colebrook when viewed from the town or Colebrook Main Road / Mud Walls Road;</p> <p>(d) external wall building material is to be custom orb (corrugated profile) sheeting, traditional Tasmanian vertical board, weatherboard (traditional profiles), sandstone, rendered, painted or lime wash brickwork or unpainted brick of a traditional form and colour laid with a traditional bond;</p> <p>(e) roof form and material must adhere to the following:</p> <ul style="list-style-type: none"> - pitch between 25 and 40 degrees. - hipped or gable; <p>(f) fences are to be post & wire, post & rail, drystone wall or hedge between.</p>
3	Oatlands	Oatlands Cultural Landscape Precinct	<p>The Oatlands Cultural Landscape Precinct is significant because of its role in protecting the historic rural landscape setting of Oatlands, particularly when viewed from the Midland Highway. 1. The design and siting of buildings and works must satisfy the following criteria:</p> <p>(g) scale, roof pitch, building height, form, bulk, materials and colour of new buildings and additions to existing buildings should be respectful of Georgian architectural principles as applicable to rural buildings.</p> <p>(h) buildings must not visually dominate the landscape;</p> <p>(i) new buildings must sited so as to not visually impact on key view lines between the highway and the town;</p> <p>(j) external wall building material is to be custom orb (corrugated profile) sheeting, traditional Tasmanian vertical board, weatherboard (traditional profiles), sandstone, rendered, painted or lime wash brickwork or unpainted brick of a traditional form and colour laid with a traditional bond;</p> <p>(k) roof form and material must adhere to the following:</p> <ul style="list-style-type: none"> - pitch between 25 and 40 degrees. - hipped or gable; <p>(l) fences are to be post & wire, post & rail, drystone wall or hedge.</p>

			2. Construction of a dwelling within this precinct is prohibited.
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SOU-Table C6.4 Places or Precincts of Archaeological Potential

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
1	Broadmarsh	Ravendell 37 Andersons Rd Broadmarsh	7444/2	Two storey sandstone building, house, brick building remains on site with archaeological potential. Possibly site of a Convict probation station (though not confirmed). Site may also have archaeological potential
2	Broadmarsh	Arndell and Ridges 54 Andersons Rd Broadmarsh	142484/1	Possibly site of a Convict probation station (though not confirmed). Site may also have archaeological potential. Site is linked to the adjoining "Ravendell" property at 37 Andersons Road.
3	Campania	Stratford Mill Site 55 Stratford Rd Campania	144944/2	Complex of 19 th Century Buildings on land with archaeological potential and building/structural remains and development
4	Campania	Stratford 68 Stratford Rd, Campania	144944/1	Complex of 19 th Century Buildings, including homestead and outbuildings on land with archaeological potential and building/structural remains and development
5	Colebrook	Jerusalem Probation Site (Consolidated Listing) – Richmond St, Maconochie St, Franklin St Colebrook	226907/1 120733/1 134483/1 122885/2 123710/4 251550/1	Consolidated listing of historic buildings and sites including – 'The Chimneys', Colebrook Court House, 30-32 Maconochie St, Hospital/Surgeons House, Chapel/Barn and Jerusalem Rd Station Site. Listing includes buildings and archaeological remains.
6	Jericho	Rose Cottage (Brooklyn ruin) 39 Lower Marshes Rd Jericho	152459/1	Two storey red brick Georgian house on land of the Former Spring Hill Convict Probation site. Land has archaeological potential
7	Oatlands	Former Courthouse (Part of Military Complex) 7 Campbell Street Oatlands	223500/1	Single storey sandstone building with hall and outbuilding (lockup) to the rear on site with archaeological potential.
8	Oatlands	Road office site (Part of Military Complex)	222228/29	Site contains the remains of the former Road Office and Blacksmith's Shop with archaeological potential.

		5 Campbell Street Oatlands		
9	Oatlands	Commandant's house outbuilding site (Part of Military Complex) 63A High Street Oatlands	140359/2	Site contains the remains of the former Commandant's House outbuildings with archaeological potential.
10	Oatlands	Well site (Part of Military Complex) 75 High Street Oatlands	22832/2 & 238853/38	Site contains the former town well with very high archaeological potential and significance.
11	Oatlands	Military huts site (Part of Military Complex) 1 Stutzer St Oatlands	No C/T	Site contains the remains of former military huts with high archaeological potential.
12	Oatlands	1836 Barracks Site (Part of Military Complex)	217415/25	Site contains the remains of the 1836 Barracks with high archaeological potential.
13	Oatlands	Superintendent's cottage (part of Military Complex) 4 Stutzer St Oatlands	207345/28	Likely to be the oldest timber building in Oatlands. Listing includes single storey weatherboard building with stone and weatherboard skillion addition. There are also archaeological remains.
14	Oatlands	Former Gaol Walls (Part of Military Complex) - Mason Street Oatlands	152631/1	Sandstone Walls and site with archaeological potential (Former Gaol Complex)
15	Oatlands	Former Gaoler's Residence (part of Military Complex) - Mason Street Oatlands	152632/1	Two storey sandstone Penal building and site with archaeological potential
16	Oatlands	Stone cottage 112 High Street Oatlands	16845/1	Two storey Georgian sandstone residence. Original front window has been modified. The rear yard has potential to yield archaeological information.
17	Oatlands	Former Commissariat and Guard House (Part of Military Complex) 79 High Street Oatlands	42692/1	Single-storey sandstone, Old Colonial Georgian building with a symmetrical three-bay facade with central entry. The sash windows are nine-paned with stone sills. The hipped roof is of medium pitch and is clad in corrugated iron. There are two simple chimneys. There is a stone and brick-nogged timber skillion at the rear of the building. Site with archaeological potential and location of guard house building.
18	Oatlands	Former School 73 High Street Oatlands	127381/1	Single storey Victorian Rustic Gothic sandstone building. This site is considered to be significant and potentially the most archaeologically rich site in the Military Complex.

19	Oatlands	Callington Park 20-28 Esplanade 8 Barrack St Oatlands	33996/12, 118398/1 33997/1 & 33997/2	Park area with former buildings, stonewalls and landscaping. Site has archaeological remains and potential.
20	Oatlands	Callington Park 20-28 Esplanade 8 Barrack St Oatlands	33996/12, 118398/1 33997/1 & 33997/2	Park area with former buildings, stonewalls and landscaping. Site has archaeological remains and potential.
21	Oatlands	Former Midland Hotel, Stables and Carriage House (Consolidated Entry) 88, 90, 90A High Street Oatlands		Victorian Georgian inn, stables and former carriage house. Also number of out-buildings and sub-floor deposits with potential to yield archaeological information.
22	Oatlands	Former Butchers Shop 81 High Street Oatlands		Single-storey sandstone Victorian-Georgian residence-cum-shop with a medium-pitched hipped roof clad in corrugated iron with weatherboard addition. Property may have archaeological potential.
23	Tunbridge	Western Tiers Convict Road Party Site - Tunbridge Tier Road Tunbridge		Convict Road Party site – ruins and site of archaeological potential

SOU-Table C6.5 Significant Trees

Reference Number	Town/ Locality	Property Name and Street Address	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
This table is not used in the Local Provisions Schedule							

Version 1 Draft August 2018

SOU-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
This table is not used in the Local Provisions Schedule				

SOU-Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
SOU-C8.2.1	Midland Highway ⁶	The Midland Highway scenic landscape corridor is characterised by the following values: (a) Rural landscape of minimal built development, dryland grazing and dry forests. (b) Small settlements and historic buildings and other built features (c) Exotic trees and plantings	See Foot Note 6
SOU-C8.2.2	Bagdad/Mangalore Bypass ⁷	See Foot Note 7	See Foot Note 7
SOU-C8.2.3	Tasman Highway ⁸	See Foot Note 8	See Foot Note 8

SOU-Table C11.1 Coastal Inundation Hazard Bands AHD Levels

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
This table is not used in the Local Provisions Schedule				

⁶ The Management Objectives and Scenic Value Statements are not completed and are pending the completion of a regional approach to preparing this detail

⁷ The Management Objectives and Scenic Value Statements are not completed and are pending the completion of a regional approach to preparing this detail

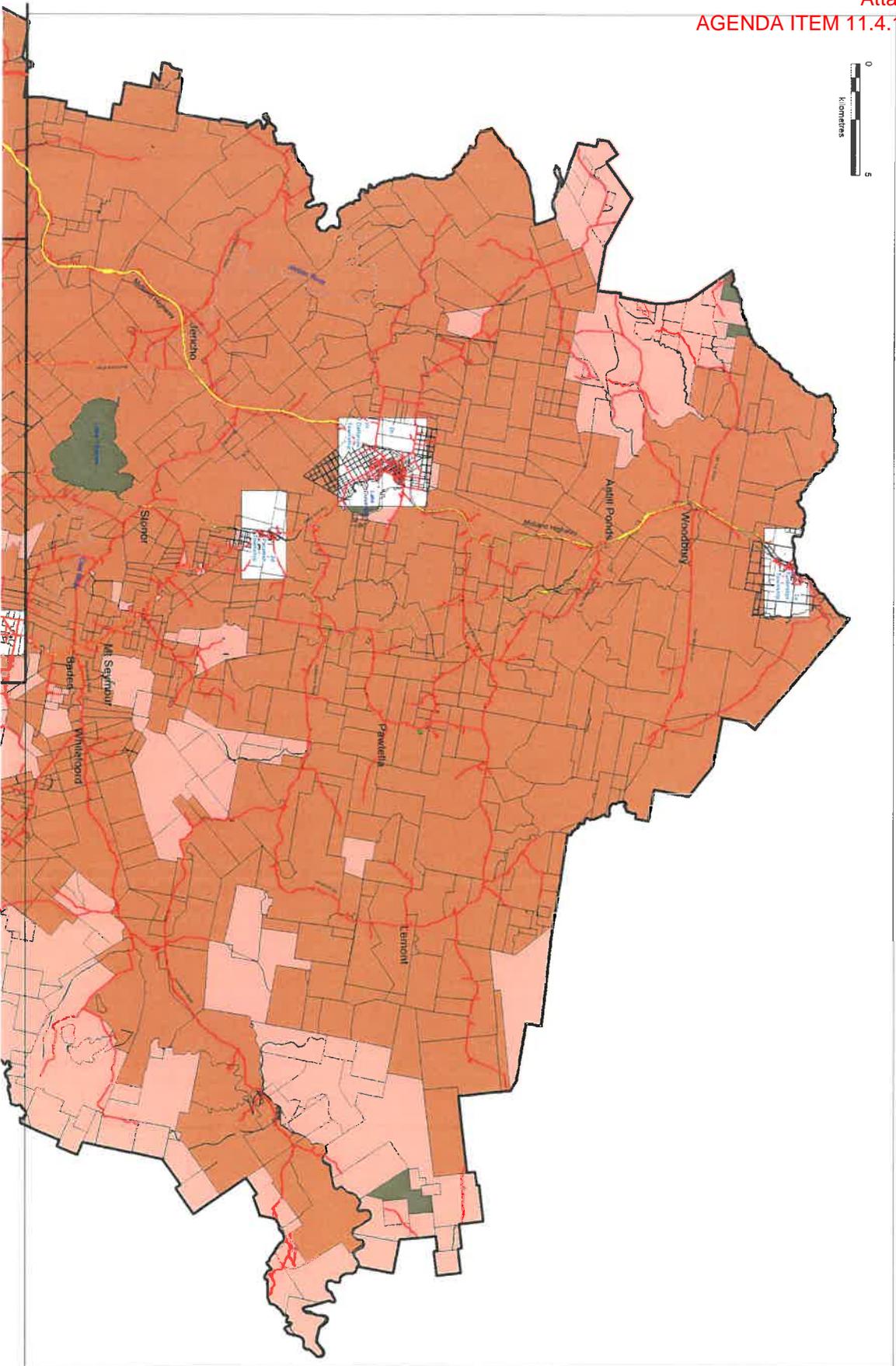
⁸ The Management Objectives and Scenic Value Statements are not completed and are pending the completion of a regional approach to preparing this detail

SOU-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS
This table is not used in the Local Provisions Schedule		

Version 1 Draft August 2018

Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule



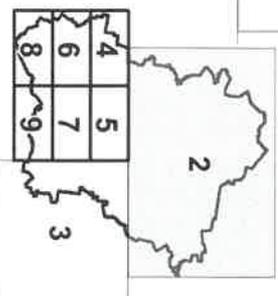
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10.0	Low Density Residential Zone
11.0	Rural Living Zone
12.0	Village Zone
14.0	Local Business Zone
15.0	General Business Zone
18.0	Light Industrial Zone
20.0	Rural Zone
21.0	Agriculture Zone
23.0	Environmental Management Zone
26.0	Utilities Zone
27.0	Community Purpose Zone
28.0	Recreation Zone
30.0	Future Urban Zone
31.0	Particular Purpose Zone

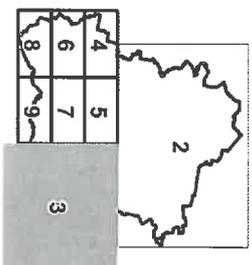
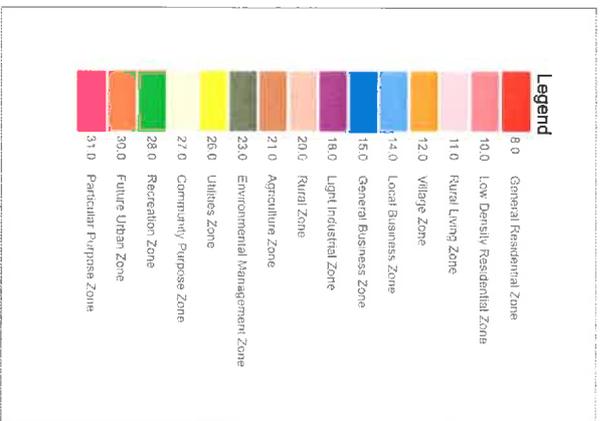
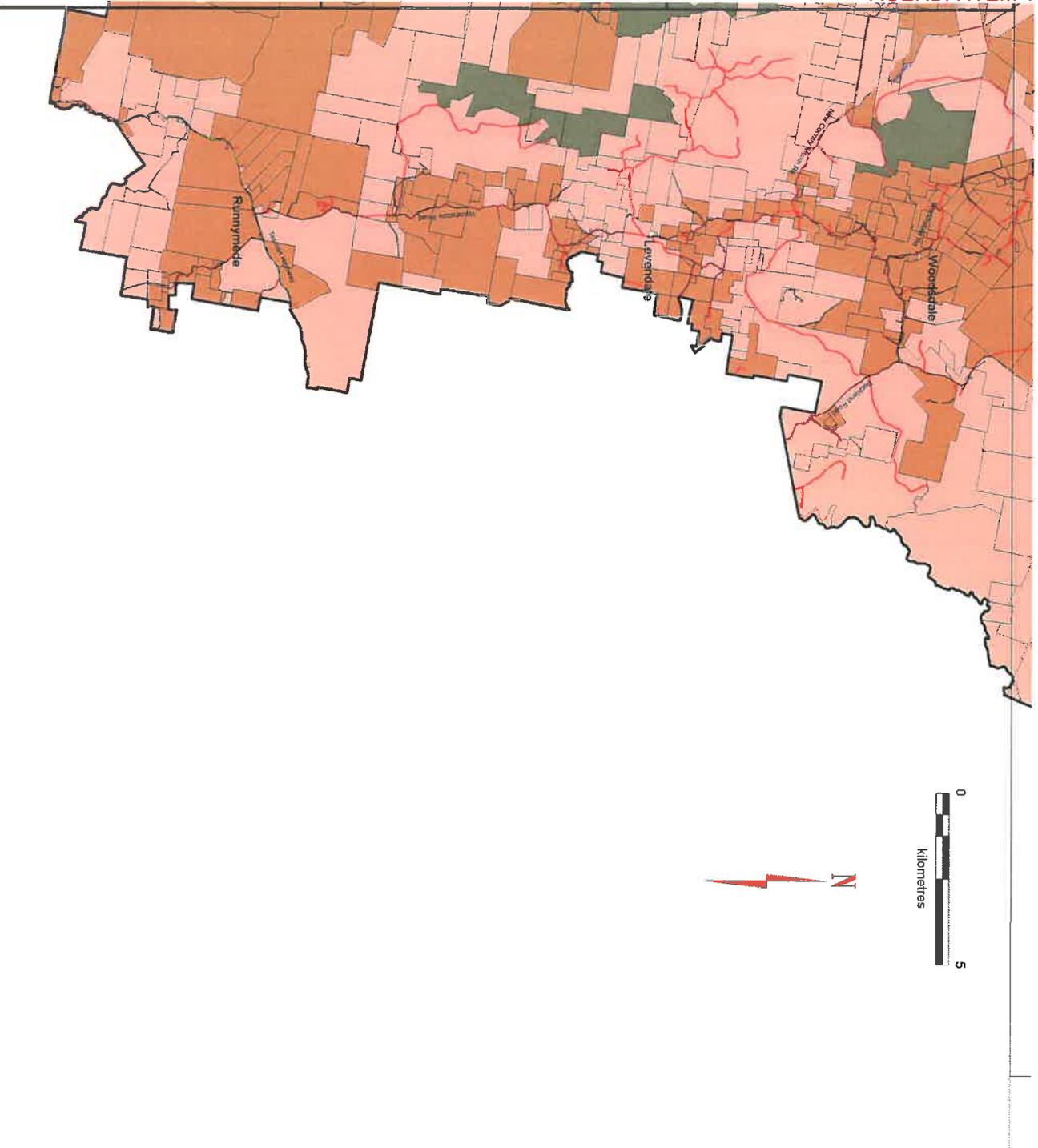


Map 2

Coordinate System: GDA 94 MGA Zone 55
Base topographic data from the LST
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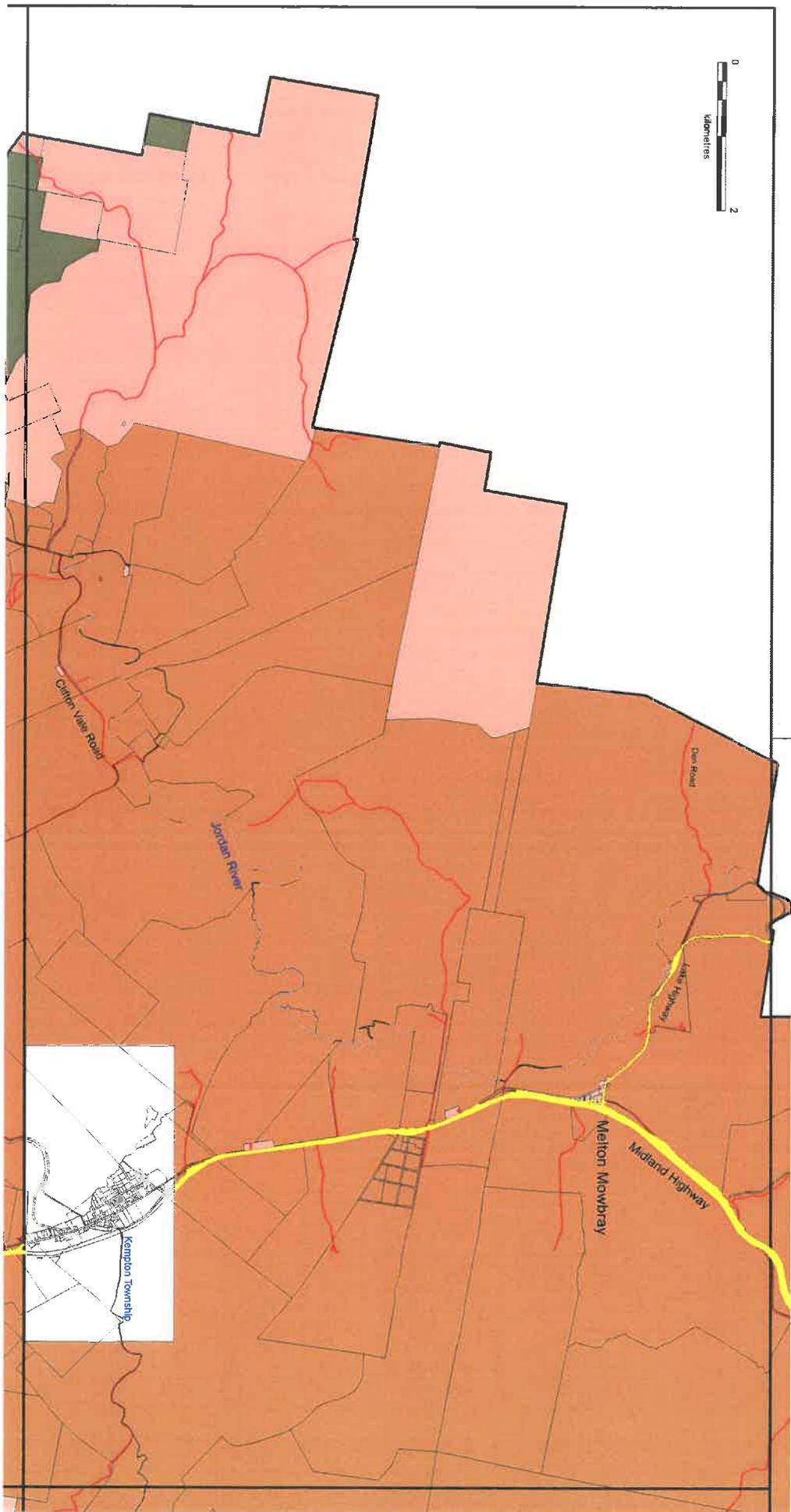
Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule



Map 3

Coordinate System: GDA 94 MGA Zone 55
 Base topographic data from the LIST
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Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule

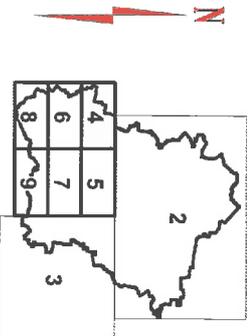


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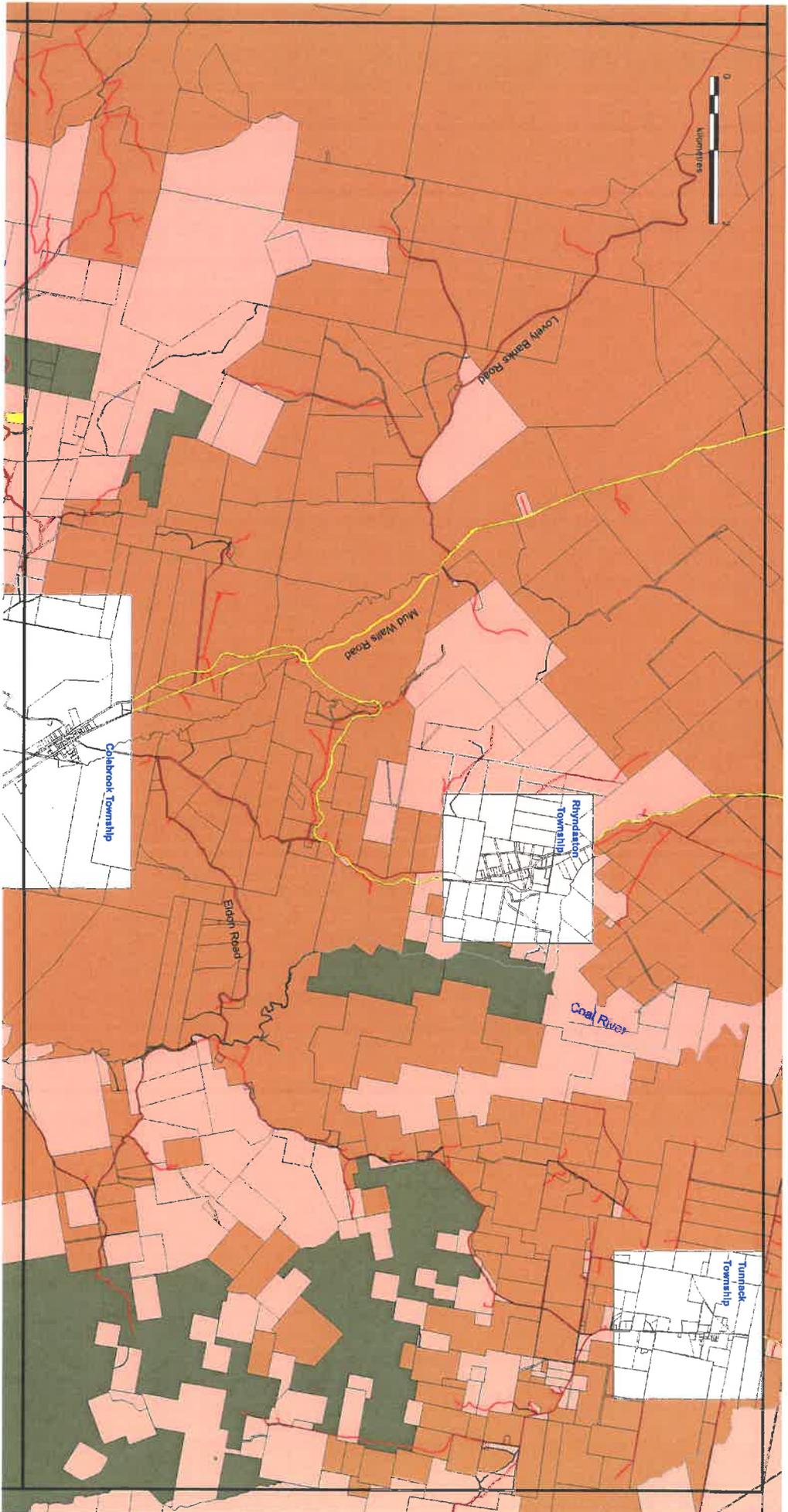
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11.0	Rural Living Zone	15.0	General Business Zone	21.0	Agriculture Zone	27.0	Community Purpose Zone
						28.0	Recreation Zone
						30.0	Future Urban Zone
						31.0	Particular Purpose Zone

Map 4

Coordinate System: GDA 94 MGA Zone 55
 Base: Topographic data from the 1:87
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Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule

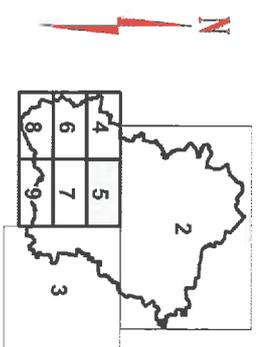


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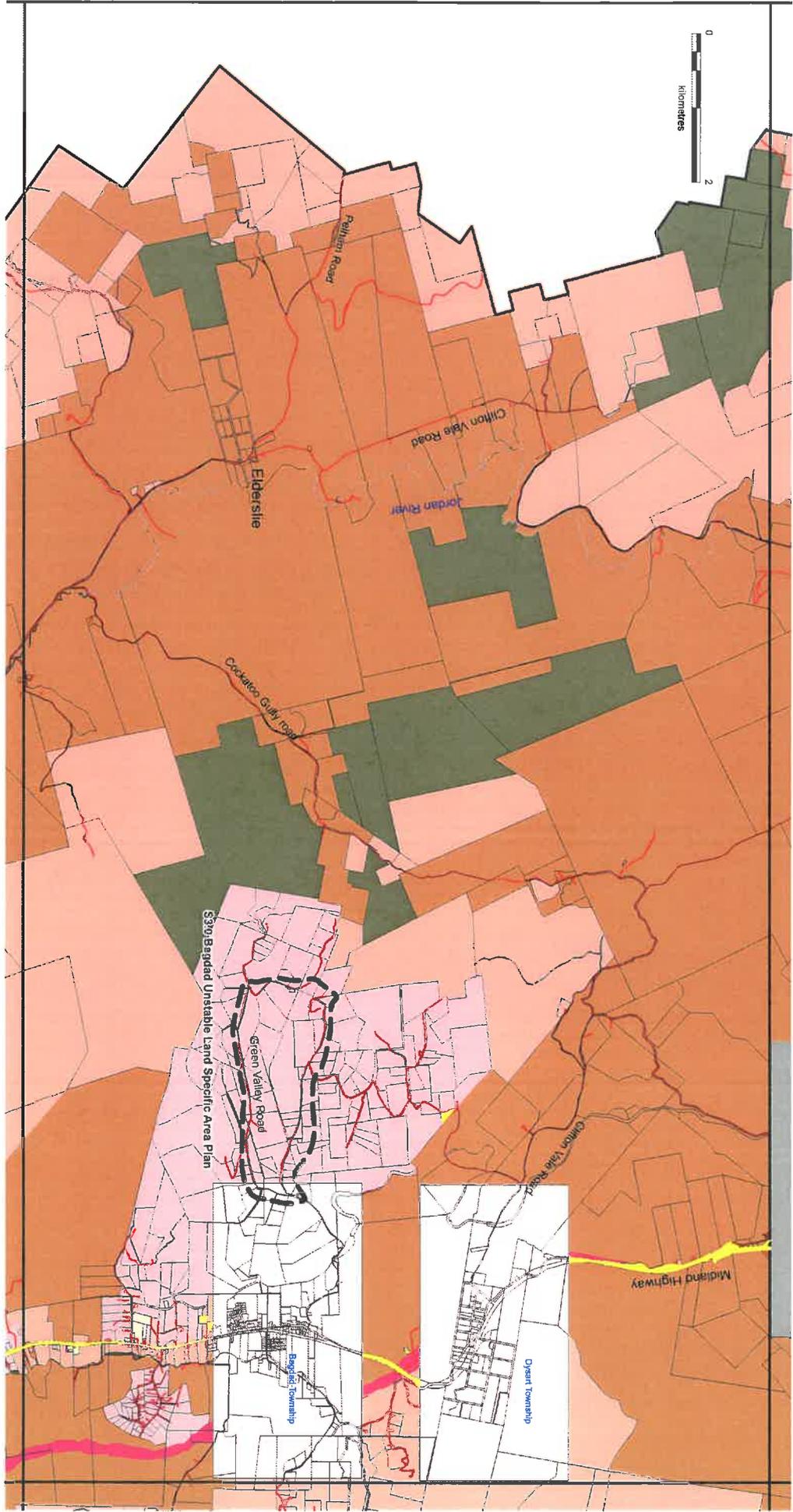
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10.0	Low Density Residential Zone	14.0	Local Business Zone	20.0	Rural Zone	26.0	Utilities Zone	30.0	Future Urban Zone
11.0	Rural Living Zone	15.0	General Business Zone	21.0	Agriculture Zone	27.0	Community Purpose Zone	31.0	Particular Purpose Zone

Map 5

Coordinate System: GDA 94 MGA Zone 55
Base Topographic data from the LST
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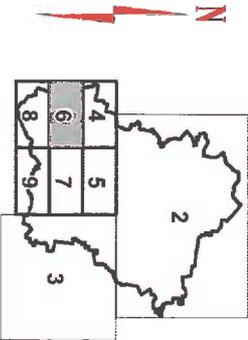
Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule



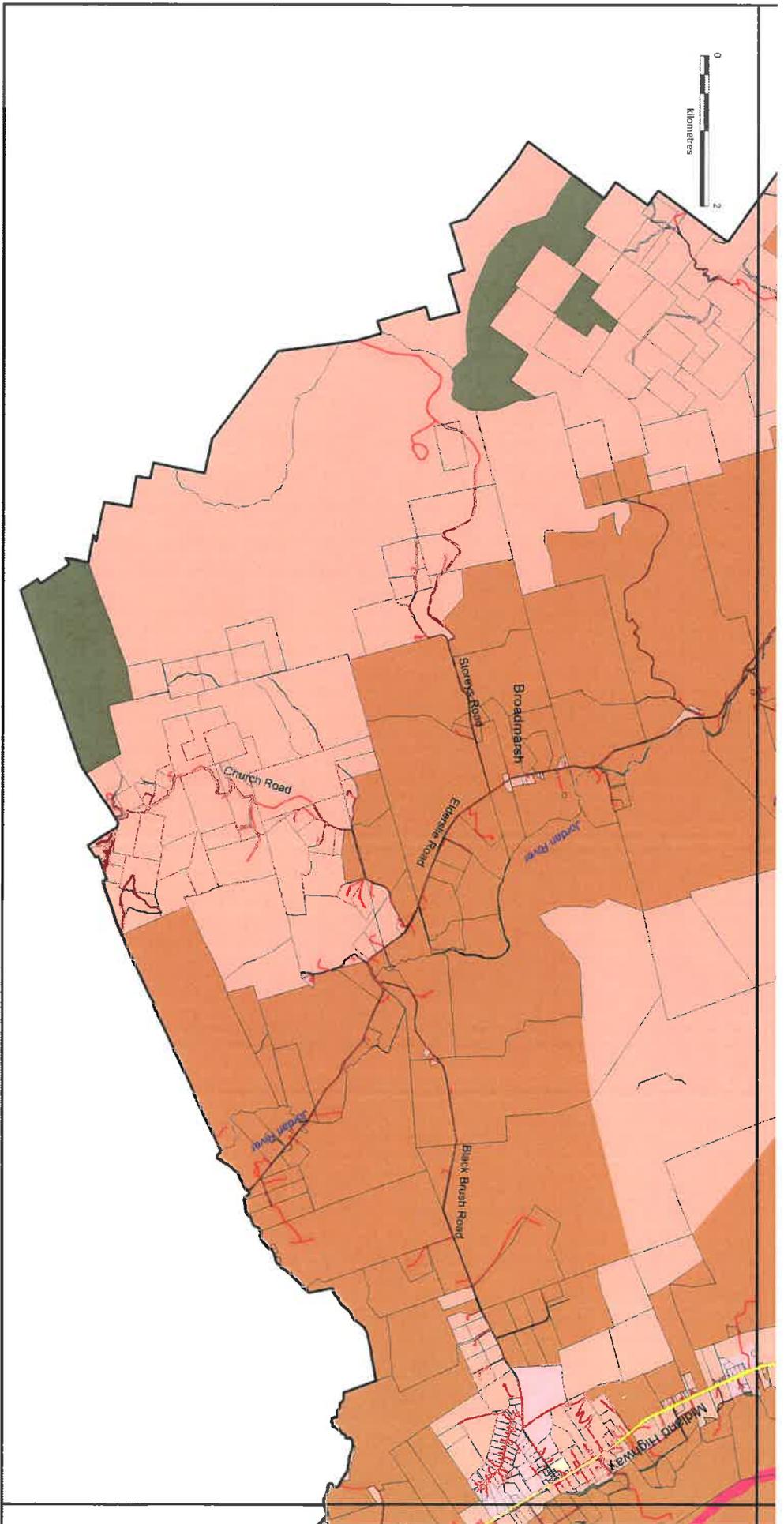
- Legend**
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 - 10.0 Low Density Residential Zone
 - 11.0 Rural Living Zone
 - 12.0 Village Zone
 - 14.0 Local Business Zone
 - 15.0 General Business Zone
 - 18.0 Light Industrial Zone
 - 20.0 Rural Zone
 - 21.0 Agriculture Zone
 - 23.0 Environmental Management Zone
 - 26.0 Utilities Zone
 - 27.0 Community Purpose Zone
 - 28.0 Recreation Zone
 - 30.0 Future Urban Zone
 - 31.0 Particular Purpose Zone

Map 6

Coordinate System: GDA 94 MGA Zone 55
Base topographic data from the LST
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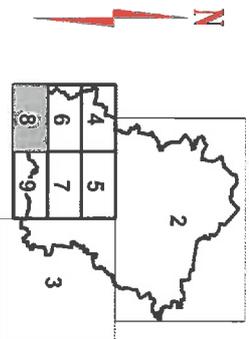
Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule



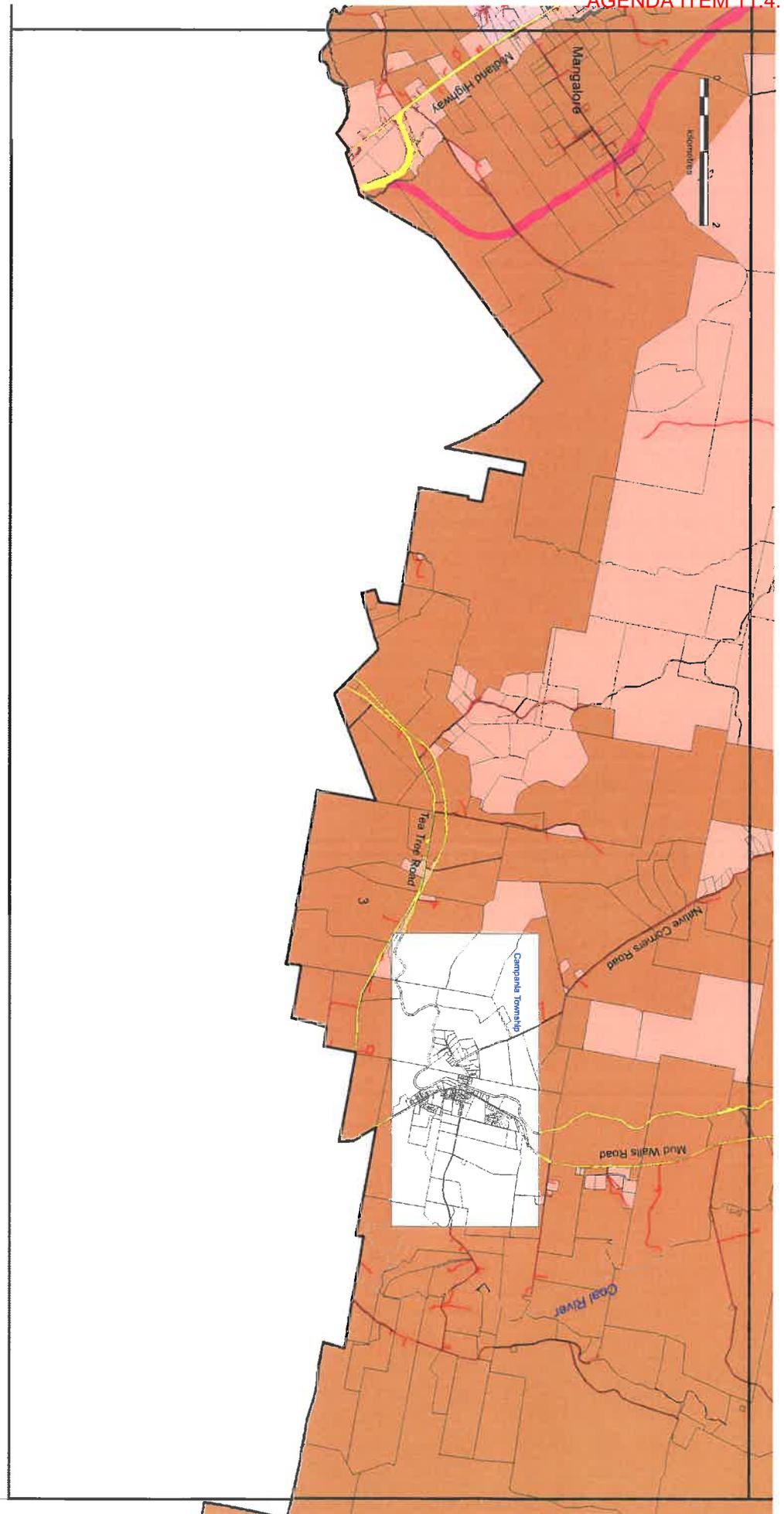
- Legend**
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 - 11.0 Rural Living Zone
 - 12.0 Village Zone
 - 14.0 Local Business Zone
 - 15.0 General Business Zone
 - 18.0 Light Industrial Zone
 - 20.0 Rural Zone
 - 21.0 Agriculture Zone
 - 23.0 Environmental Management Zone
 - 26.0 Utilities Zone
 - 27.0 Community Purpose Zone
 - 28.0 Recreation Zone
 - 30.0 Future Urban Zone
 - 31.0 Particular Purpose Zone

Map 8

Coordinate System: GDA 94 MGA Zone 55
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Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule

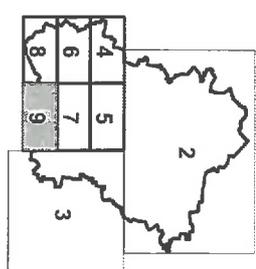


Legend

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10.0	Low Density Residential Zone	14.0	Local Business Zone	20.0	Rural Zone
11.0	Rural Living Zone	15.0	General Business Zone	21.0	Agriculture Zone
				23.0	Environmental Management Zone
				26.0	Utilities Zone
				27.0	Community Purpose Zone
				28.0	Recreation Zone
				30.0	Future Urban Zone
				31.0	Particular Purpose Zone

Map 9

Coordinate System: GDA 94 MGA Zone 55
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Tasmanian Planning Scheme - Overlays: Southern Midlands Local Provisions Schedule

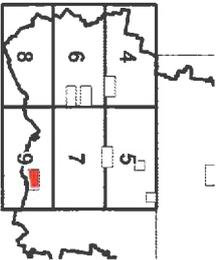


Local Historic Heritage Code Legend

- Heritage Precinct Special Area
- Local Heritage Places

Campania 9a

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Tasmanian Planning Scheme - Overlays: Southern Midlands Local Provisions Schedule



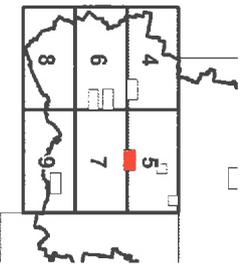
S6.0 Colebrook Township Specific Area Plan

Historic Precinct Special Area

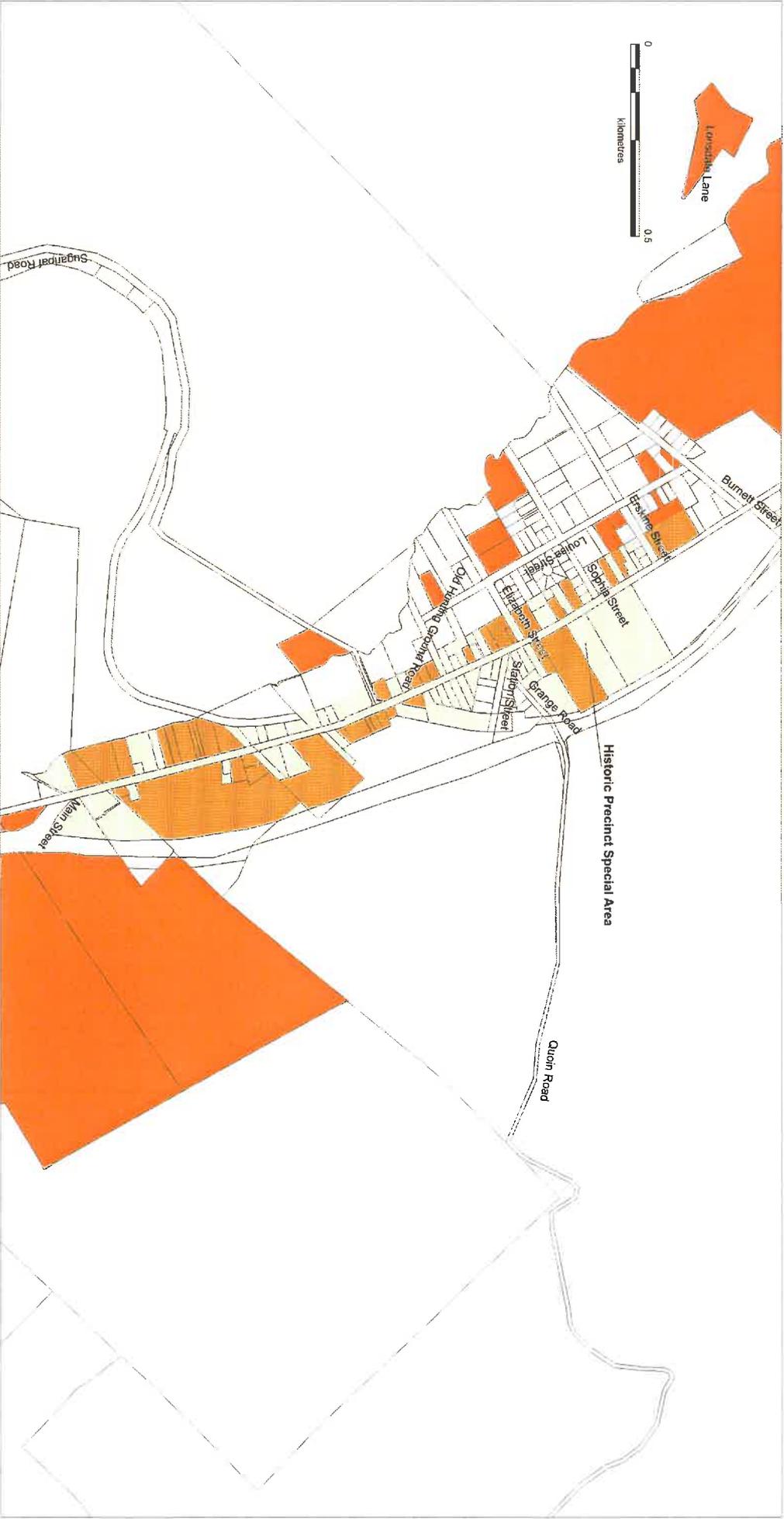
Local Heritage Places

Colebrook 5c

Coordinate System: GDA 94 MGA Zone 55
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Tasmanian Planning Scheme - Overlays: Southern Midlands Local Provisions Schedule

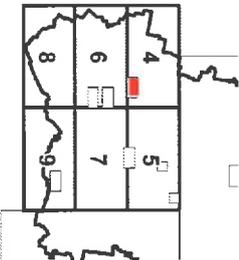


Local Historic Heritage Code Legend

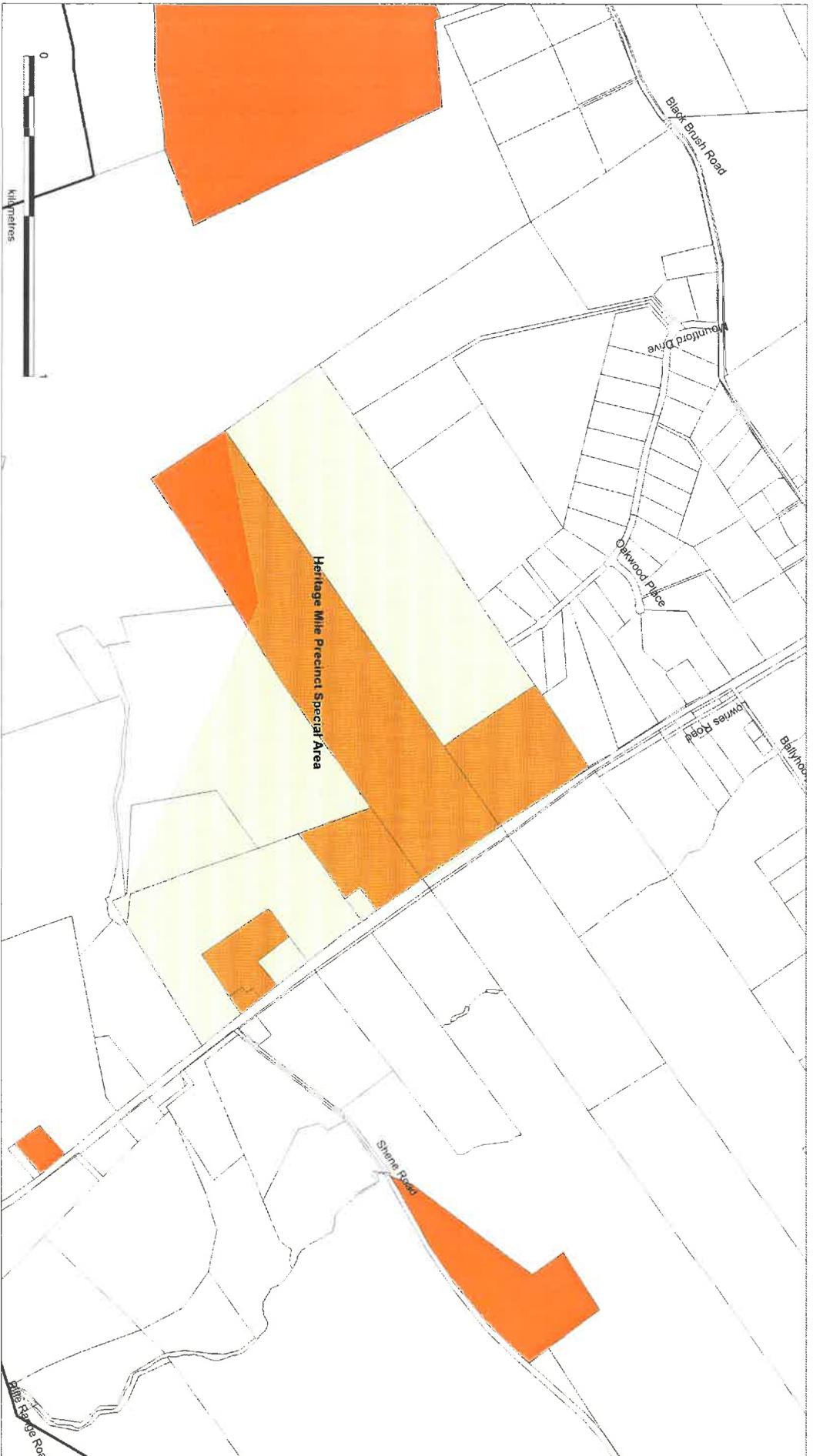
- Historic Precinct Special Area
- Local Heritage Places

Kempton 4a

Coordinate System: GDA 94 MGA Zone 55
Base topographic data from the LIST
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Tasmanian Planning Scheme - Overlays: Southern Midlands Local Provisions Schedule

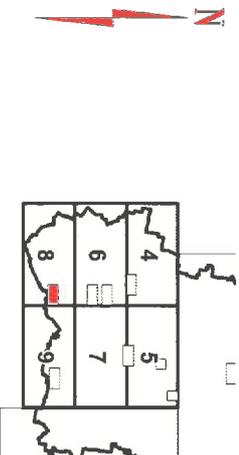


Local Historic Heritage Code Legend

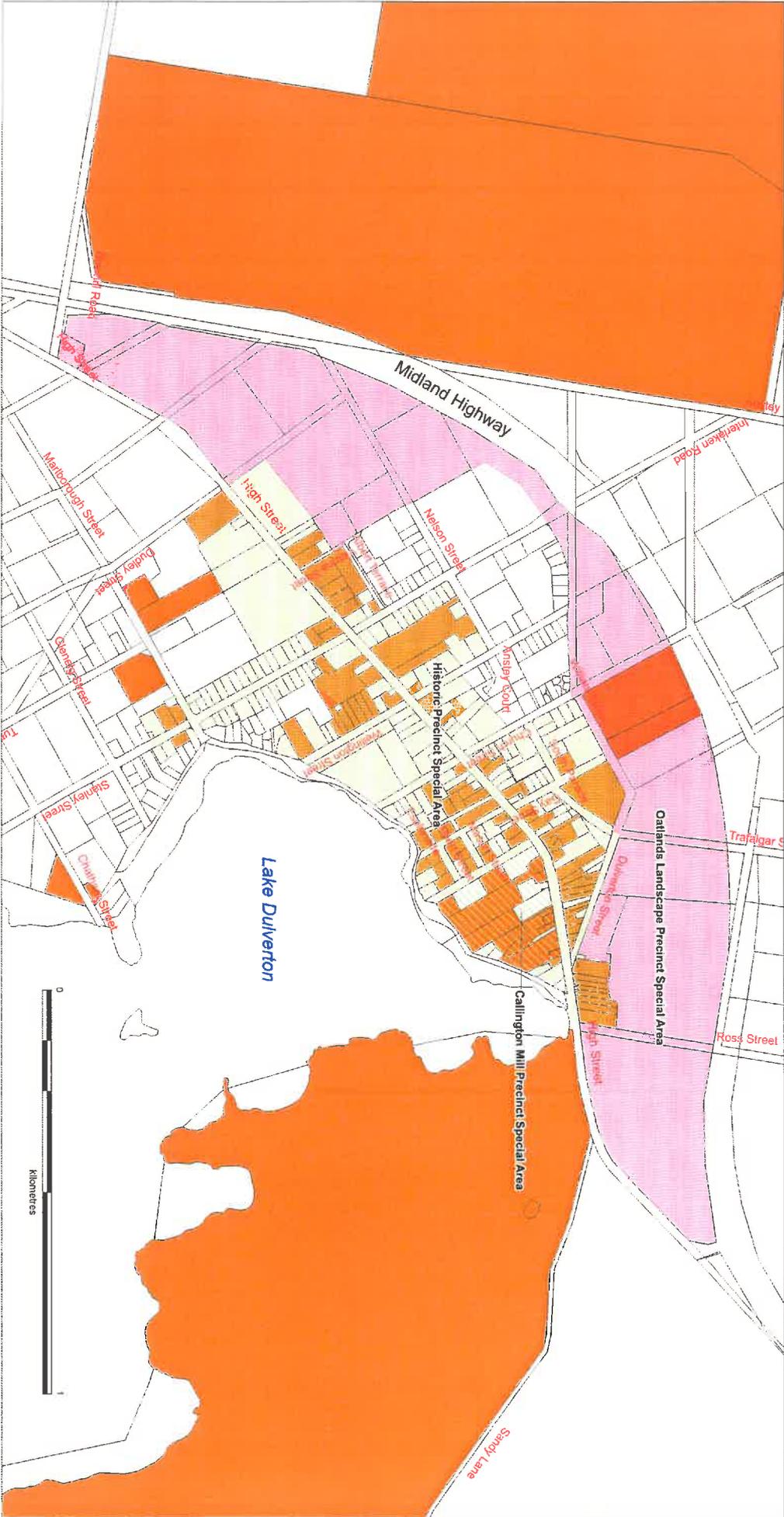
- Heritage Mile Precinct Special Area
- Local Heritage Places

Mangalore

Coordinates System: GDA 94 MGA Zone 55
Basis topographic data from the LIST
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Tasmanian Planning Scheme - Overlays: Southern Midlands Local Provisions Schedule

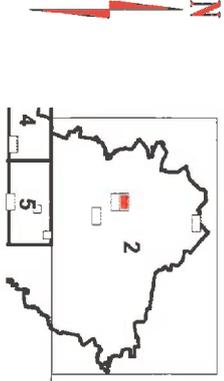


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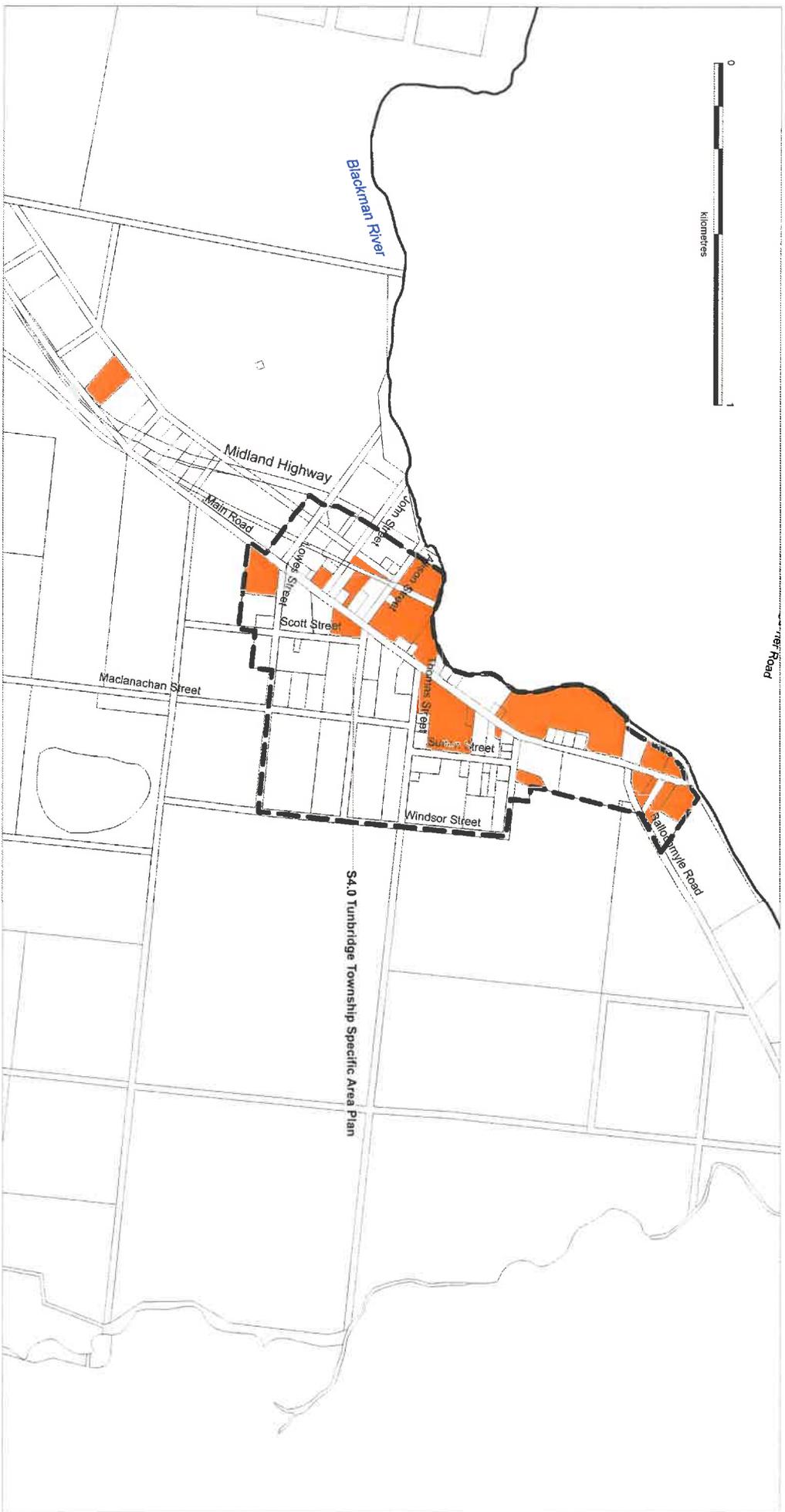
- Historic Precinct Special Area
- Callands Landscape Precinct Special Area
- Callington Mill Precinct Special Area
- Local Heritage Places

Otlands

Coordinate System: GDA 94 MGA Zone 55
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Tasmanian Planning Scheme - Overlays: Southern Midlands Local Provisions Schedule

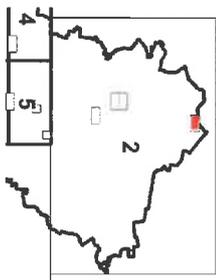


 S4.0 Tunbridge Township Specific Area Plan

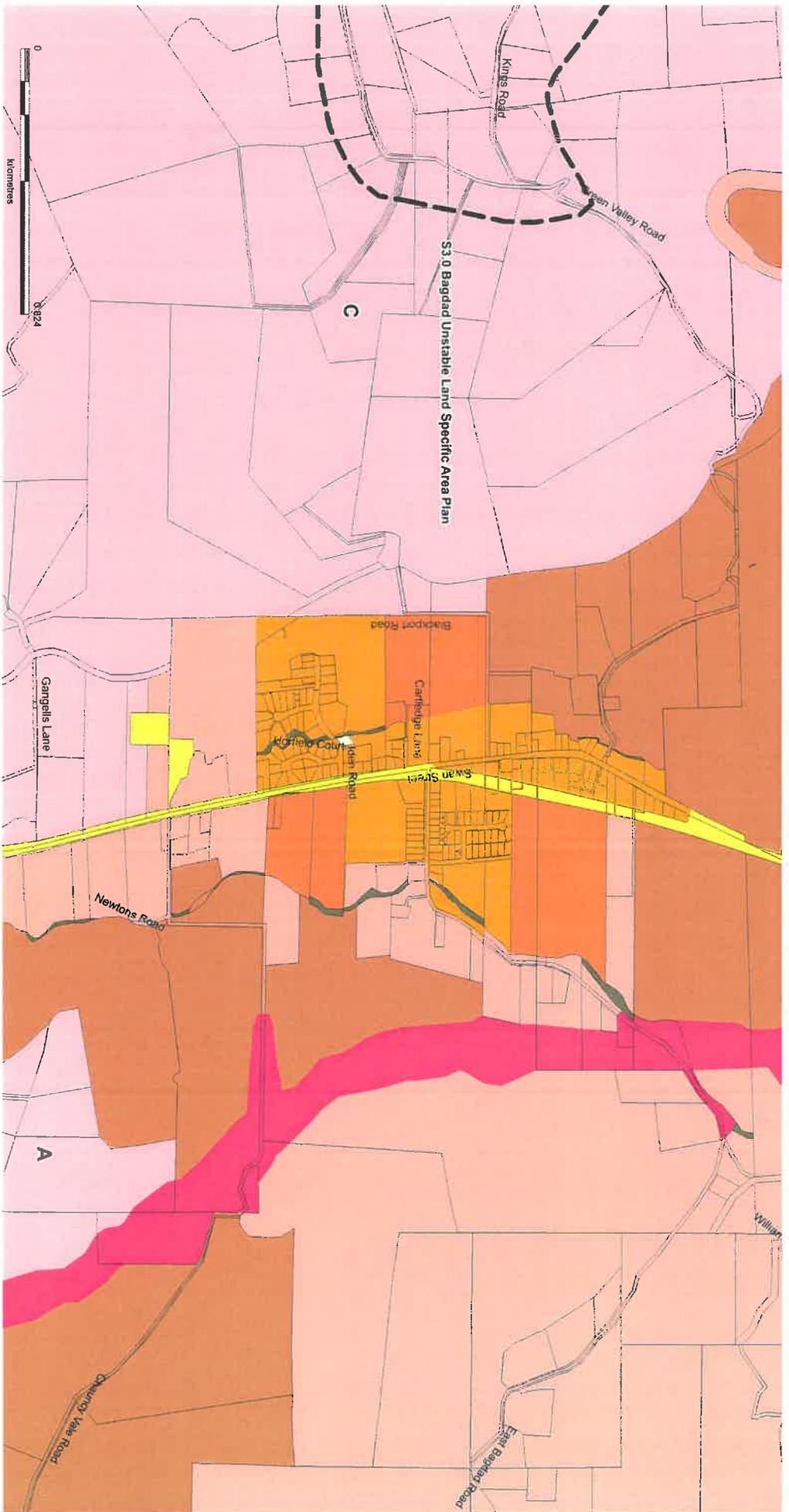
 Local Heritage Places

Tunbridge 2a

Coordinate System: GDA 94 MGA Zone 55
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Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule

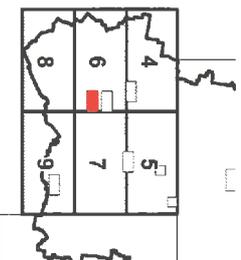


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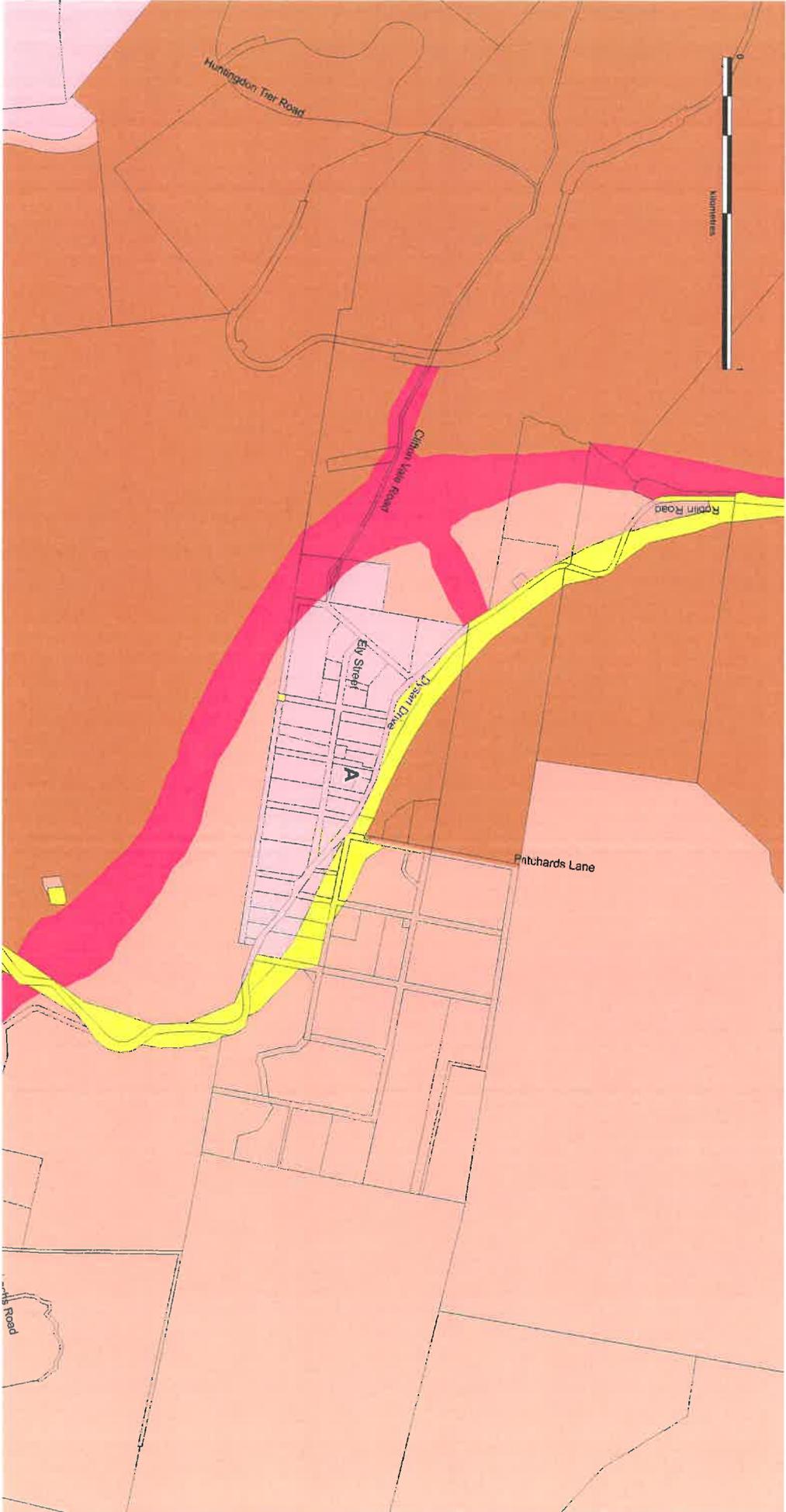
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11.0	Rural Living Zone	15.0	General Business Zone	21.0	Agriculture Zone	31.0	Particular Purpose Zone
				23.0	Environmental Management Zone		
				26.0	Utilities Zone		
				27.0	Community Purpose Zone		

Bagdad 6b

Coordinate System: GDA 94 MGA Zone 55
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Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule

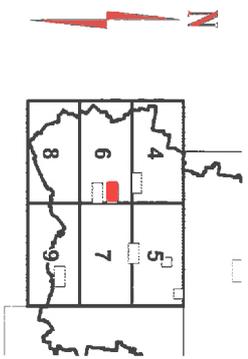


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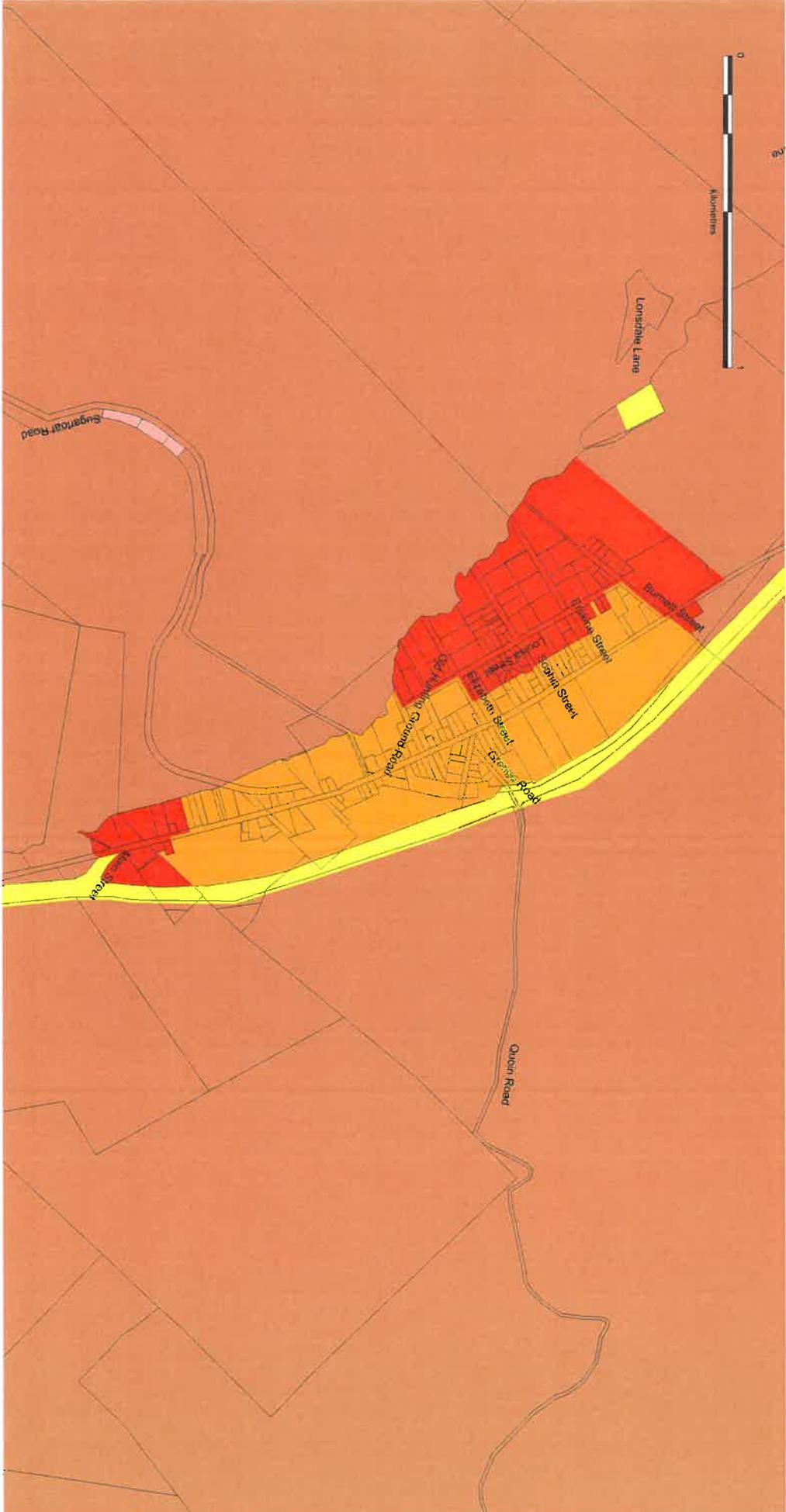
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30.0	Future Urban Zone
31.0	Particular Purpose Zone

Dysart 6a

Coordinate System: GDA 94 MGA Zone 55
 Base topographic data from the 1:87,500
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Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule

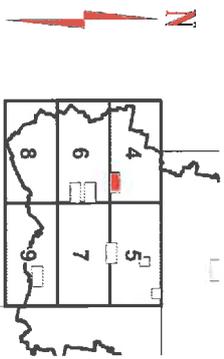


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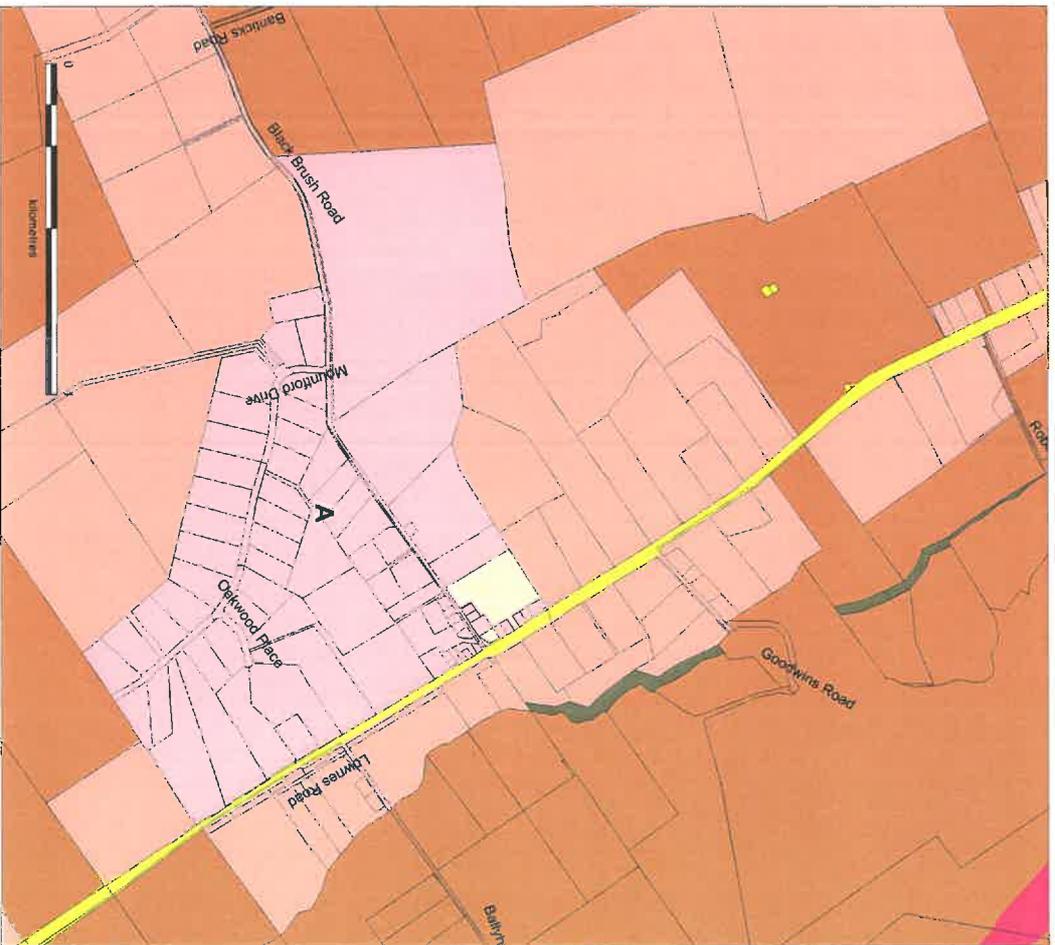
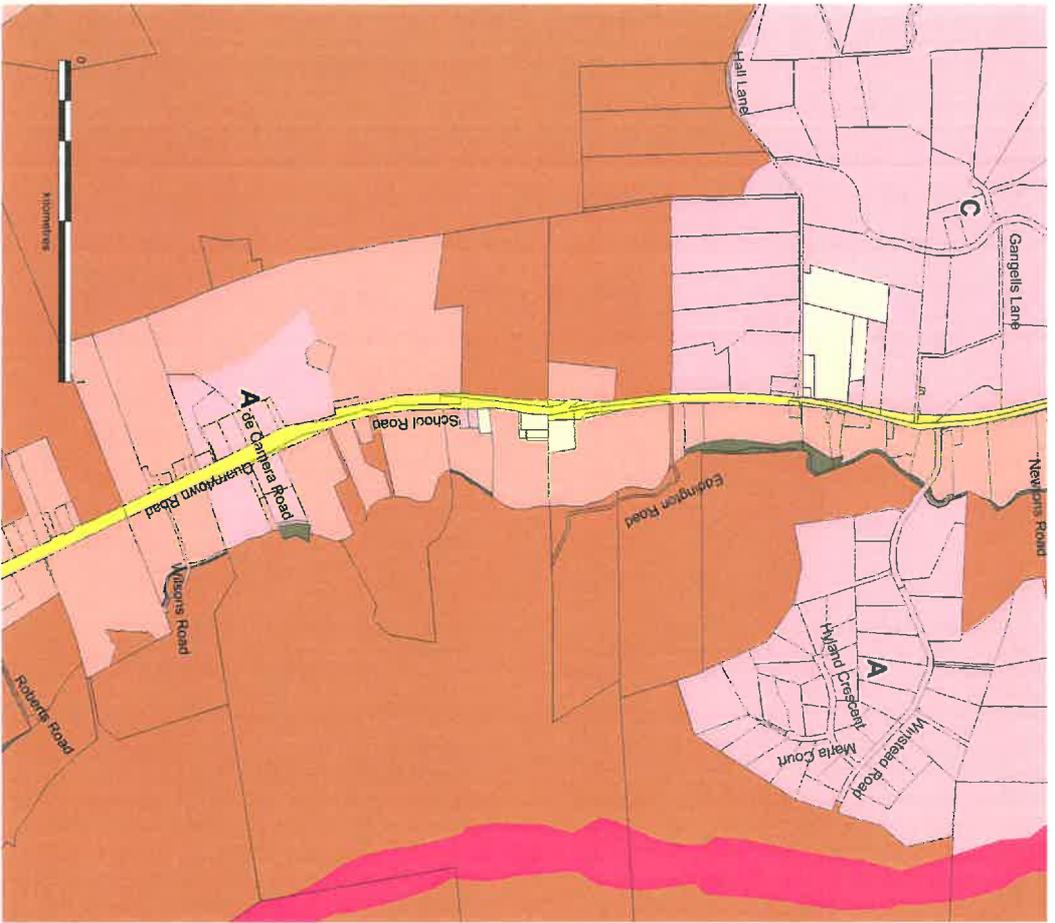
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18.0	Light Industrial Zone
20.0	Rural Zone
21.0	Agriculture Zone
23.0	Environmental Management Zone
26.0	Utilities Zone
27.0	Community Purpose Zone
28.0	Recreation Zone
30.0	Future Urban Zone
31.0	Particular Purpose Zone

Kempton 4a

Coordinate System: GDA 94 MGA Zone 55
Base topographic data from the LIST
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Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule



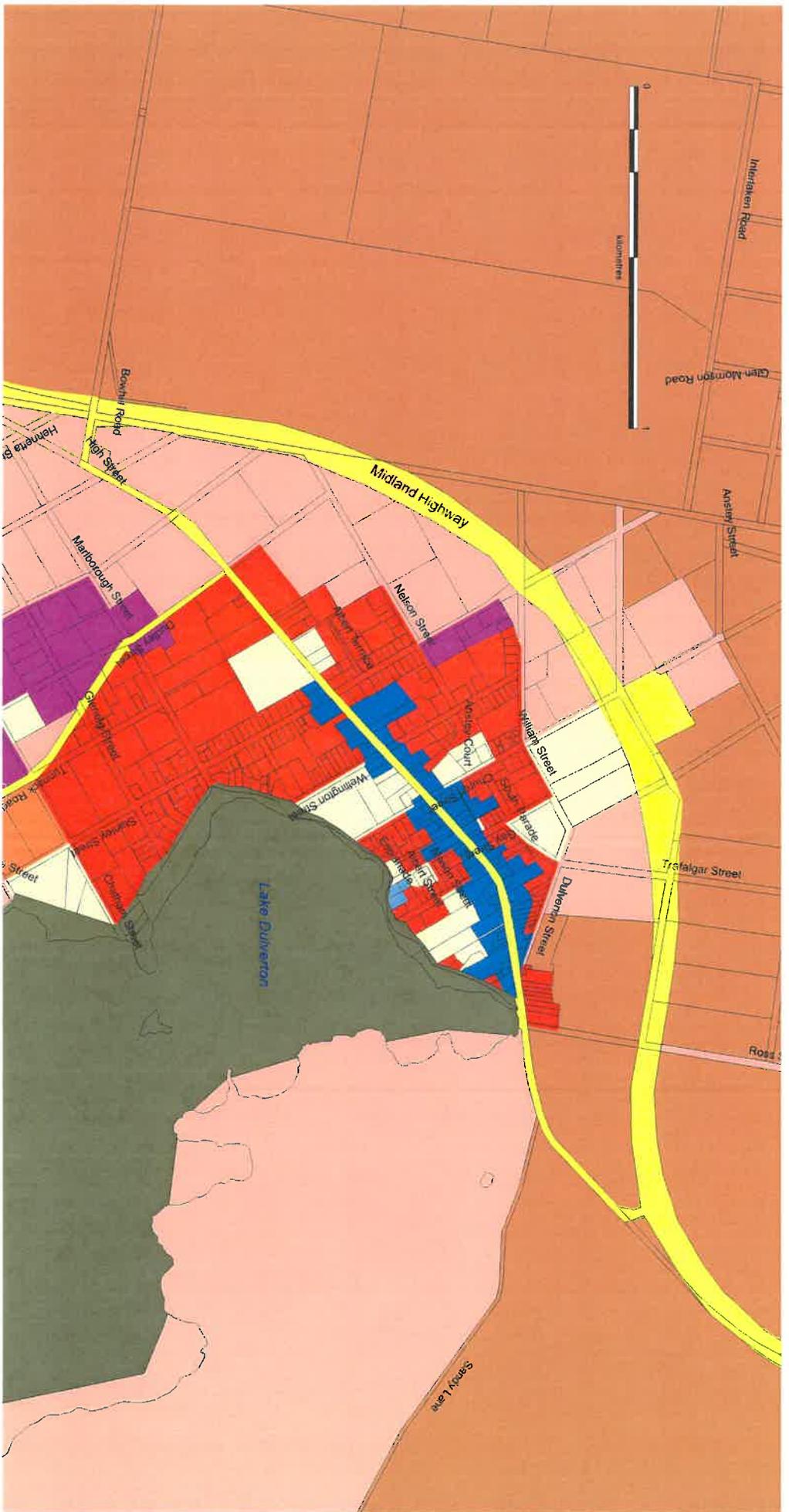
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- 8.0 General Residential Zone
 - 10.0 Low Density Residential Zone
 - 11.0 Rural Living Zone
 - 12.0 Village Zone
 - 14.0 Local Business Zone
 - 15.0 General Business Zone
 - 18.0 Light Industrial Zone
 - 20.0 Rural Zone
 - 21.0 Agriculture Zone
 - 23.0 Environmental Management Zone
 - 25.0 Utilites Zone
 - 27.0 Community Purpose Zone
 - 28.0 Recreation Zone
 - 30.0 Future Urban Zone
 - 31.0 Particular Purpose Zone

Mangalore 8a & 8b

Coordinate System: GDA 94 MGA Zone 55
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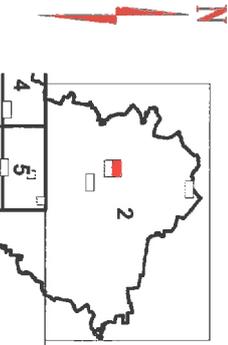
Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule



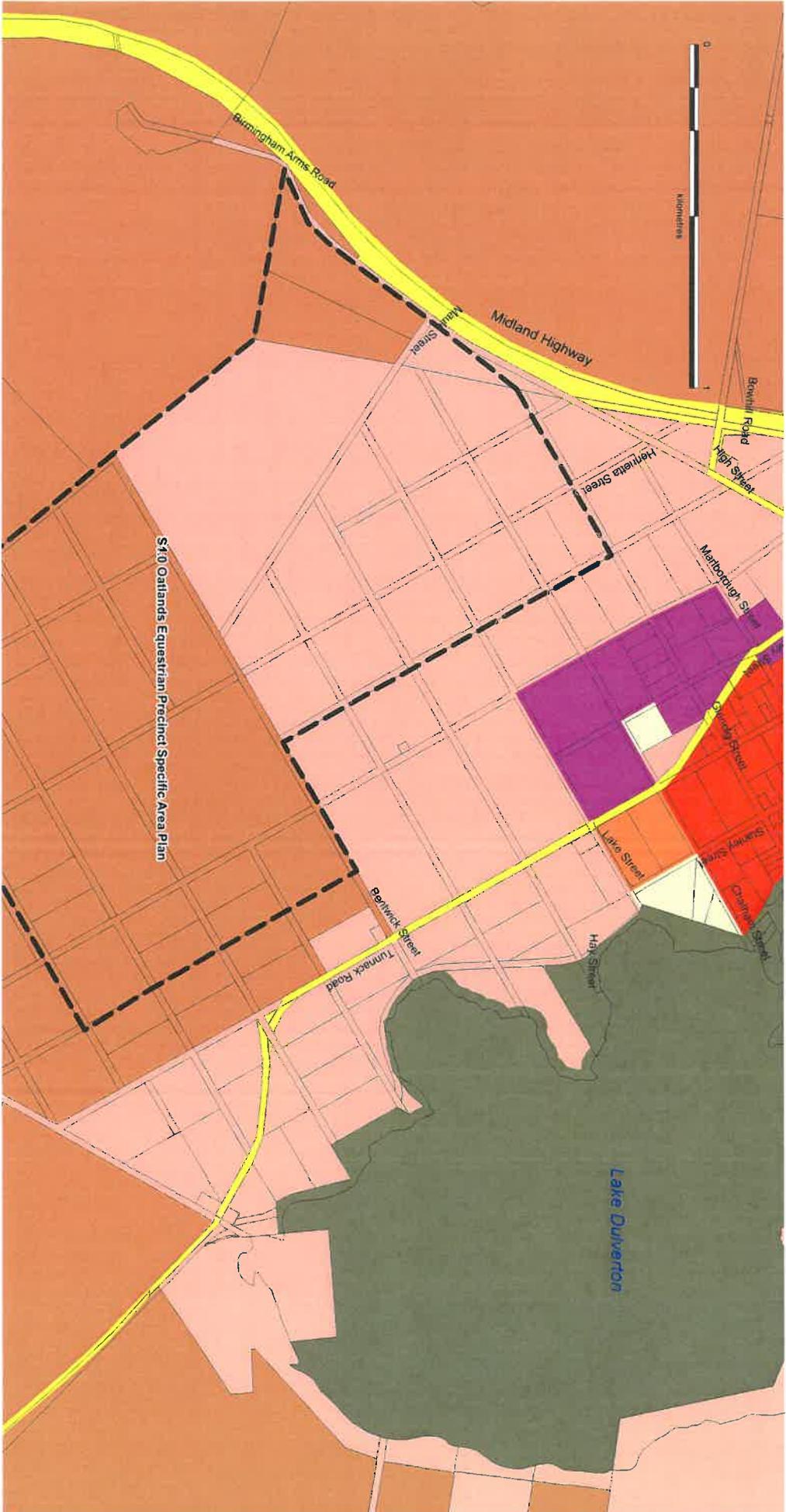
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 - 14.0 Local Business Zone
 - 15.0 General Business Zone
 - 18.0 Light Industrial Zone
 - 20.0 Rural Zone
 - 21.0 Agriculture Zone
 - 23.0 Environmental Management Zone
 - 26.0 Utilities Zone
 - 27.0 Community Purpose Zone
 - 28.0 Recreation Zone
 - 30.0 Future Urban Zone
 - 31.0 Particular Purpose Zone

Otlands 2b

Coordinate System: GDA 94 MGA Zone 55
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Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule

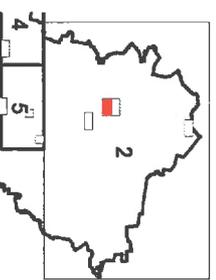


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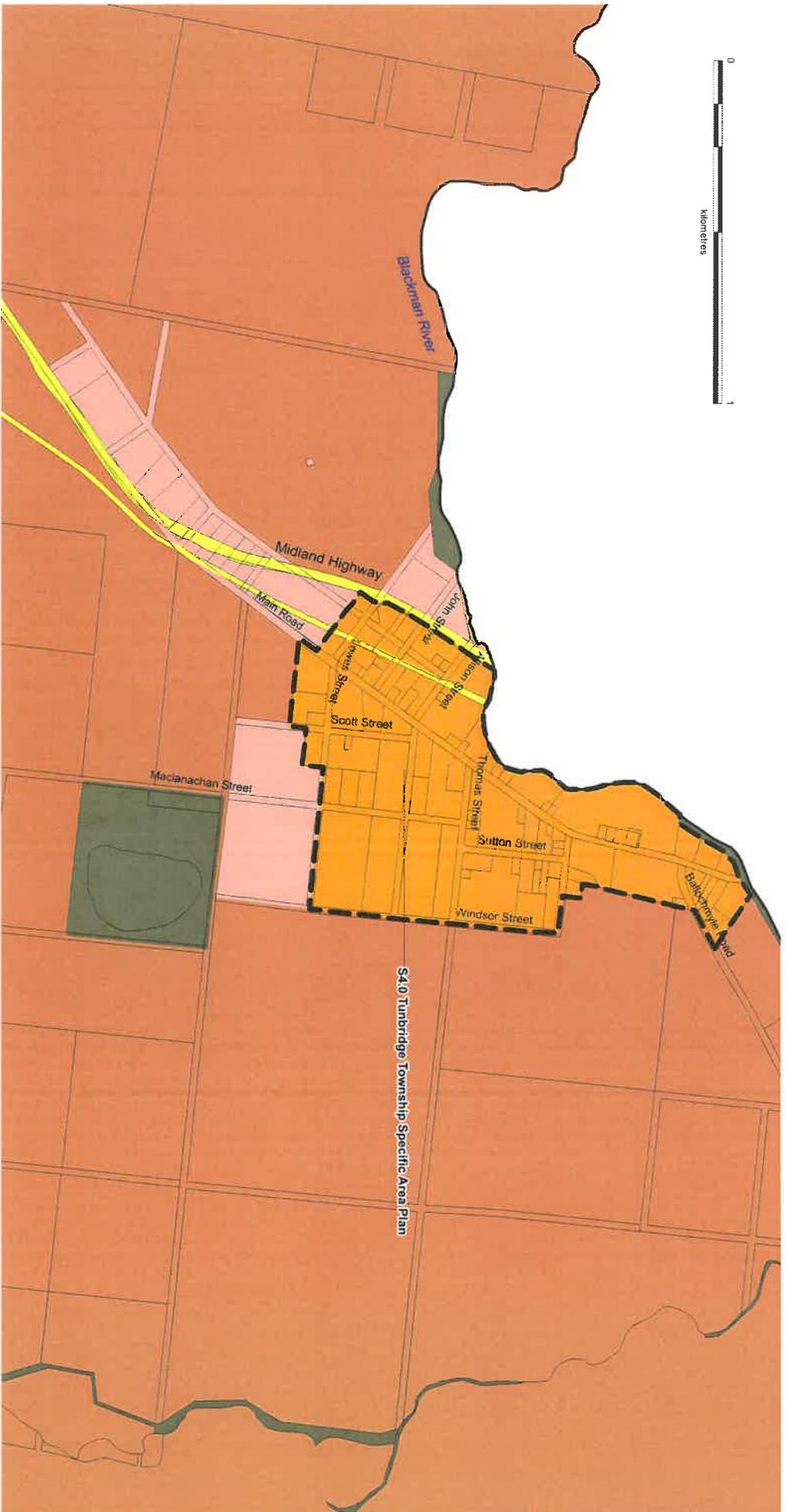
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10.0	Low Density Residential Zone
11.0	Rural Living Zone
12.0	Village Zone
14.0	Local Business Zone
15.0	General Business Zone
18.0	Light Industrial Zone
20.0	Rural Zone
21.0	Agriculture Zone
23.0	Environmental Management Zone
26.0	Utilities Zone
27.0	Community Purpose Zone
28.0	Recreation Zone
30.0	Future Urban Zone
31.0	Particular Purpose Zone

Otlands 2c

Coordinate System: GDA 94 MGA Zone 55
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Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule

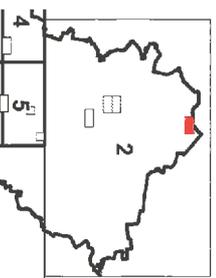


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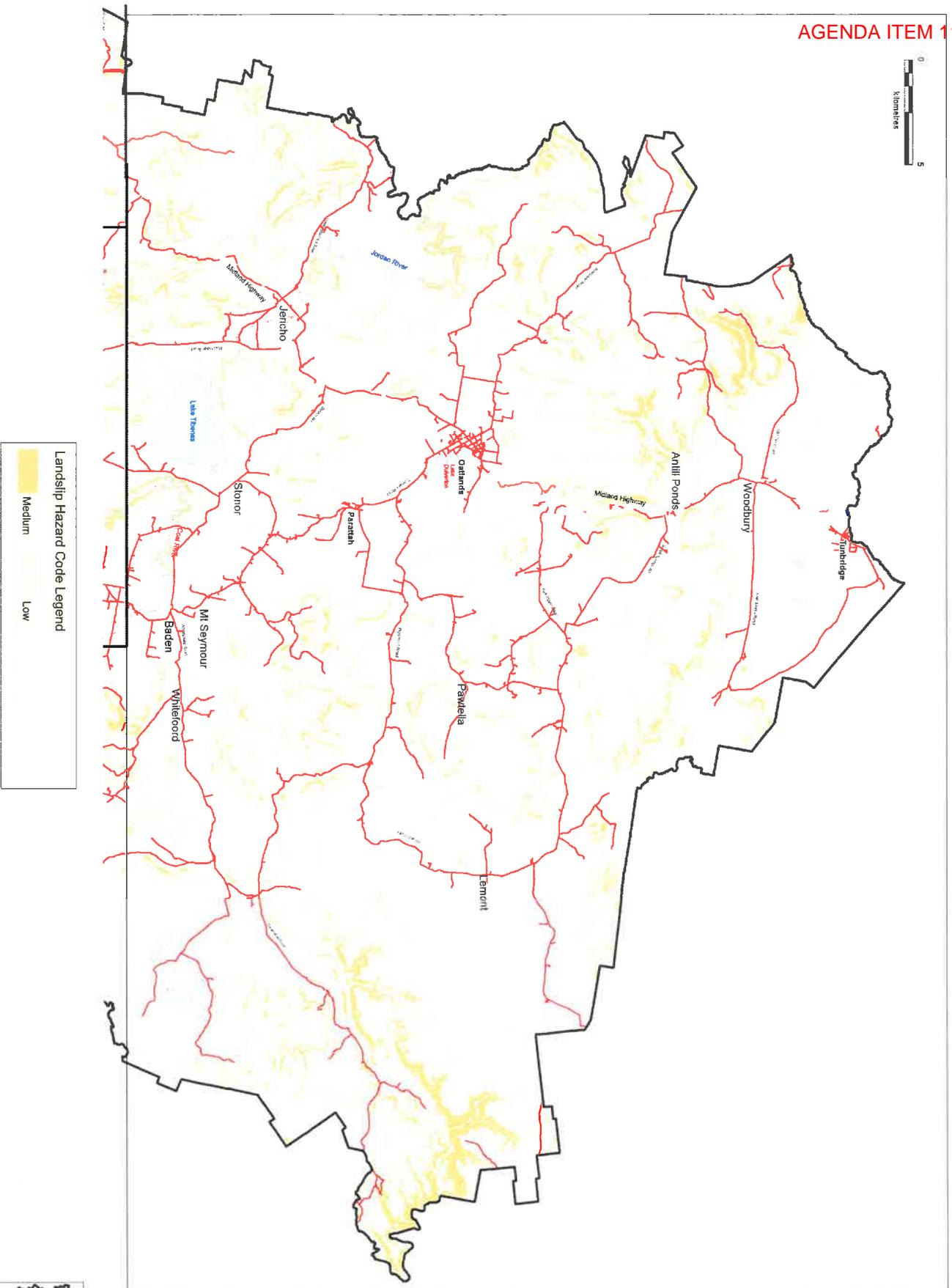
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10.0	Low Density Residential Zone	14.0	Local Business Zone	20.0	Rural Zone	26.0	Utilities Zone
11.0	Rural Living Zone	15.0	General Business Zone	21.0	Agriculture Zone	27.0	Community Purpose Zone
						28.0	Recreation Zone
						30.0	Future Urban Zone
						31.0	Particular Purpose Zone

Tunbridge 2a

Coordinate System: GDA 14 MGA Zone 55
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Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule - Overlays Map 1 Landscape Hazard Code

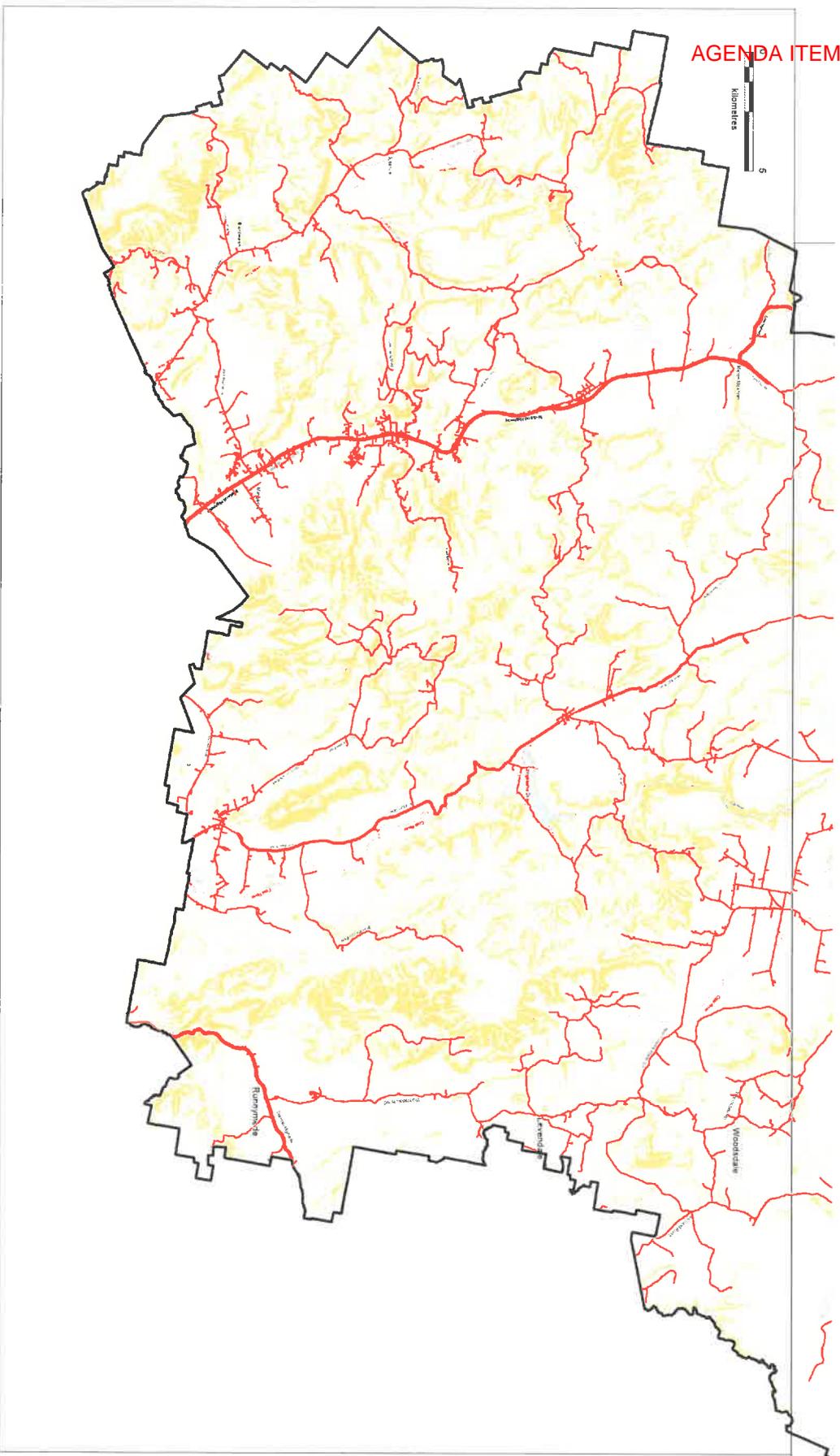


North

Coordinate System: GDA 94 MGA Zone 55
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Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule - Overlay Map 1 Landslip Hazard Code



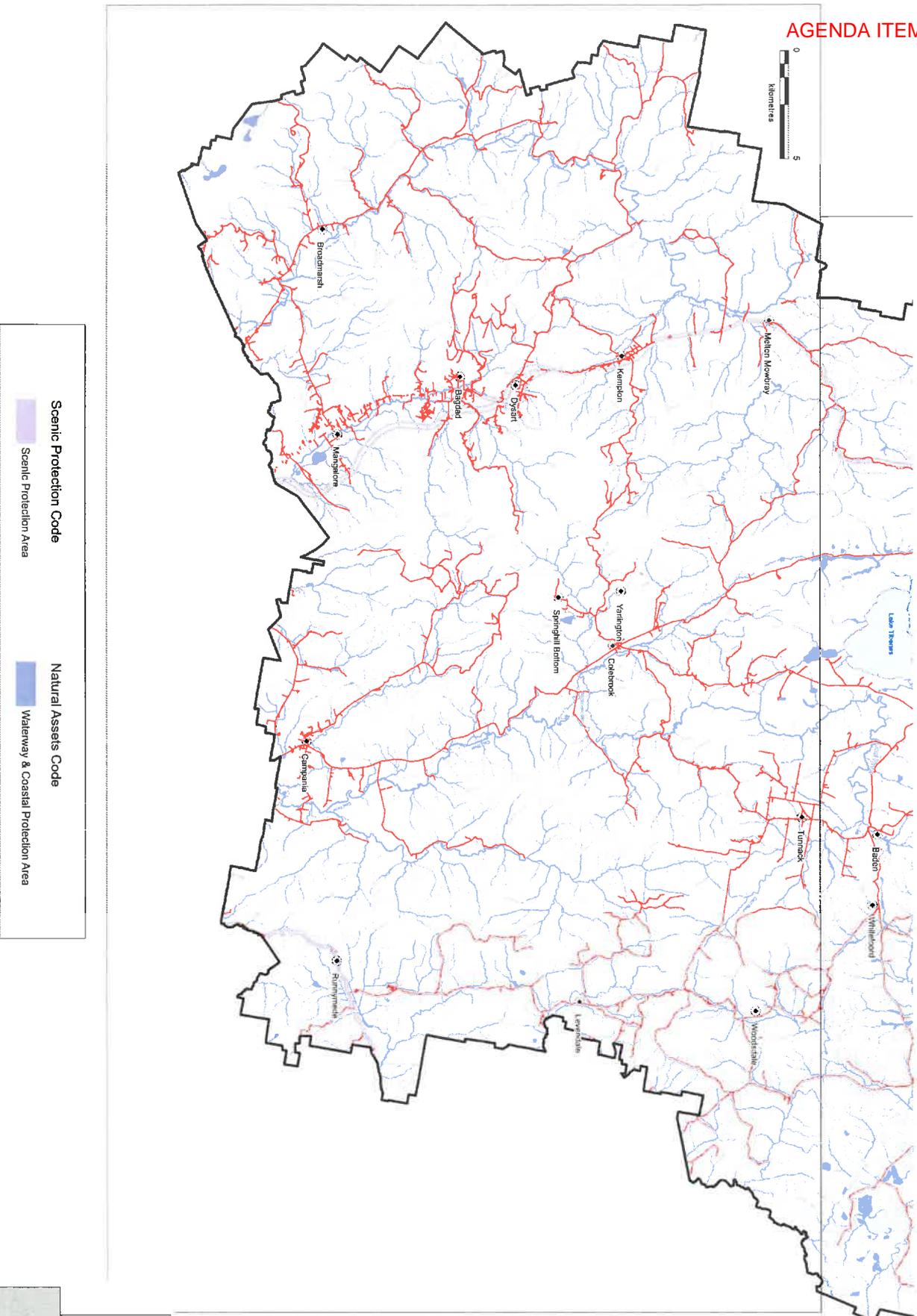
South

Coordinate System: GDA 94 MGA Zone 55
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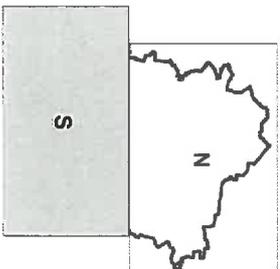
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule Overlays Map 2

Waterway & Coastal Protection Area (part Natural Assets Code); Scenic Protection Code



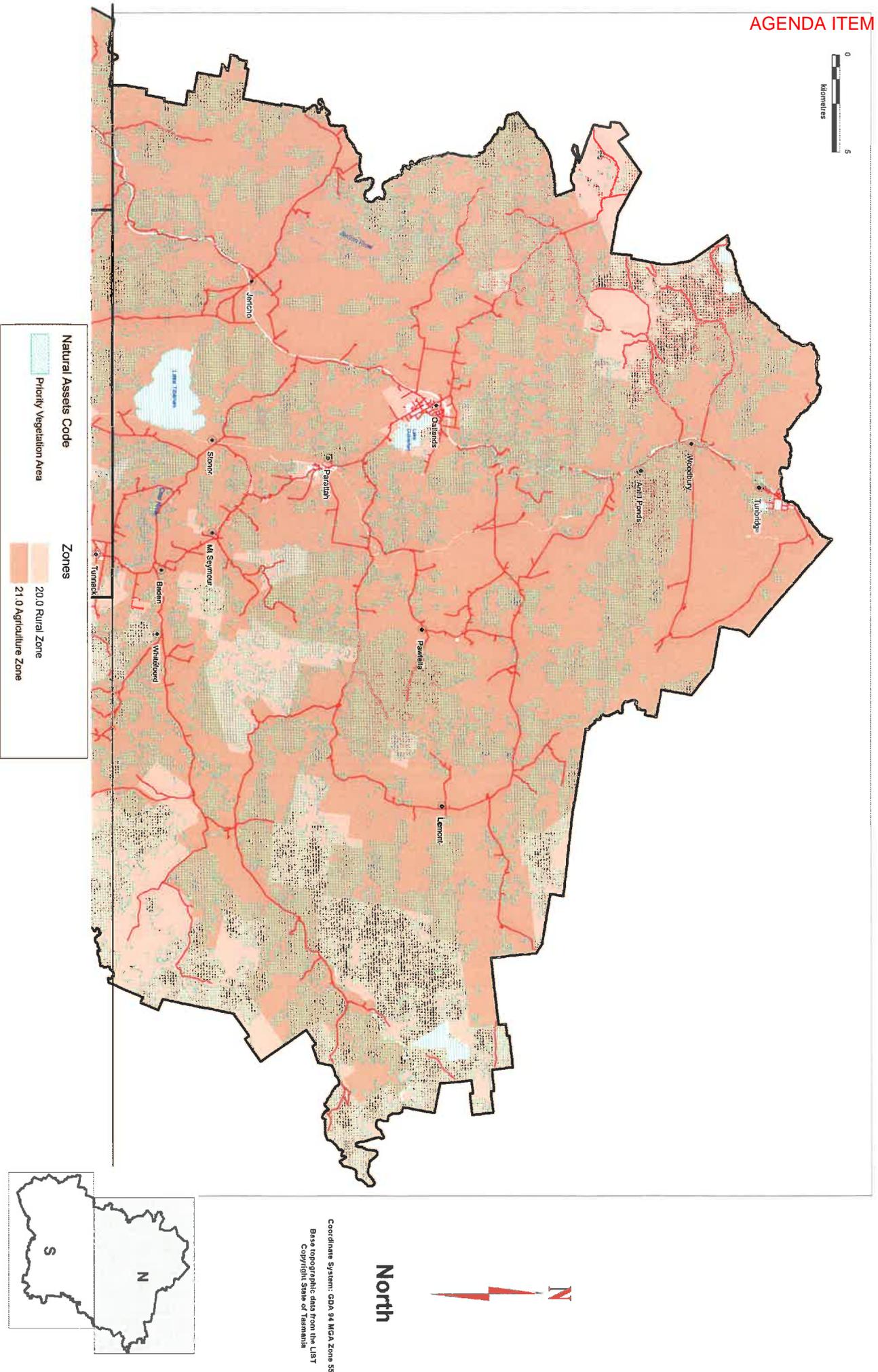
South

Coordinate system: GDA 94 MGA Zone 55
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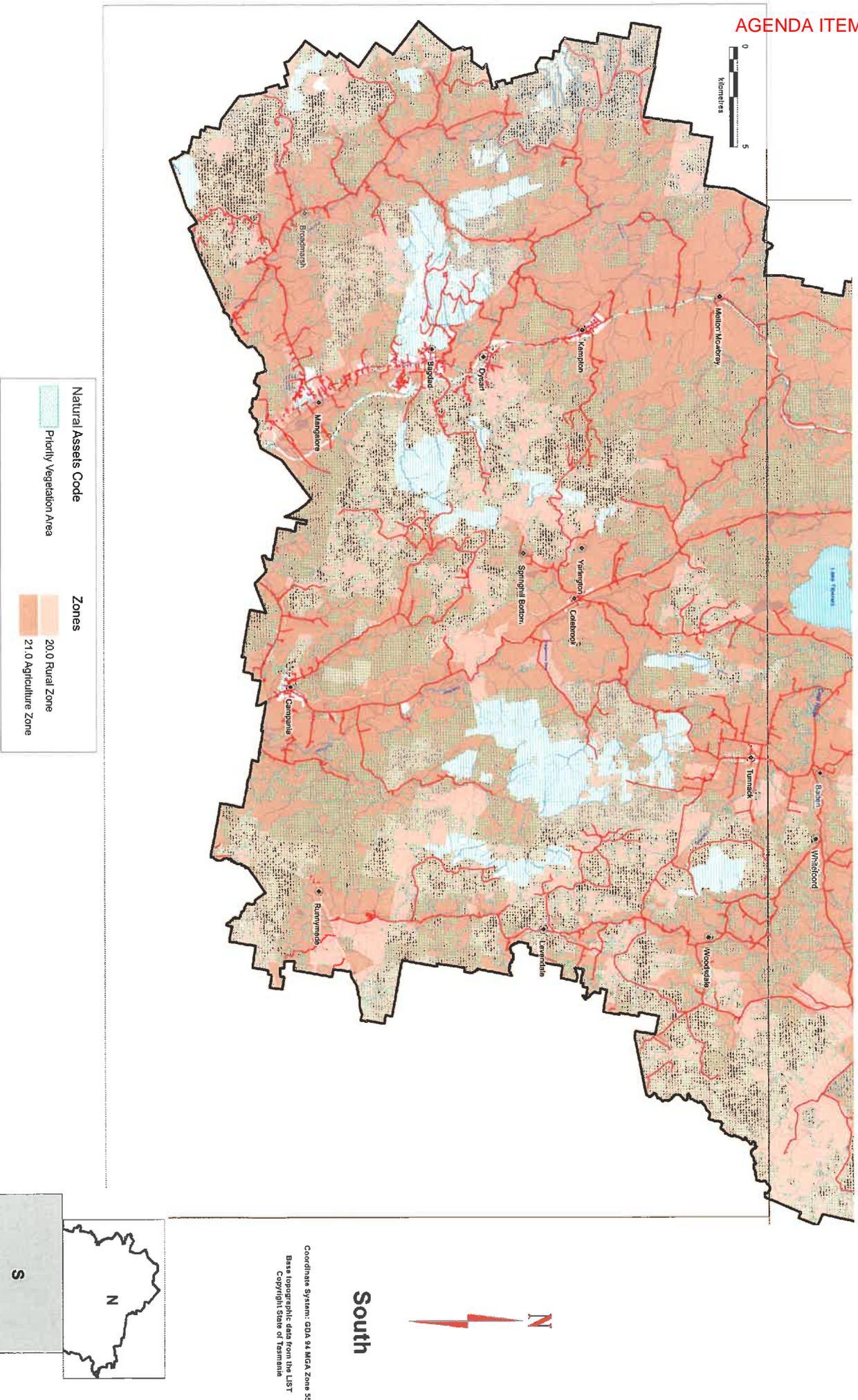
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule Overlays Map 3

Priority Vegetation Area (Part Natural Assets Code)



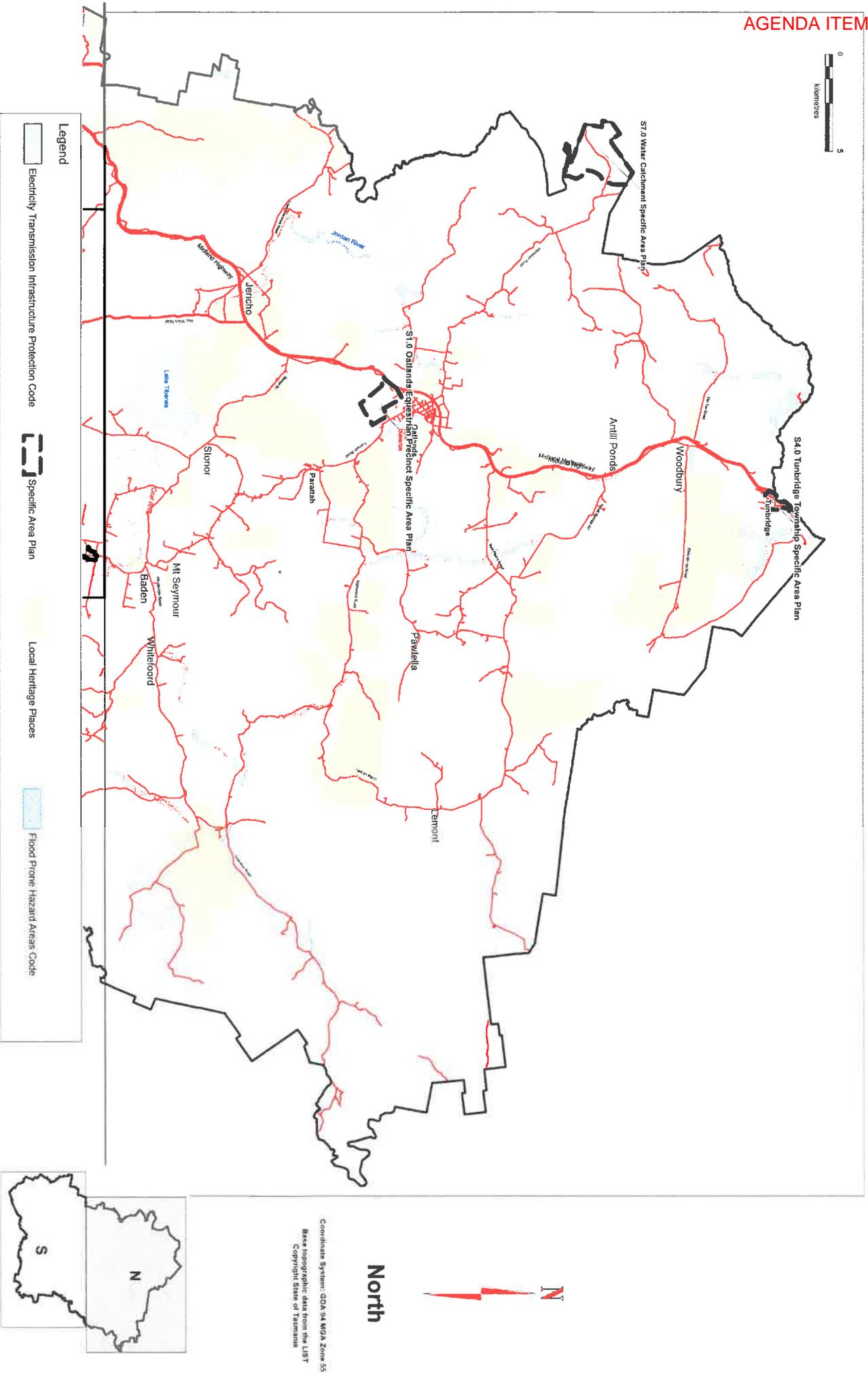
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule Overlays Map 3

Priority Vegetation Area (part Natural Assets Code)



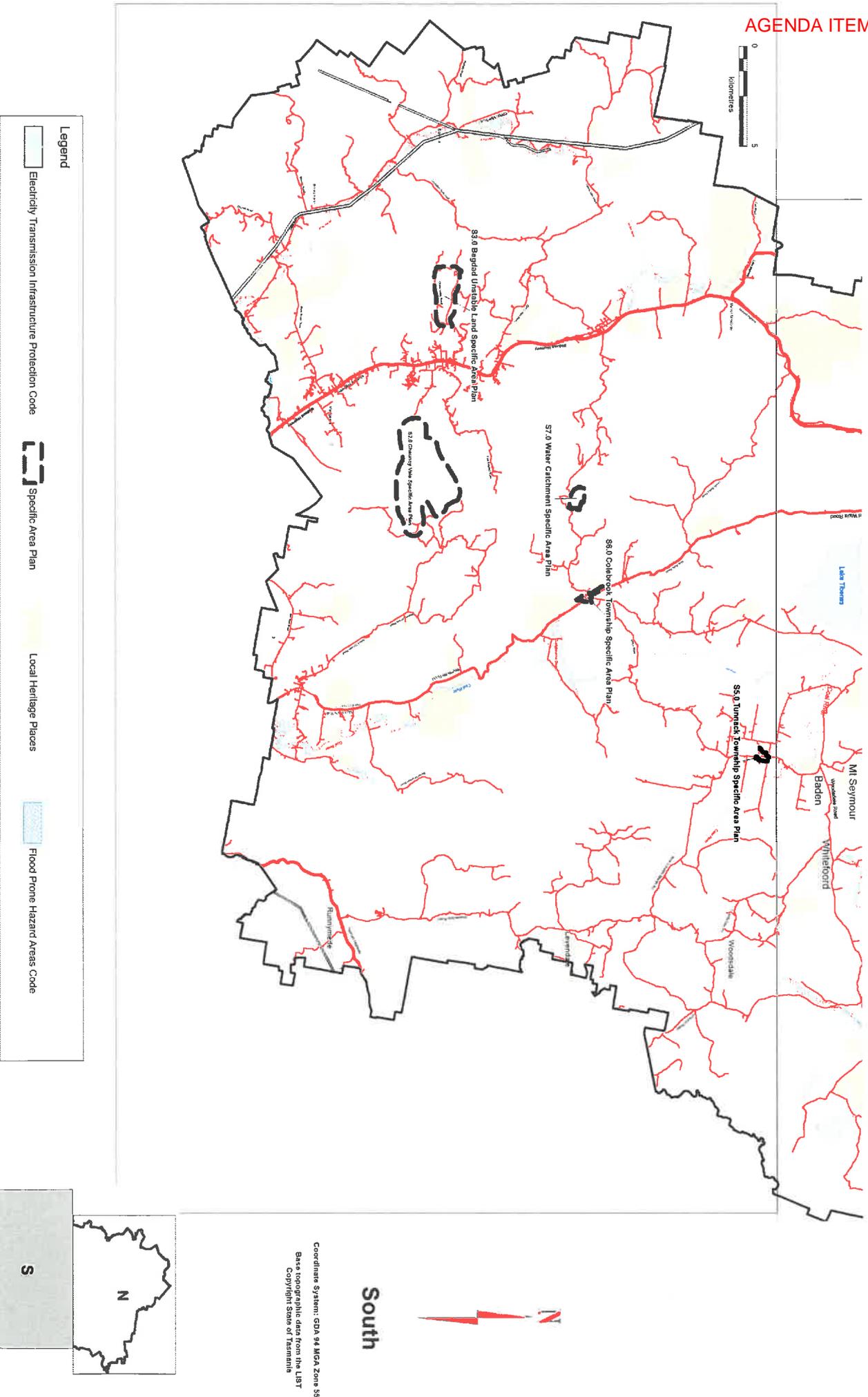
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule Overlays Map 4

Flood Prone Hazard Areas Code; Specific Area Plans; Local Heritage Places; Electricity Transmission Infrastructure Protection Code



Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule Overlays Map 4

Flood Prone Hazard Areas Code; Specific Area Plans; Local Heritage Places; Electricity Transmission Infrastructure Protection Code



Tasmanian Planning Scheme

Explaining the Priority Vegetation Area Overlay – the Regional Ecosystem Model

Section LP1.7.5 of the State Planning Provisions requires that each Local Provisions Schedule must contain an overlay map of Priority Vegetation Areas (PVA).

Section LP1.7.5 (c) stipulates that the PVA must:

- include Threatened Native Vegetation Communities as identified in TASVEG Version 3;
- be derived from threatened flora data identified in the Tasmanian Natural Values Atlas; and
- be derived from threatened fauna data the Tasmanian Natural Values Atlas for the identification of significant habitat for threatened fauna species .

'Significant Habitat' is the habitat within the known and core range of a threatened fauna species where it is known to be of high priority for the maintenance of breeding populations or its conversion to 'non-priority' (presumably non-native) vegetation would result in a long term negative impact on breeding populations.

When compiled, the mapped known and core range of the State's threatened fauna covers virtually the full extent of Tasmania's land mass.

There is no State data set that identifies the vegetation within that extent that would meet the definition of Significant Habitat (noting that some significant habitat exists in non-native vegetation).

Section LP1.7.5 (d) provides that the PVA can be modified, based on analysis at a local or regional level for:

- anomalies or inaccuracies in the data described above; or
- more recent or detailed local assessment of the data and mapping described above; or
- identification of native vegetation of local importance, including habitat for native fauna of local importance.

The Regional Ecosystem Model (REM) is a comprehensive, high resolution spatial analysis that identifies:

- native vegetation and threatened species and their relative conservation status and management priority;
- the characteristics of the landscape that may affect its ability to sustain these elements.

The REM forms the basis of the PVA to be incorporated into Local Provisions Schedules. Individual planning authorities may also supplement the REM with more detailed, on-ground information. This will be described by the relevant planning authority.

A subset of attributes and indicators from the REM has been used to produce the PVA overlay and includes a more detailed local assessment of the data that is consistent with the provisions for modification of the PVA:

- Threatened native vegetation communities is based on TasVeg 3.0, but has been corrected for inherent logical consistency issues and includes credible field-based mapping where it was available.
- Threatened flora and fauna species locations and habitat are modelled using two methods:
 - Rules applied to Natural Values Atlas (NVA) records that are customised for each species to reflect their patterns of local distribution (e.g. riparian species), based on a limited number of habitat variables; and
 - More detailed habitat models for about 100 threatened fauna species that reflect agreed habitat definitions used by the Forest Practices Authority but utilise a much wider range of data, including landforms and vegetation structural maturity, to more accurately identify habitat and potential habitat.
- Native vegetation of local importance includes:
 - a subset of threatened fauna species habitat models,
 - native vegetation with limited bioregional reservation and extent and native vegetation remnants on heavily cleared types of land where local factors affect ecological sustainability of the landscape.

Undertaking this analysis inevitably results in the identification of native vegetation (including fauna habitat) of local importance, recognising that habitat is not confined to local administrative boundaries and is more relevant to localised and landscape-scale habitat attributes, bioregional level representation and ecosystem function. Each local area contributes to the survival of threatened vegetation communities, threatened flora and threatened fauna within a State wide mosaic that enables the distribution of species to be maintained and provides for mobility of fauna through connected habitat.

The Priority Vegetation Area overlay map resulting from the REM is made up of the data outlined in Table 1. The attributes in the overlay are elaborated further below.

Table1 – Attributes of the Priority Vegetation Area

Definition in SPP	Attribute	What are they?
Forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the <i>Nature Conservation</i>	Threatened native vegetation communities	Vegetation communities listed as threatened under the <i>Nature Conservation Act (Tas)</i> or <i>EPBC Act (Comm)</i>
A threatened flora species	Threatened flora species	Flora species listed under the <i>Threatened Species Protection Act (Tas)</i> or <i>EPBC Act</i> .
Forms a significant habitat for a threatened fauna species	Threatened fauna species habitat	Fauna species listed under the <i>Threatened Species Protection Act (Tas)</i> or <i>EPBC Act</i> .
	Landscape dependent threatened fauna species habitat	Fauna species listed under the <i>Threatened Species Protection Act (Tas)</i> or <i>EPBC Act</i> and classified as landscape dependent fauna
	Relative reservation	Native vegetation community <30% reserved in bioregion
	Relative rarity	Native vegetation community <2,000 ha extent in bioregion
	Remnant vegetation	Native vegetation patches <200ha contiguous extent and On land components >70% cleared of native vegetation

Threatened Native Vegetation Communities

Threatened Native Vegetation Communities (TNVC) are vegetation communities with legislative recognition of being threatened.

The attribute comprises vegetation communities listed as threatened under the Tasmanian Nature Conservation Act 2002 or the Commonwealth Environment Protection and Biodiversity Conservation Act 1999. Listing under these acts is based on historical vegetation loss since European settlement, natural limited extent or vulnerability to particular factors.

Why is it included?

- Heavily cleared – generally greater than 70% of pre-1750 extent has been cleared;
- Rarity – generally less than 1,000 hectares remaining

Data Source:

- TasVeg 3.0 (minor exceptions)

Reliability:

- Extremely variable – aerial identification and/or on-ground field verification

Management:

- Check TasVeg for field verification
- Consider local extent, condition & management options

Threatened Flora Species

These are species listed as threatened under the Tasmanian Threatened Species Protection Act (1975) or Commonwealth Environment Protection and Biodiversity Conservation Act (1999).

Listed threatened species have statutory recognition that they are likely to become extinct if the factors causing them to be threatened are not managed. Species may be listed due to historical loss since settlement, natural rarity giving rise to potential risk, or impacts of particular land use and land management practices.

Threatened flora habitat characteristics are mostly localised and are modelled solely on Natural Values Atlas records with a limited number of habitat variables.

Why is it included?

- Statutory recognition that species extinction is likely

Data Source:

- NVA records combined with REM point-based modelling rules
- Generally highly localised

Reliability:

- Reasonably reliable – on-ground field verification

Management:

- Check species observation source
- Potentially require on-ground field verification

Threatened flora can be grouped into types, which assists in understanding preferred management approaches.

Flora			
Type		Management objective	What is assessed?
Singletons and highly restricted species	Species known from one location only or from a particular land system component	Maintenance of species population	Assessment of species population and habitat condition (specialist required)

Localised	Species tend to occur in small localised areas across their range	Persistence of species at site	Assessment of species population and habitat condition (specialist may be required)
Riparian	Species occur predominantly in riparian zones	Maintenance of healthy riparian zones	Assessment of health of riparian vegetation
More extensive	Species occur relatively extensively in a local area	Persistence of species in locality	Assessment of species population and habitat condition (specialist MAY be required)

Threatened Fauna Species and Significant Habitat

These are species listed as threatened fauna under the Tasmanian Threatened Species Protection Act (1975) or Commonwealth Environment Protection and Biodiversity Conservation Act (1999).

Listed threatened species have statutory recognition that they are likely to become extinct if the factors causing them to be threatened are not managed. Species may be listed due to historical loss since settlement, natural rarity giving rise to potential risk, or impacts of particular land use and land management practices.

Threatened fauna habitat characteristics are extremely varied and are modelled as significant based on Natural Values Atlas records with a limited number of habitat variables or more detailed customised models for about 100 fauna species. Some species habitat occurs across the landscape but not all sites may be essential for species survival and not all suitable habitat may be occupied. Species that rely on this type of habitat are classified as landscape-dependent and are regarded as being of local importance, however the relative importance of the site to the survival of the species can only be known in response to field verification, the context and the nature of a proposal.

Why is it included?

- Statutory recognition that species extinction is likely, however not all sites are important or occupied

Data Source:

- NVA records combined with REM point-based modelling rules
- Habitat-based models

Reliability:

- Variable

Management:

- Check species observation source

- Check data on habitat and local context
- Potentially require on-ground field verification

Threatened fauna and their significant habitat can be grouped into types which assist in understanding preferred management approaches.

Fauna and significant habitat			
Type		Management objective	What is assessed?
Localised species ¹	Species tend to occur in small localised areas across their range	Maintenance of species population	Assessment of species population and habitat condition (specialist required)
Aquatic species	Species habitat is in waterways, wetlands and associated riparian vegetation	Maintenance of healthy riparian zones and water quality	Assessment of species population, habitat condition and potential water quality impacts (specialist MAY be required)
Riparian species	Riparian zones an important part of species habitat	Maintenance of healthy riparian zones	Assessment of species population and habitat condition (specialist may be required)
Highly restricted species	Species known from one location only or from particular land system components	Maintenance of species population	Assessment of species habitat extent and population size (specialist required)
Obligate log dwellers	Species survival dependent of coarse woody debris (CWD) on forest floor	Maintenance of logs and large branches on forest floor and mature forest for ongoing supply of CWD	Assessment of abundance and relative size of CWD and mature eucalypts
Hollow dependent fauna	Species depend on hollows in mature trees for critical parts of the life cycle	Maintenance of mature trees	Assessment of relative abundance of mature eucalypts
Ground dwelling species with particular habitat requirements	Species utilise highly localised on ground habitat features for critical parts of the life cycle	Maintenance of the features critical for the life cycle	Assessment of presence of den sites, CWD, rock overhangs and mature trees
Highly specialised species (habitat well understood)	Species with highly specialised habitat requirements that do not correlate with coarser scale environmental variable or is highly restricted locally	Maintenance of species population	Dependent on species (specialist required)

¹ Species in this category will also often fit into other categories. The difference is that the risk of significant loss is higher as there are very few replicate sites.

Other fauna species (habitat not well understood)	Species where the factors contributing to local populations are not well understood or identifiable	Maintenance of healthy population size in general area	Dependent on species (specialist required)
---------------------------------------------------	-----------------------------------------------------------------------------------------------------	--------------------------------------------------------	--------------------------------------------

Poorly Reserved Vegetation Communities

Reservation status is a measure of the degree to which vegetation communities are included in the Comprehensive, Adequate and Representative (CAR) reserve system.

Higher levels of reservation give greater confidence that the species for which vegetation communities are surrogates are likely to be protected, subject to appropriate geographic and biophysical distribution in the landscape. Reservation provides greater certainty of the maintenance of better condition vegetation and hence maintenance of ecological function at local and landscape scales.

Why is it included?

- Less than 30% of extent in bioregion is in reserves

Data Source:

- TasVeg 3.0 (minor exceptions)

Reliability:

- Highly variable

Management:

- Check TasVeg for field verification
- Consider local extent, condition & management options
- Potentially require on-ground field verification

Vegetation Communities of Limited Bioregional Extent

Relative rarity, or extent, is scaled to reflect increased importance for vegetation types which are more restricted, and less importance for those which are relatively extensive. The threshold of 2,000 ha is used by the Forest Practices Authority.

Why is it included?

- Less than 2000 hectares of the community in the bioregion

Data Source:

- TasVeg 3.0 (minor exceptions)

Reliability:

- Highly variable

Management:

- Check TasVeg for field verification

- Consider local extent, condition & management options
- Potentially require on-ground field verification

Remnant Vegetation

Remnant vegetation is defined as islands of native vegetation, below a specified size (200 ha), that are surrounded by cleared land, and occur on land types (land system components) that have been cleared of more than 70% of their native vegetation. In heavily cleared landscapes, patches of remnant vegetation can contribute significantly to the maintenance of ecosystem function, while their loss and decline is a major factor in ecosystem collapse. Their smaller size makes them vulnerable to ongoing degradation through various combinations of human impacts and natural ecological processes.

Why is it included?

- Less than 200 hectare patch of native vegetation on land components that are over 70% cleared of native vegetation.

Data Source:

- TasVeg 3.0 (minor exceptions)

Reliability:

- Reasonably reliable depending on TasVeg currency

Management:

- Check TasVeg for field verification
- Consider local extent, condition & management options
- Potentially require on-ground field verification

Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones

Prepared by: Michael Tempest & Astrid Ketelaar
7th May 2018



AK Consultants

Agricultural & Natural Resource
Management Consultants

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INTRODUCTION

This document has been prepared by AK Consultants for the Southern Tasmanian Council Authority (STCA) to assist member Councils delineate the new Agriculture and Rural Zones which will be established from the existing Rural Resource and Significant Agriculture Zones under the new Tasmanian Planning Scheme. To assist with defining the boundaries of these two new zones the State Government Commissioned the *Agricultural Land Mapping Project, 2016 (ALMP)* as a guide. However, as the mapping process in the ALMP utilises generic decision rules and desktop GIS analysis of datasets, some anomalies appeared in the end product. There are also areas within the proposed Agricultural Zone (Ag Zone) which have a degree of constraint for agricultural use.

This document is designed to assist Councils when assessing areas of interest that Councils have identified through utilising the AK Consultants, January 2018, *Guidelines for Identifying Areas of Interest* which was developed as a precursor to this document.

Within both the Agriculture and Rural Zones agricultural activities are a “no permit required” use. Assigning land to either zone will not affect existing or future agricultural activity occurring. However, in the Ag Zone some uses (such as plantation forestry or controlled environment agriculture) are discretionary if located on Prime Agricultural Land. The main difference between the zones is how non-agricultural activity is controlled (ALMP). The Agriculture Zone is designed to primarily protect the land for agricultural use, while the Rural Zone allows for a greater range of uses that are not necessarily related to agriculture.

ZONE PURPOSE STATEMENTS

Agriculture Zone:

- To provide for the use or development of land for agricultural use.
- To protect land for the use or development of agricultural use by minimising:
 - a) Conflict with or interference from non-agricultural uses;
 - b) Non-agricultural use or development that precludes the return of the land to agricultural use; and
 - c) Use of land for non-agricultural use in irrigation districts.
- To provide for use or development that supports the use of the land for agricultural use.

Rural Zone:

- To provide for a range of use or development in a rural location:
 - a) Where agricultural use is limited or marginal due to topographical, environmental or site or regional characteristics;
 - b) That requires a rural location for operational reasons;
 - c) Is compatible with agricultural use if occurring on agricultural land;
 - d) Minimises adverse impacts on surrounding uses.
- To minimise conversion of agricultural land for non-agricultural uses.
- To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

AGRICULTURAL LAND MAPPING PROJECT

The *Agricultural Land Mapping Project* was completed by the Department of Justice to provide Councils with spatial data to assist with segregating the Rural Resource Zone (and Significant Agriculture Zone where relevant) into the Rural and Agriculture Zones, as required under the new State-wide Planning Scheme. The constraints analysis that was utilised in the *Agricultural Land Mapping Project* was not designed to provide a comprehensive analysis of all the factors that may contribute to the constraint of agricultural land, as it was perceived to not be feasible to develop a model at the state-wide scale that could incorporate all factors of each individual title that need to be considered. Instead it was based on a generic set of rules which provide Councils with a spatial layer to utilise, to identify areas for further investigation that could be potentially constrained.

The core output of the ALMP is the *Land Potentially Suitable for Agriculture* GIS Layer. This tool provides a constraints class for all titles that were deemed suitable to be included in the Agriculture Zone based on the assessment parameters developed in the ALMP. The constraints classes are listed in table 1.

Table 1. Constraints Classes of Land Potentially Suitable for Agriculture Layer (from ALMP 2016)

Constraints Class	Description of Titles
Unconstrained	<ul style="list-style-type: none"> • An area greater than an identified ag enterprise size threshold. • An area less than an identified ag enterprise threshold but adjoins another title with a greater than size and has a capital value of <\$50,000/ha.
Potentially Constrained 2A	<ul style="list-style-type: none"> • An area less than the identified ag enterprise thresholds • A capital value of >\$50,00/ha. • Not adjoining a residential zone.
Potentially Constrained 2B	<ul style="list-style-type: none"> • An area less than the identified ag enterprise thresholds. • A capital value of <\$50,000/ha. • Does not adjoin a title with an area greater than identified ag enterprise thresholds.
Potentially Constrained 3	<ul style="list-style-type: none"> • An area less than the identified ag enterprise thresholds. • Adjoining a residential zone.

In the ALMP, five agricultural enterprise clusters were identified (Table 2). The clusters are based on Enterprise Suitability Mapping that has been developed by the State Government. For each enterprise cluster a minimum operating area was defined. See the ALMP for further descriptions of Clusters.

Table 2. Enterprise clusters and minimum title sizes (from ALMP 2016).

Cluster	Title Size	Access to Irrigation
ES1 – Irrigated Perennial Horticulture	10ha	Yes
ES2 – Vegetable Production	25ha	Yes
ES3 – Irrigated Grazing (Dairy)	40ha	Yes
ES4 – Broadacre – Cropping and Livestock	133ha	No
ES5 - Broadacre – Dryland Pastoral	333ha	No

For titles to be considered potentially suitable for ES1, ES2 or ES3 they also needed to have access to an irrigation supply. The ALMP developed a conservative method to determine if there was potential access to irrigation resources. A 3km buffer was provided for around existing water allocations, functional bores (flow rate >10l/sec) and major watercourses. The methodology also considered topography to determine if pumping would likely be economically viable. This conservative method has contributed to many titles being mapped as potentially suitable for ES1, ES2 or ES3, however, local scale assessment might determine that there is actually little to no potential for water resources, which could then impact on their potential for consideration for the Agricultural Zone.

LOCAL PROVISIONS SCHEDULE

Each Council is required to delineate spatially all zones under the new Planning Scheme. While the ALMP provides a spatial tool for Council to utilise, the Tasmanian Planning Commission has also published *Guideline No 1, Local Provisions Schedule (LPS): zone and code application* (Guideline No 1). This document provides context for each zone's intended purpose and guidelines for application of each zone. Guideline No 1 has been utilised as a core reference point when developing the guidelines for decisions in this document.

METHODOLOGY

INTRODUCTION

When delineating zone boundaries Councils need to have a clear objective of the desired outcome for each area of land, whilst bearing in mind the State's zone objectives. For example, the State prefers poorer quality land in the Rural Zone, however, many dairying operations and vineyards are also on poorer quality land. Where titles are part of a current or potentially 'medium to large-scale' holding the Agriculture Zone provides better protection for the continued agricultural activities on these titles. However, where the current or potential scale of the agricultural use is unlikely to achieve 'medium to large-scale' the Rural Zone may be more appropriate as it provides for a greater range of uses. However, there is also a much higher risk of non-agricultural developments constraining any future potential expansion of adjacent agricultural activities given the 5m minimum setback for buildings.

Likewise, when considering poorer quality land which currently is retained under native vegetation. Minimum lot sizes for subdivision in the Rural Zone is 40ha. Subdivision and potential sale to prospective lifestyle purchasers could be an attractive outcome for the owners of larger titles which currently have little productive use. Under these circumstances the application of the Natural Assets Code, the Scenic Protection Code and the Attenuation Code needs to be considered; both the Natural Assets Code and the Scenic Protection Code provide for residential use if certain criteria are met. If plantation forestry and quarrying is then also in the Rural Zone there is potential for future constraint on these Primary Industry activities due to the residential development on Rural zoned land which has little perceived current productive use. Although not part of the agricultural considerations, natural values could also be compromised due to fragmentation from access roads and Bushfire Hazard Management Zone clearance requirements.

The Decision Tree has been developed to assist Councils to determine the appropriate zone for titles within defined area of interest. It incorporates a number of characteristics which need to be assessed and considered and these are clarified in the remainder of this section.

CONSTRAINTS

Principle 1 of the State *Policy on the Protection of Agricultural Land 2009* (PAL Policy) states that “the sustainable development of agriculture should not be confined or restrained by non-agricultural use or development”. In the context of Principle 1, the terms “confined or restrained” are taken to refer to a reduction or limitation in the type, scale, or intensity of an existing or potential agricultural activity. In the author’s opinion this includes incident specific land use conflict issues (eg. dust from adjacent activity), critical mass land use conflict issues (eg. community petitions against odour/noise from an agricultural activity) as well as indirect impacts such as changing property values due to competition from non-agricultural development.

The Southern Tasmanian Regional Land Use Strategy – Background Report No. 7: Productive Resources 2011, identified the main agricultural activities conducted across the Region as a whole. These are livestock grazing (meat, dairy, wool), broadacre crops (crops for hay), horticultural crops (vegetables), orchard fruit berries and vines, nurseries & cut flowers and plantation forestry. For each of these activities the attributes to be able to conduct these enterprises have been broadly defined (see Table 6 in Appendix 1).

Table 6 can be used to analyse existing and potential land use based on the characteristics described. There are many other factors (site specific and broader regional factors) which determine the potential land use of any given parcel, however, Table 6 can be used as guide to establish the potential for the most intensive land use in any given area based on easily assessable and relatively permanent characteristics. Once the potential land use has been established based on the characteristics in Table 6, the minimum separation distance between the most likely potential agricultural activity and residential land use can be considered. The ALMP *Land Potentially Suitable for Agriculture* GIS Layer (discussed above) identifies titles that are potentially constrained based on title size, capital value and connectivity/fettering. This provides a first pass of constrained titles. Current agricultural activities and potential future activities on these identified titles should consider the resource requirements as identified in Table 6. There are also six subsequent tables that list potential conflict issues for each identified enterprise with adjacent residential amenity (Tables 7-12). Table 13, in Appendix 1 provides a comprehensive list of potential conflict issues described by Learmonth et al 2006. This more detailed information provides the basis for considering the agricultural potential for titles at the local scale.

LAND CAPABILITY

When considering the physical limitations for agricultural use of a title or area the Tasmanian Land Capability classification system is a useful tool to utilise. The Land Capability system incorporates the following site characteristics.

- Climatic limitations (temperature, altitude, rainfall)
- Soil limitations (soil depth, salinity, coarse fragments and rock outcrops)
- Wetness limitations (soil drainage, flood risk)
- Erosion (water erosion, wind erosion, mass movement)
- Complex topography.

Whilst there are threshold limits, it is generally a combination of characteristics which determine the final classification. For example, land which is limited for agriculture due to the risk of water erosion, is determined by a combination of slope and soil texture. A strongly structured Clay – Loam can be cultivated on a much steeper gradient with minimal erosion risks than a weakly structured Sandy – Loam.

Land Capability is mapped for most privately-owned titles within the current agricultural estate for Southern Tasmania and is mainly mapped at a scale of 1:100 000, with localised mapping within the Coal River Valley at 1:25 000. There are 7 Classes under this system at the 1:100 000 scale, see Appendix 4 for Class descriptions. Classes 1,2 & 3 are classed as 'Prime Agricultural Land' under the PAL Policy. Class 6 land has severe limitation for agricultural uses, while Class 7 has no agricultural potential. Physical constraints from Land Capability for a title or area of interest should not be considered in isolation. Ownership, current and potential future land use and adjacent land uses should be considered. For example, a large title in the Southern Midlands that is Class 6 and is under the same ownership as adjacent titles, will likely be part of a large-scale broadacre pastoral company and likely utilised as a stock bush run block. So even though it has a poor Land Capability Class it is productive in nature because it is farmed in conjunction with adjacent land and would likely be retained in the Agriculture Zone.

At the 1:25 000 scale the actual limiting factors are identified. For example (e) refers to water erosion hazard. At the 1:25 000 scale if an area is mapped as Class 5e, then the erosion risk is considered "High" and that could be derived from Clay-Loams on slopes of 18-56%. However, this same Land Capability classification at the 1:25 000 scale could be derived from Sandy-Loams on slopes of 12-18%. Availability of Land Capability mapping at the 1:25 000 scale is very limited, hence the 1:100 000 scale mapping is utilised and whilst the mapping at 1:100 000 scale provides a good indication of agricultural limitations it does not allow differentiation of the limiting factors.

A rule set based on physical limitations (eg slope) could be developed, however, Land Capability is considered a more comprehensive and appropriate tool to apply.

EXISTING USES

Existing use can be an indicator of agricultural potential in combination with other characteristics. Constraints for agricultural use based on whether the land is already converted to a non-agricultural use, due to development on the title and surrounding the title, is only one aspect of land use that affects the ability to conduct agriculture; that is it does not provide any analysis of suitability of the

land. Table 3 describes eight attributes which need to be considered in determining the suitability of an area for agriculture of which constraints is one.

Table 3. Characteristics of an agricultural title

Characteristics of the title	High value	Low value
Title size ¹	Larger size	Smaller size
Development on the title	Agricultural infrastructure; dams, grain silos and feed stores, barns, sheds and workshops, underground irrigation mains, irrigation pumps, gravel laneways, wallaby proof fencing, stock facilities.	Houses and non-agricultural developments surplus to farming requirements
Connectivity. Other than non-agricultural developments topographical constraints, reserves, threatened vegetation, major water courses and roads, steep slopes, swampy ground etc can limit connectivity.	Well connected to other 'medium to large-scale' farming titles	No connectivity with other 'medium to large-scale' farming titles
Current and potential use	Intensive horticulture	Grazing
Land Capability	Prime Ag land + LC 4	LC 4-6 (LC 7 – no value)
Water available for irrigation	Current access or within a defined irrigation district	No irrigation resource
Regional context	Close to contract labour, processing facilities and markets; lower transaction costs	Isolated from contract labour, processing facilities and markets; higher transaction costs
Constraints Class	Little constraint	Highly constrained

¹ The title size categories are relatively consistent with the thresholds used in the ALMP enterprise cluster sizes and are based on expert opinion in relation to the normal conduct of agriculture in the region. The thresholds are generalised and somewhat conservative however are considered to reasonably reflect a pattern of distribution of agricultural activities in the region. Anomalies will always occur when a methodology divides information into generalised categories.

There are very few enterprises that require a permanent dwelling as an integral part of the farming enterprise. Intensive animal husbandry, aquaculture and horticulture may be exceptions, although advances in technology are reducing the need for 24hr vigilance in these enterprises. Security, particularly for high value products, does need to be considered. However, there are numerous examples of farmers leasing land for farming away from where they live.

The location of non-agricultural development on a title can influence the degree of constraint on the agricultural potential of a title. If a title is greater than 40ha then siting is considered to have little significance. On smaller titles the siting of a non-agricultural development can impact on the agricultural use of the title. For example, a house in the middle of a small title will have a greater impact than a house along a boundary. However, the location of a non-agricultural development is generally of so little significance compared to the presence or otherwise of a house, that siting need not be considered a significant factor in assessing the overall level of constraint on a title greater than 40ha. The presence of a house on a title reduces the likelihood that the land may be purchased by another agricultural business for the purposes of increasing the scale of their operation.

Non-agricultural developments also directly remove land from agricultural use. This impact is exacerbated by the curtilage and other associated land requirements, for example the land required for an access road.

Based on an analysis of PIDs², generally 'medium to large-scale' holdings are comprised of more than one title. Where titles are under the same ownership it is likely that they are farmed in conjunction. Hence even small titles (without dwellings) have the capacity to contribute to a 'medium to large-scale' holding. Where there is a cluster of titles, the majority with a dwelling and less than 40ha and under different ownership, it is likely this area is already compromised for 'medium to large-scale' agriculture unless there is evidence of irrigation water and high value agricultural activities.

CONNECTIVITY

Connectivity describes the ability to utilise multiple titles in conjunction. Strong connectivity occurs where a title can be effectively utilised in association with an adjacent title or titles. Weak connectivity occurs where the subject title has been effectively surrounded by non-resource development or public land (with some exceptions) and thereby is isolated from agricultural land that has minimal constraints. Connectivity is more important for small rather than large titles.

Other than the size of the title, ownership and whether that title has a house are other barriers to connectivity which need to be considered. In some circumstances rivers do represent a barrier to connectivity. However, rivers can also serve as a conduit for conveying water from one title to another, in which case the river is not a barrier. Also farms often have internal crossings for stock and machinery on streams where land is farmed on either side. It is generally feasible to apply for an easement to convey water across a riparian reserve hence these also are not considered as barriers. Most highways have underpasses for conveying stock, vehicles and sometimes smaller machinery under them. Where an underpass is in place the highway is not a significant barrier. However, the locations of underpasses are not easily assessable using the currently available spatial data. Generally minor roads do not constitute a significant barrier as it is possible to convey stock and

² Based on research undertaken by AK Consultants in 2010 to develop the Agricultural Profiles for each of the eight Northern Tasmanian Councils and the Northern Tasmanian region as whole.

machinery across or along them. Railway lines also generally do not form major barriers as there is commonly a means of conveying stock and machinery across (or under) them.

Barriers to connectivity include:

- Areas of land unsuitable for agricultural use as a result of Land Capability classification, the presence of threatened vegetation or formal reserve status precluding clearance and conversion.
- Land converted to non-agricultural use.
- A cluster of small titles.
- Public land (except where there is existing or potential for agricultural activity).
- Nature reserves or threatened vegetation communities which are protected from clearance and conversion under legislation.
- Major roads with no stock underpasses.
- Larger water courses remote from irrigation activities.

IDENTIFICATION OF EXISTING IRRIGATION RESOURCES

Tools that can be utilised to determine if there are existing irrigation resources associated with a title or holding include:

- The Water Information System of Tasmania (WIST). This database can be utilised to search for existing water allocations and dams. Searches can be conducted using a map. Existing allocations can then be compared with water requirements for the different agricultural enterprises as outlined in Table 6.
- Groundwater Information Access Portal (Mineral Resources Tasmania). This portal can be used to locate existing mapped water bores. A minimum flow rate of 2-5l/second would be needed for irrigation use.
- If within 1km of a named stream.

If unsure of existing or potential water resources for a title, expert advice should be sought.

LAND USE STRATEGY

The *Southern Tasmanian Regional Land Use Strategy 2010-2035* lists five main regional policies regarding Productive Resources:

- Support agricultural production on land identified as regionally significant by affording it the highest level of protection from fettering or conversion to non-agricultural uses.
- Manage and protect the value of non-significant agricultural land in a manner that recognises sub-regional diversity in land and production characteristics.
- Support and protect regionally significant extractive industries.
- Support the aquaculture industry.
- Support the forest industry.

Consideration of these regional policies (other than the aquaculture industry) has been taken into account when developing the Decision Tree and supporting Guidelines. The Enterprise Scale Analysis Tool was also developed to assist in identifying land that should be protected under these policies.

ZONING GUIDELINES

The Zoning Guidelines are designed to assist Councils with their decisions for assessment areas by providing some basic rules to follow when determining zones to ensure a consistent zoning pattern is developed. Even with these Zoning Guidelines, there will likely be anomalies and in these instances, it is recommended that Councils seek external expert advice to provide assistance.

Table 4. Zoning Guidelines.

Characteristic	Description
Consistency of land use patterns.	Titles that have characteristics that are suitable for either the Rural or Ag Zone (based on State – Zone Application Framework Criteria) should be zoned based on surrounding titles with the chief aim of providing a consistent land use pattern.
Minimum of three titles (where feasible) to make a zone.	To avoid spot zoning of individual titles a minimum of 3 titles should be investigated (depending on size and scale of titles) for a zone. For planning purposes, a consistent zoning pattern is preferable to fragmented zoning patterns.
Adjacent titles owned by same entity to be included in the same zone when possible.	Adjacent titles under same ownership are most likely farmed in conjunction. By zoning these titles under the same zone land holders will have consistency of Planning Scheme permitted uses. However, current land use practices should also be considered as there may be instances where titles under same ownership are utilised for differing land uses which are more appropriately zoned differently. This will also potentially be the case for larger titles where split zoning might be appropriate. Plantations on land farmed in conjunction with mixed farming operations are more likely to be converted to an alternative agricultural use. Hence if the majority of the holding is in the Ag Zone then the preference would be for the title supporting plantation to also be in the Ag Zone.
Split zoning of titles to only occur in exceptional circumstances.	Split zoning is only to occur on titles that have significantly divergent agricultural potential. This will generally only occur on larger titles.

DECISION TREE

The Decision Tree (Table 5) is to be used to assist Councils to determine the appropriate zone for titles assessed within defined areas of interest. The Decision Tree provides context for each listed use for both the Rural and Ag Zone. It also provides guidance on:

- Enterprise Scale
- Land Capability

- Native Vegetation
- Constraints Mapping from *Land Potentially Suitable for Agriculture* GIS Layer
- Irrigation Resources
- Reserves

Justification for zoning rationale is based on the ALMP's *Land Potentially Suitable for Agriculture* GIS Layer and the Guidelines for both the Agricultural and Rural Zone in the *Guideline No. 1 Local Provisions Schedule (LPS): zone and code application*. Both resources have been developed through consideration of the Purpose Statement of both zones, so by conforming with these it is assumed that the zone Purpose Statements are also conformed with.

Even with the Decision Tree, it is likely that Councils will come across areas of interest where there are anomalies or where after applying the Decision Tree Rules a preferred zone is not apparent. In these situations, outside expert advice should be sought.

Table 5. Decision Tree.

Use	Rationale	Agriculture Zone	Justification	Rural Zone	Justification	Further Consideration	Alternate Zone
<p>Forestry Activities on majority of title – Including:</p> <ul style="list-style-type: none"> Native Forest Harvesting Plantations State Forest Future Production Forest 	<ul style="list-style-type: none"> Forestry is “no permit required” in both the Rural & Ag Zone under certain conditions. However, the Ag Zone has stricter provisions on resource development activities which in some cases require discretionary approval, or prohibit the use all together. Land with limited potential for future development of an agricultural enterprise will preferably be zoned Rural. Zoning will aim to reflect a consistent land use pattern. 	<p>Yes (if meeting one or more criteria).</p> <ul style="list-style-type: none"> If on Prime Ag Land. If surrounded by Ag land. If farmed in conjunction with an agricultural enterprise. If plantation over pasture that is likely to be converted back to pasture after harvest. If there is a potential dam site on a named stream and upstream from existing or potential agricultural activity. 	<p>Mapped as Unconstrained in the ALMP.</p>	<p>Yes (if meeting one or more criteria).</p> <ul style="list-style-type: none"> If on Class 6 or 7 Land, or land that is limited due to site characteristics. If owned by a forestry company. If owned by a private land holder and is adjacent to other forestry or Rural Zone titles. If under private timber reserves and unlikely to be converted to pasture. Adjacent land is also primarily used for forestry activities. State forest and/or Future Production Forest. 	<p>Per Guidelines RZ 1 & RZ 3.</p>	<p>Forestry activities on Class 4 or 5 land should be assessed case by case. Consideration of surrounding land, ownership and likely future uses should be considered before determining appropriate zone.</p> <p>Consideration of future subdivision and development should be considered. There are less strict subdivision provisions in Rural Zone than Ag Zone.</p> <p>If unsure of dam site potential specialist advice should be sought.</p>	
<p>Irrigation Resources or use</p>	<p>Irrigation water resources are important to agricultural productivity, diversifying and risk management.</p>	<p>Yes.</p> <ul style="list-style-type: none"> If existing irrigation resources. If there is potential to develop irrigation resources that could be utilised for agricultural activities. 	<p>Agriculture Zone Purpose & as per guideline AZ 1.</p>			<p>If unsure of irrigation potential specialist advice should be sought.</p>	
<p>Residual Native Vegetation/ Minimal Use on majority of title.</p>	<p>Extensive areas of native vegetation generally indicate some limitations to productive use and also may indicate natural values.</p>	<p>Yes.</p> <ul style="list-style-type: none"> If farmed in conjunction with a ‘medium to large-scale’ agricultural enterprise (eg. broadacre dryland grazing enterprise). If a Conservation Covenant is covering area of concern and surrounding land is utilised for agriculture. 	<p>Mapped as Unconstrained.</p>	<p>Yes.</p> <ul style="list-style-type: none"> Fragmented ownership of titles. Land Use 2015 Layer (LIST) maps as minimal use. No evidence of land being utilised for agricultural activities anywhere on the title. Poor site characteristics and Land Capability (Class 5, 6 or 7) on majority of title. If under a Conservation Covenant and not managed in conjunction with an agricultural enterprise. If the natural assets are deemed to be of higher value than the agricultural value of the land and it is determined that the Forest Practices Code will not provide sufficient protection of natural assets. 	<p>Per Guidelines RZ 1, RZ 3, AZ 4 & AZ 6.</p>	<p>Local knowledge of areas is an important consideration. It is also important to note that by zoning these areas as Rural, they are not precluded from future agricultural development unless protected by a Code (Natural Assets Code) where as the Ag Zone is exempt from this code. In these instances, if natural values are considered of greater value than agricultural values, Council may decide to zone titles Rural. The Scenic Protection Code applies in both zones.</p> <p>Potential of future subdivision and development should also be considered. There are less strict subdivision provisions in Rural Zone and Natural Assets Code still allows for some clearing.</p>	<p>Environmental Management Zone or Landscape Conservation Zone.</p>

Use	Rationale	Agriculture Zone	Justification	Rural Zone	Justification	Further Consideration	Alternate Zone
Extractive Industries	Extractive industries (mining, quarries) are a Permitted Use in the Rural Zone, but are Discretionary in the Ag Zone.	Yes. <ul style="list-style-type: none"> If on Prime Agricultural Land If surrounded by agricultural land and there is no connectivity with other land suitable for the Rural Zone. 	Mapped as Unconstrained.	Yes. <ul style="list-style-type: none"> If not on Prime Agricultural Land and has connectivity with other land that will be zoned Rural. If on an isolated title from rest of Rural estate, but is an operation of regional significance. 	Per Guidelines RZ 3.		
Resource Processing	Resource Processing is a Permitted Use in the Rural Zone, but is Discretionary in the Ag Zone.	Yes. <ul style="list-style-type: none"> If on Prime Agricultural Land. If surrounded by agricultural land and there is no connectivity with other land suitable for the Rural Zone. 	Mapped as Unconstrained.	Yes. <ul style="list-style-type: none"> If not on Prime Agricultural Land and has connectivity with other land that will be zoned Rural. If on an isolated title from rest of Rural estate, but is an operation of local and/or regional significance. 	Per Guidelines RZ 3.		
Unmapped Titles	Individual titles or small clusters of titles that were excluded from the <i>Land Potentially Suitable for Agriculture</i> layer that are surrounded by titles that are included in Ag Zone.	Yes. <ul style="list-style-type: none"> If surrounded by land that will be zoned as Agriculture and subject title has characteristics that could be included within Agriculture Zone. If farmed in conjunction with adjacent agricultural land. If it provides a more consistent zoning pattern. 	Per Guidelines AZ 1, AZ 4 & AZ 7.	Yes. <ul style="list-style-type: none"> If Sustainable Timber Tasmania (STTAS) land (formerly Forestry Tasmania) or Crown owned land. If has no agricultural potential and is adjacent to land with similar characteristics that could also be zoned Rural. 	Per Guideline RZ 3.	All STTAS land is to go into the Rural Zone. It may be appropriate to zone adjacent land as Rural also. However, potential for future development that is allowable within the Rural Zone should be considered and the potential impacts this could have on STTAS land before zoning Rural.	Other zones may apply depending on the characteristics of the subject land and surrounding land.
Potentially Constrained Titles	Titles that were mapped as potentially constrained (2A, 2B or 3) in the <i>Land Potentially Suitable for Agriculture</i> layer are intended to be flagged for further investigation by Councils to determine which zone (ag or Rural) is more appropriate.	Yes. <ul style="list-style-type: none"> Single titles or small clusters of titles surrounded by unconstrained agricultural land. If on Prime Agricultural Land. If there is an existing irrigation water supply. Titles that are farmed in conjunction with agricultural land. If it provides a more consistent zoning pattern. 	Per Guidelines AZ1, AZ 3 & AZ 4.	Yes. <ul style="list-style-type: none"> Cluster of three or more titles and not utilised for agricultural activities nor directly adjacent to 'medium to large-scale' agricultural activities. If adjoining a Residential Zone and in a cluster of 3 or more and not utilised as part of an 'medium to large-scale' agricultural activity. If provides for a more consistent zoning pattern. 	Per Guidelines AZ 3, RZ 1 & RZ 3.	Titles with 'medium to Large-scale' or medium scale agricultural characteristics should be zoned Agriculture where possible. Titles adjacent to Residential Zones that display very constrained characteristics may be more suited to a Residential Zone. A separate assessment of these titles may be required to confirm this.	Rural Living or Low Density Residential.

Use	Rationale	Agriculture Zone	Justification	Rural Zone	Justification	Further Consideration	Alternate Zone
Significant Agriculture Zone and Prime Agricultural Land	The purpose of the Significant Ag Zone was to protect highly productive agricultural land. This land should naturally be included in the Agriculture Zone. Prime Ag Land (Land Capability Classes 1, 2 & 3) should be protected where possible and retained in the Agriculture Zone because of its productive potential.	Yes.	Per Guideline AZ 2.	Yes. <ul style="list-style-type: none"> If significantly constrained or other limitations can be demonstrated. 	Per Guideline AZ 6.	Specialist advice should be sought before zoning Rural.	
Public Reserves: <ul style="list-style-type: none"> Conservation Area Game Reserve Historic Site Indigenous Protected Area National Park Nature Reserve Nature Recreation Area Regional Reserve State Reserve Wellington Park RAMSAR Wetland Informal Reserve on Public Land 	The public reserve estate is designed to conserve and protect public land. This land does not have any agricultural value.	No <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6	Yes.	Per Guidelines RZ 1 & RZ 3.	Where deemed appropriate and as per Guideline EMZ 1.	Environmental Management Zone.
Private Reserves: <ul style="list-style-type: none"> Conservation Covenant Private Nature Reserve Private Sanctuary Stewardship Agreement Part 5 Agreements 	Private reserves existing on privately owned land. Some of these reserves will form part of a Whole Farm Plan so should be considered in context with surrounding land.	No <ul style="list-style-type: none"> Unless: <ul style="list-style-type: none"> managed in conjunction with productive agricultural land. It is to provide a consistent zoning pattern. 	Per Guidelines AZ 1 & AZ 6	Yes.	Per Guidelines RZ 1 & RZ 3.	Where deemed appropriate and as per Guideline EMZ 1 or LCZ 1 & LCZ 2.	Environmental Management Zone or Landscape Conservation Zone.

Use	Rationale	Agriculture Zone	Justification	Rural Zone	Justification	Further Consideration	Alternate Zone
Land Capability Class 6 and 7	Class 6 Land is described as; Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover. Class 7 Land is described as; Land with very severe to extreme limitations which make it unsuitable for agricultural use. (Grose 1999)	Yes. • If farmed in conjunction with a 'medium to large-scale' agricultural enterprise (eg. broadacre dryland grazing enterprise).	Mapped as Unconstrained.	Yes. • If there are a minimum of three titles appropriate to be zoned Rural.	Per Guidelines RZ 1 & AZ 6		
Utilities	Minor Utilities are listed as a no permit required in either zone, whereas all other utilities are permitted.	Yes. • If surrounded by land which will be zoned as Agriculture.	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes. • If surrounded by land which will be zoned as Rural.		Zoning of utilities should reflect a consistent zoning pattern with surrounding zoning. It may be considered appropriate to zone significant utilities to an alternate zone.	Utilities Zone.
Business & Professional Services	This Use is prohibited in the Ag Zone, so titles with this use should only be zoned Agriculture under exceptional circumstances.	No. Unless: • Is connected to an agricultural enterprise. • Is surrounded by land which will be zoned Agriculture and a cluster of three titles cannot be developed to create an alternate zone.	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes.	AZ 6 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Domestic Animal Breeding, Boarding or Training	This use is permitted in the Rural Zone and is Discretionary in the Ag Zone.	No. Unless: • Is associated with an existing enterprise that will be zoned Agriculture. • Is surrounded by land that will be zoned Agriculture.	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes.	AZ 6 & RZ 3.		
Educational & Occasional Care	This use is permitted in Rural Zone if associated with Resource Development or Resource Processing, otherwise it is discretionary. It is also discretionary in the Ag Zone.	No. Unless: • Is associated with an existing enterprise that will be zoned Agriculture. • Is surrounded by land that will be zoned Agriculture.	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes. • If surrounded by land which will be zoned as Rural.	AZ 6 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.

Use	Rationale	Agriculture Zone	Justification	Rural Zone	Justification	Further Consideration	Alternate Zone
Emergency Services	This use is permitted in the Rural Zone but is prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6	Yes.	AZ 6 & RZ 3.	An alternate zone may be considered more appropriate. If surrounded by land which will be zoned Agriculture, spot zoning of a more appropriate zone maybe worth considering.	Various.
Food Services	This use is permitted in both zones if it is associated with resource development or resource processing, otherwise it is discretionary in both zones.	Yes. <ul style="list-style-type: none"> If associated with an existing enterprise that will be zoned Agriculture. If surrounded by land that will be zoned Agriculture. 	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes. <ul style="list-style-type: none"> If associated with an existing enterprise that will be zoned Rural. If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
General Retail & Hire	This use is permitted in both zones if it is associated with resource development or resource processing, otherwise it is discretionary in both zones.	No. Unless: <ul style="list-style-type: none"> Is associated with an existing enterprise that will be zoned Agriculture. Is surrounded by land that will be zoned Agriculture. 	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes. <ul style="list-style-type: none"> If associated with an existing enterprise that will be zoned Rural If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Manufacturing and Processing	This use is permitted in the Rural Zone if for the processing of materials from extractive industries, otherwise it is discretionary. The use is discretionary in the Ag Zone if it is for the manufacturing of agricultural equipment or the processing of materials from extractive industries otherwise it is prohibited.	No. Unless: <ul style="list-style-type: none"> Is for manufacturing of agricultural equipment and surrounded by land that will be zoned Agriculture. Is for processing of materials from extractive industries and surrounded by land that will be zoned Agriculture. 	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes.	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Pleasure Boat Facility	This use is permitted in the Rural Zone if it is for a boat ramp otherwise it is discretionary. The use is prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6	Yes.	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Research & Development	This use is permitted in the Rural Zone if associated with resource development or resource processing, otherwise it is discretionary. It is discretionary in the Ag Zone	No. Unless: <ul style="list-style-type: none"> Is associated with an existing enterprise that will be zoned Agriculture. Is surrounded by land that will be zoned Agriculture. 	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes.	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.

Use	Rationale	Agriculture Zone	Justification	Rural Zone	Justification	Further Consideration	Alternate Zone
Storage	This use is permitted in the Rural Zone and discretionary in the Ag Zone if for; a contractor's yard, freezing and cooling storage, grain storage, a liquid, solid or gas fuel depot, or a woodyard. Otherwise it is discretionary in the Rural Zone and prohibited in the Ag Zone.	No. Unless: <ul style="list-style-type: none"> Is associated with an existing enterprise that will be zoned Agriculture. Is surrounded by land that will be zoned Agriculture. 	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes.	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Visitor Accommodation	This use is permitted in the Rural Zone if for accommodation within an existing building, otherwise it is discretionary. The use is discretionary in the Ag Zone.	No. Unless: <ul style="list-style-type: none"> Is associated with an existing enterprise that will be zoned Agriculture. Is surrounded by land that will be zoned Agriculture. 	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes.	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Bulky Goods Sales	This use is discretionary in the Ag and Rural Zones if for; a supplier for extractive industry, resource development or resource processing, a garden & landscape supplier, or a timber yard. If for Rural supplies is also discretionary in the Rural Zone.	No. Unless: <ul style="list-style-type: none"> Is associated with an existing enterprise that will be zoned Agriculture. Is surrounded by land that will be zoned Agriculture. 	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes.	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Community Meeting & Entertainment	This use is discretionary in the Rural Zone and prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6	Yes. <ul style="list-style-type: none"> If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Crematoria & Cemeteries	This use is discretionary in the Rural Zone and prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6	Yes. <ul style="list-style-type: none"> If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Custodial Facility	This use is discretionary in the Rural Zone and prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6	Yes. <ul style="list-style-type: none"> If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Motor Racing Facility	This use is discretionary in the Rural Zone and prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6	Yes. <ul style="list-style-type: none"> If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Recycling & Waste Disposal	This use is discretionary in the Rural Zone and prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6	Yes. <ul style="list-style-type: none"> If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.

Use	Rationale	Agriculture Zone	Justification	Rural Zone	Justification	Further Consideration	Alternate Zone
Service Industry	This use is discretionary in the Rural Zone is associated with extractive industry, resource development or resource processing, otherwise it is prohibited. It is prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6	Yes. <ul style="list-style-type: none"> If associated with an existing primary industry enterprise. If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Sports & Recreation	This use is discretionary in the Rural Zone and prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6	Yes. <ul style="list-style-type: none"> If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Tourist Operation	This use is discretionary in both the Rural and Ag Zones.	Yes. <ul style="list-style-type: none"> If surrounded by land that will be zoned Agriculture. 	Mapped in Land Potentially Suitable for Agriculture Layer	Yes. <ul style="list-style-type: none"> If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Transport Depot & Distribution	This use is discretionary in the Rural and is discretionary in the Ag Zone if for the transportation and distribution of agricultural produce and equipment, otherwise it is prohibited.	No. Unless: <ul style="list-style-type: none"> Is associated with an existing enterprise that will be zoned Agricultural. Is surrounded by land that will be zoned Agriculture. 	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes. <ul style="list-style-type: none"> If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Minor Roads & Road Reserves (not on the Road hierarchy 1-5)		Yes. <ul style="list-style-type: none"> If is the prevailing surrounding zone. 		Yes. <ul style="list-style-type: none"> If is the prevailing surrounding zone. 			

Table 6 describes the general resource requirements for various agricultural land uses.

Table 6. Resource Requirements for Various Land Uses

Resource	Livestock			Broad acre crops		Vegetables		Berries	Orchard fruits & vines	Nurseries & cut flowers	Forestry plantations
	Sheep	Cattle	Dairy	Cereals	Others	Processed	Un-processed				
Land Capability	LC3-6	LC 3-5/6	LC 3-5	LC 1-4	LC 1-4	LC 1-4	LC 1-4	LC 1-4/5	LC 1-4/5	LC 1-4 or N/A	LC 4-6
Minimum paddock sizes	No minimum	No minimum	To suit grazing	10-15 ha min.	5-10 ha min.	10 ha min.	10 ha min.	2-4 ha	2-5 ha	2-4 ha min.	10-20 ha min.
Farm size for a "viable" business	5,000-10,000 dse (area depends on rainfall)	5,000-10,000 dse (area depends on rainfall)	Capacity for at least 350 milkers	Broadacre cropping will be a mix of crops in rotation with pasture and livestock. The area required for viability is highly variable.				4-10 ha	10-30 ha	5-10 ha	10-20 ha min.
Irrigation water	Not required	Not required	Preferable 4-6ML/ha.	Not necessary	Mostly necessary, 2-3 ML/ha	Necessary, 2-6ML/ha	Necessary, 2-6ML/ha	Necessary, 1-3ML/ha	Necessary, 2-3ML/ha	Necessary, small quantity	Not required
Climate specifications	Lower rainfall preferred for wool	No preferences	High rainfall (or irrigation)	Susceptible to spring frosts. Difficult to harvest in humid coastal conditions	Susceptible to spring frosts	Susceptible to spring frosts	Susceptible to spring frosts	High rainfall (or irrigation)	Susceptible to spring frosts for vines. Susceptible to summer rains for cherries. Susceptible to disease in high humidity in March for vines	Preferably low frost risk area	Rainfall above 700-800 mm
Infrastructure	Yards & shed	Yards, crush, loading ramp	Dairy shed	Minimal	Irrig facilities	Irrig facilities	Irrig facilities	Irrig facilities	Irrig facilities	Plastic/glass houses	None
Plant & equipment	Minimal	Minimal; hay feeding plant	General purpose tractor, hay/silage feeding	Tractors & implements	Tractors & implements	Tractors & implements	Tractors & implements	Tractors & implements	Tractors & implements	Small plant	None
Market contracts	Not required	Not required	Necessary	Not required	Generally required	Necessary	Highly preferred	Desired	Desired	Contracts preferable	Varies
Labour	Medium	Low	High	Low	Low	Low	Variable/medium	High at times	High at times	High at times	Low
Local services	Shearers	Vet	Vet, dairy shed technician	Agronomist, contractors	Agronomist, contractors	Agronomist, contractors	Agronomist, contractors	Pickers	Pickers	Pickers	Contractors
Regional suitability	Dryer areas good for wool. All areas suitable; larger farm sizes needed for viability.	All areas suitable. Suits small farms.	Economics dictate large area necessary. Needs high rainfall or large water resource for irrigation.	Generally large areas, so need larger paddocks and larger farms.	Generally large areas, so need larger paddocks and larger farms.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Medium sized paddocks & farms; area for crop rotations and irrigation;	Specific site requirements; proximity to markets and transport/carriers.	Specific site requirements; potentially available in most municipalities.	Proximity to markets is important.	Low rainfall areas less preferred.
Recommended min. buffer for individual dwellings (1)	50m to grazing area	50m to grazing area	50m to grazing area, 250m to dairy shed and 300m to effluent storage or continuous application areas (2)	200m to crop	200m to crop	200m to crop	200m to crop	200m to crop	200m to crop	200m to crop	Site specific (1) 20m for inner zone and additional 15m for outer zone on flat ground (3)
Recommended min. buffer for residential areas (1)	50m to grazing area	50m to grazing area	50m to grazing area, 500m to dairy shed	300m to crop	300m to crop	300m to crop	300m to crop	300m to crop	300m to crop	300m to crop	Site specific (1)

(1) From (Learmonth, Whitehead, Boyd & Fletcher, 2007). These are industry specific recommended setbacks which do not necessarily align with Planning Scheme Setback requirements. Council should ensure they are aware of attenuation setback requirements for specific activities.

APPENDIX 2 – POTENTIALLY CONSTRAINING MANAGEMENT ACTIVITIES

Tables 7 to 12 describe the frequency and intensity of the management activities and the associated issues likely to constrain this use for each of the agricultural land use categories in Table 6. Tables 7 to 12 are a broad guide only and site specific, cultivar specific and seasonal variations occur. Aside from these specific issues associated with these activities Learmonth et. al. (2007) also provides a comprehensive list of potential land use conflict issues (see Table 13). Tables 7 to 12 provide the rationale behind the recommended minimum buffers contained in Table 6.

Table 7. Farming activity - Grazing

Management Activity	Issues likely to constrain the activity	Comment
Pasture sowing Herbicide spraying Cultivation Drilling	Spray drift, noise Noise, dust Noise, dust	Ground based or aerial – often very early in the morning
Graze	Noise at certain time eg weaning calves Livestock trespass	Tractor
Forage conservation Mow, Rake, Bale, Cart bales	Noise, dust	Tractor
Fertiliser spreading	Noise	Tractor
Insecticide spraying	Spray drift Noise	Ground based or aerial – often very early in the morning
Irrigation	Spray drift Noise	Potentially turbid and not potable Pump

Table 8. Farming Activity – Poppy crop

Management Activity	Issues likely to constrain the activity	Comment
Pre-cultivation spray	Spray drift Noise	Ground based or aerial – often very early in the morning
Cultivation – several passes (2-4)	Noise Dust	Tractor Dust is unlikely as soils are likely to be moist
Lime spreading	Noise	Tractor
Drilling	Noise	Tractor
Herbicide sprays (2)	Spray drift Noise	Ground based or aerial often very early in the morning
Insecticide & fungicide sprays (2-3)	Spray drift Noise	Ground based or aerial – likely to be very early in the morning
Irrigation	Spray drift Noise	Potentially turbid and not potable Pump
Harvesting	Noise	Tractor
Potential forage crops after harvesting, cultivation Broadcast seed & harrow, Irrigate	Noise Noise Noise, spray drift	Tractor Tractor Pump

Table 9. Farming Activity - Potato crop

Management Activity	Issues likely to constrain the activity	Comment
Pre-cultivation spray	Spray drift Noise	Ground based or aerial – often very early in the morning
Cultivation – several passes (2-4)	Noise Dust	Tractor Dust is unlikely as soils are likely to be moist
Planting	Noise	
Herbicide spray	Spray drift Noise	Ground based or aerial – often very early in the morning
Insecticide & fungicide sprays (5+)	Spray drift Noise	Ground based or aerial – likely to be very early in the morning
Fertiliser Spreading	Noise Odour	Tractor From manure/organic fertilisers
Irrigation	Spray drift Noise	Potentially turbid and not potable Pump
Harvesting	Noise	Tractor

Table 10. Farming activity – Strawberries (3 yr rotation)

Management Activity	Issues likely to constrain the activity	Comment
Fungicide	Spray drift Noise	Ground based likely to be very early in the morning
Herbicide spraying	Spray drift Noise	Ground based likely to be very early in the morning
Cultivation	Noise	
Fertiliser	Spray drift Noise	Ground based likely to be very early in the morning
Planting	By hand Noise	Tractor & traffic
Inter-row maintenance herbicide and/or mowing	Spray drift Noise	Ground based likely to be very early in the morning
Irrigation	Spray drift Noise	
Harvesting Dec -March	By hand Noise	Tractor & traffic

Table 11. Farming activity – Cherries (after establishment)

Management Activity	Issues likely to constrain the activity	Comment
Fungicide spraying	Spray drift Noise	Ground based likely to be very early in the morning
Herbicide spraying	Spray drift Noise	Ground based likely to be very early in the morning
Insecticide spraying	Spray drift Noise	Ground based likely to be very early in the morning
Irrigation	Spray drift Noise	
Frost fans	Noise	
Harvesting Dec - March	By hand or machine Noise	Tractor & traffic
Pruning June – Sept	By hand	Tractor & traffic

Table 12. Farming activity – Vines (after establishment)

Management Activity	Issues likely to constrain the activity	Comment
Fungicide spraying Sept – March (max 10)	Spray drift Noise	Ground based likely to be very early in the morning
Herbicide spraying Autumn and summer 2-3	Spray drift Noise	Ground based likely to be very early in the morning
Irrigation	Spray drift Noise	
Frost fans	Noise	
Pruning, training June – Sept	By hand	
Harvesting March -May	By hand or machine Noise	Tractor & traffic

Table 13. Typical rural land use conflict

Living and Working in Rural Areas. A handbook for managing land use conflict issues on the NSW North Coast. Learmonth, R., Whitehead, R., Boyd, B., and Fletcher, S. n.d.

Table 1. Typical rural land use conflict issues in the north coast region

Issue	Explanation
Absentee landholders	Neighbours may be relied upon to manage issues such as bush fires, straying stock, trespassers etc. while the absentee landholder is at work or away.
Access	Traditional or informal 'agreements' for access between farms and to parts of farms may break down with the arrival of new people.
Catchment management	Design, funding and implementation of land, water and vegetatin management plans are complicated with larger numbers of rural land-holders with differing perspectives and values.
Clearing	Neighbours may object to the clearing of trees, especially when it is done apparently without approvals or impacts on habitat areas or local amenity.
Cooperation	Lack of mutual co-operation through the inability or unwillingness on behalf individuals to contribute may curtail or limit traditional work sharing practices on-farm or in the rural community.
Dogs	Stray domestic dogs and wild dogs attacking livestock and wildlife and causing a nuisance.
Drainage	Blocking or changing drainage systems through a lack of maintenance or failure to cooperate and not respect the rights of others.
Dust	Generated by farm and extractive industry operations including cultivating, fallow (bare) ground, farm vehicles, livestock yards, feed milling, fertiliser spreading etc.
Dwellings	Urban or residential dwellings located too close to or affecting an existing rural pursuit or routine land use practice.
Electric fences	Electric shocks to children, horses and dogs. Public safety issues.
Fencing	Disagreement about maintenance, replacement, design and cost.
Fire	Risk of fire escaping and entering neighbouring property. Lack of knowledge of fire issues and the role of the Rural Fire Service.
Firearms	Disturbance, maiming and killing of livestock and pest animals, illegal use and risk to personal safety.
Flies	Spread from animal enclosures or manure and breeding areas.
Heritage management	Destruction and poor management of indigenous and non indigenous cultural artefacts, structures and sites.
Lights	Bright lights associated with night loading, security etc.
Litter	Injury and poisoning of livestock via wind blown and dumped waste. Damage to equipment and machinery. Amenity impacts.
Noise	From farm machinery, scare guns, low flying agricultural aircraft, livestock weaning and feeding, and irrigation pumps.
Odours	Odours arising from piggeries, feedlots, dairies, poultry, sprays, fertiliser, manure spreading, silage, burning carcasses/crop residues.
Pesticides	Perceived and real health and environmental concerns over the use, storage and disposal of pesticides as well as spray drift.
Poisoning	Deliberate poisoning and destruction of trees/plants. Spray drift onto non-target plants. Pesticide or poison uptake by livestock and human health risks.
Pollution	Water resources contaminated by effluent, chemicals, pesticides, nutrients and air borne particulates.
Roads	Cost and standards of maintenance, slow/wide farm machinery, livestock droving and manure.
Smoke	From the burning of crop residues, scrub, pasture and windrows.
Soil erosion	Loss of soil and pollution of water ways from unsustainable practices or exposed soils. Lack of adequate groundcover or soil protection.
Straying livestock	Fence damage, spread of disease, damage to crops, gardens and bush/rainforest regeneration.
Theft/vandalism	Interference with crops, livestock, fodder, machinery and equipment.
Tree removal	Removal of native vegetation without appropriate approvals. Removal of icon trees and vegetation.
Trespass	Entering properties unlawfully and without agreement.
Visual/amenity	Loss of amenity as a result of reflective structures (igloos, hail netting), windbreaks plantings (loss of
Water	Competition for limited water supplies, compliance with water regulations, building of dams, changes to flows. Stock access to waterways. Riparian zone management.
Weeds	Lack of weed control particularly noxious weeds, by landholders.
<i>Based on: Smith, RJ (2003) Rural Land Use Conflict: Review of Management Techniques – Final Report to Lismore Living Centres (PlanningNSW).</i>	

APPENDIX 3 ENTERPRISE SCALE ANALYSIS

Appendix 3 provides the background rationale for the development of the Enterprise Scale Analysis Tool. Discussion around enterprise ‘viability’ is for context but does not specifically relate to the Decision Tree/Guidelines process for determining suitable zoning of areas of interest.

Rural land – land use and characteristics

Definitions, planning objectives & responses.

Potential Land use	Definition	Resources (general characteristics)	Connectivity	Objectives for planning	Planning responses
‘Medium to Large-scale’ Characteristics	Likely to be viable. Capacity to produce sufficient profit for a family and full-time employment of one person.	Land area comprising a number of titles farmed together. Total land area for mixed farming is likely to be 200ha-500ha or more, depending on Land Capability, water resources and enterprise mix. Land area for vineyards, orchards or berries is likely to be 10ha-20ha. Water available for irrigation for smaller holdings.	Few constraints. Well connected to other unconstrained titles, Expansion and/or intensification likely in the future.	Retain current and future agricultural productive potential.	If all indicators are present, Agriculture zoning is preferred.
‘Small-scale’ Characteristics	Land used for some agriculture. Agricultural activity may be profitable, however generally unable to produce sufficient profit to demonstrate viability. Occupant/family needs to be supported by off-farm income.	Generally 8-40 ha in area and a single title. Water for irrigation less likely, but possible, depending on location and cost of supply. Land Capability class generally 4-5. The land and/or water resources associated with the title may have the capacity to contribute to a ‘medium to large-scale’ holding depending on the degree of constraint.	Some Constraints. Residence on the title. Residences in close proximity. Low connectivity to unconstrained titles.	Provide for ‘small-scale’ where the land cannot be used for ‘medium to large-scale’ farming enterprises. Can contribute to buffers at the rural/residential interface to provide for gradational impacts. Provide opportunities for ‘small-scale’ enterprises without risking loss of the agricultural resource.	If agricultural use potential is good; ie if it has all or some of the following characteristics; Few Constraints, LC 1-3, water available, well connected, currently no house, currently supporting high value agriculture then treat as for ‘medium to large-scale’. If the title has value as a buffer between residential use and ‘medium to large-scale’ agriculture then could be considered for Rural or Ag Zone, depending on what is more appropriate for a consistent zoning pattern. If the title is part of a cluster of lots with ‘small-scale’ characteristics where potential is lower, the land area is in effect already converted from ‘medium to large-scale’ agriculture and would be considered an established Rural area.
‘Domestic-scale’ Characteristics	Little or no use for Agriculture.	Generally 1-8 ha in area. Land Capability variable. Water for irrigation unlikely.	Moderate to significant Constraints. Residence on the title. Residences in close proximity. Little or no connectivity to unconstrained titles.	Provide opportunities for rural residential lifestyle choice without risking loss of the agricultural resource. May contribute to buffering at the rural/residential interface.	If the title is part of a cluster of lots with ‘domestic-scale’ characteristics where potential is negligible, the land area is in effect already converted and would be considered an established Rural Living area. Agricultural use potential is always low, however, subdivision and intensification of residential use needs to consider the context of nearby ‘medium to large-scale’ and ‘small-scale’ activities and the potential to achieve appropriate buffering.

ENTERPRISE SCALE ANALYSIS

Enterprise Scale Analysis and the associated definitions were first developed in 2012 for Northern Tasmania Development in response to a request for clarification of the methodologies and tools and their application in understanding agricultural potential for planning purposes. In this project a range of characteristics including current enterprise activities, Land Capability and irrigation water resources and connectivity were analysed at the holding level enabling titles to be classified into three broad scale characteristic categories; 'commercial', 'hobby' and 'lifestyle'³. For the purposes of this Decision Tree the terminology has been changed to 'medium to large-scale', 'small-scale' and 'domestic-scale'.

Agricultural land use is defined under the State Policy on the *Protection of Agricultural Land 2009* as; “*use of land for propagating, cultivating or harvesting plants or for keeping and breeding of animal, excluding domestic animals and pets. It includes the handling, packing or storing of produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry*”.

Hence clearly the Policy does not include domestic activities such as backyard fruit and vegetable gardening “agriculture”. In 2015 the Australian Bureau of Statistics (ABS) increased the minimum value of Estimated Value of Agricultural Output (EVAO) an enterprise needs to be included in their survey data. Previously the EVAO was \$5,000, this has now been increased to \$40,000. Given that the statistics no longer capture enterprise activity contributing less than \$40 000, our methodology is very conservative in terms of retaining land and water resources which have potential to contribute to the EVAO. We would still consider an EVAO of \$5 000 - \$40 000 as fitting the small scale and provided other characteristics indicate there is some potential for agricultural use these enterprises will be retained in the Agricultural zone.

This is a useful tool for Councils to utilise to assist them with categorising the type of settlements and enterprises that are occurring within an area of interest after identifying the type of agricultural activity (if any) occurring on the land and available resources. Being able to categorise the scale of the individual enterprises currently existing will assist in making decisions around what is the appropriate zoning of an area.

VIABLE HOLDING

ABARE statistics show that a very high proportion of farms in the South East Region are relatively small and a lot of the small farms are reliant on off-farm income. In fact, 51% of farms have an EVAO⁴ of less than \$50 000 and produce approximately 5% of the South East region's agricultural output.⁵ In contrast, the largest 14% of farms had an EVAO greater than \$350 000 and they produce 74% of region's agricultural output. The remaining 35% of farms would experience a highly variable degree of existing and potential output and overall contribution to the agricultural sector. National data shows similar trends with 10% of farms producing more than 50% of the agricultural output⁶.

³ Adapted from Ketelaar, A and Armstrong, D. 2012, *Discussions paper – Clarification of the Tools and Methodologies and Their Limitations for Understanding the Use of Agricultural Land in the Northern Region* - written for Northern Tasmania Development.

⁴ Estimated Value of Agricultural Output (EVAO) is a measure of the value of production from farms and a measure of the size of their business and is somewhat similar to turn-over.

⁵ Australian Bureau of Agricultural and Resource Economics and Science (ABARES), *About my Region - "Agriculture, Fisheries and Forestry in the South East region of Tasmania, 2013"* based on ABS census data from 2010-11.

⁶ Australian Government - Australian Institute of Health and Welfare, *Australia's Food and Nutrition 2012 in brief*, available online at

<http://www.aihw.gov.au/WorkArea/>

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Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones

Agricultural output will be improved by the smaller farms being combined to create fewer but larger scale farming businesses, and this has occurred to some extent in some areas. For example, at a national level the average size of farms has increased by 23% whilst at the same time farm numbers are decreasing³. Farming practices are changing with the use of more intensive production systems and techniques. Where there is scope for farms to increase in land area there is also scope for improving economies of scale and thus becoming more profitable. Medium sized to larger titles which are not encumbered by dwellings are more attractive for increasing land area for farms as the purchaser is paying only for agricultural assets.

Bigger is not always better, but it is clear that most Tasmanian farms are too small to be efficient, profitable and 'viable'. As a consequence, the Enterprise Scale analysis tool reflect the economic realities of agricultural land use by recognising the influencing characteristics that determine whether the land is likely to be utilised for agriculture through agglomeration with other surrounding titles or individually. Land and water resources suitable for agriculture are a limited resource. The Enterprise scale analysis tool provides the rationale behind ensuring that land and water that has the potential to contribute to the Agricultural Output of the region is protected in the long term for agricultural use and that those titles with resources that are already compromised for this use are identified and zoned appropriately.

In our opinion a viable farm is one producing sufficient income to provide for a family and provide full time employment for one person. On this basis the long-term viability of farms producing less than \$150,000 Gross Income is questionable. Viable holdings are generally larger than 40 hectares and they usually comprise of more than one title. The difficulty lies in applying terms such as "viable" to single titles. There is nothing which binds these titles together other than ownership or leasing, hence applying planning responses at a title level becomes difficult because ownership is ephemeral. Re-allocating the Rural Resource zone should seek to address safeguarding any remaining capacity for a title to contribute to a 'viable' holding and this requires consideration of the title context in the areas of interest. If a title has 'medium to large-scale' characteristics in our opinion it has the potential to contribute to a 'viable' holding.

Applying spatial definitions and land area thresholds is difficult and can lead to misrepresentation. For example, if a typical 'small-scale' farm is a single title of 8-40ha, it does not mean that titles greater than 40ha automatically are 'viable' farms. It means that single titles less than 40ha and not farmed in conjunction with other titles have reduced potential to contribute to a 'viable' holding, especially if they currently have a house on them.

Where non-agricultural development is competing with agricultural development for the same land resources determining where the line is drawn for the Agricultural Zone should be based on current land use and surrounding land use and determining the consolidated areas that are already converted. This becomes more difficult when viticulture, orchards and other high-value enterprises are included in the mix of potential enterprise options as the land and water resources for 'viable' enterprise in conventional viticulture can be as small as 20ha of Class 4/5 land and 40ML of water and in some instances even smaller. Hence even relatively small titles have the capacity to contribute to a 'viable' holding under these circumstances. The cluster enterprises described in the ALMP identify that irrigated perennial horticultural operation can occur on small areas and 10ha is an appropriate conservative threshold to apply to title size. Key determinant as to the long-term viability of an enterprise on a smaller title will likely be access to water resources, whether it is farmed in conjunction, surrounding constraints and whether there are other non-agricultural activities associated with the operation (for example café). Where the agricultural activity has potential for long-term viability the appropriate zone is the Agricultural zone. Where it is constrained in a significant way and supports mixed use the more appropriate zone is generally the Rural Zone.

If, through zoning, the number of non-agricultural developments in the 'wedges' or at the interface are increased then the constraints on the capacity to conduct agriculture on the adjacent land may also increase if densities and buffers are not appropriately considered. However, where there is consolidated non-agricultural activity there is opportunity for alternate 'Rural uses' without risk of compromising the agricultural productivity of the region. Historically incremental conversion to non-agricultural use has complicated the issues.

APPENDIX 4. LAND CAPABILITY DEFINITIONS FROM GROSE (1999)

CLASS 1. Land well suited to a wide range of intensive cropping and grazing activities. It occurs on flat land with deep, well drained soils, and in a climate that favours a wide variety of crops. While there are virtually no limitations to agricultural usage, reasonable management inputs need to be maintained to prevent degradation of the resource. Such inputs might include very minor soil conservation treatments, fertiliser inputs or occasional pasture phases. Class 1 land is highly productive and capable of being cropped eight to nine years out of ten in a rotation with pasture or equivalent without risk of damage to the soil resource or loss of production, during periods of average climatic conditions.

CLASS 2. Land suitable for a wide range of intensive cropping and grazing activities. Limitations to use are slight, and these can be readily overcome by management and minor conservation practices. However, the level of inputs is greater, and the variety and/or number of crops that can be grown is marginally more restricted, than for Class 1 land.

This land is highly productive but there is an increased risk of damage to the soil resource or of yield loss. The land can be cropped five to eight years out of ten in a rotation with pasture or equivalent during 'normal' years, if reasonable management inputs are maintained.

CLASS 3. Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use. Land is moderately productive, requiring a higher level of inputs than Classes 1 and 2. Limitations either restrict the range of crops that can be grown or the risk of damage to the soil resource is such that cropping should be confined to three to five years out of ten in a rotation with pasture or equivalent during normal years.

CLASS 4. Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited. (NB some parts of Tasmania are currently able to crop more frequently on Class 4 land than suggested above. This is due to the climate being drier than 'normal'. However, there is a high risk of crop or soil damage if 'normal' conditions return.)

CLASS 5. This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

CLASS 6. Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.

CLASS 7. Land with very severe to extreme limitations which make it unsuitable for agricultural use.

SOUTHERN
MIDLANDS
COUNCIL



Municipal Emergency Management Plan

Southern Midlands

Plan Details

Plan Title: Southern Midlands Municipal Emergency Management Plan
Issue Details: Issue 8, 2018
Review Authority: Southern Midlands Municipal Emergency Management Committee
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Approval

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Section 1 Overview

Glossary

- 1.1 The following terms are used in this plan and have significance for this municipal area. All other terms used are consistent with the Tasmanian Emergency Management Plan (TEMP).
- 1.2 The *Emergency Management Act 2006* uses shortened phrasing for a number of titles (e.g. Municipal Committee for Municipal Emergency Management Committee) and this practice is applied in this plan.

Table 1 Terms

Term	In the context of this plan, this means:
Affected Area Recovery Committee	A group established under the authority of <i>The Act</i> to assist Councils with longer-term recovery. It may also be referred to as a Recovery Taskforce (especially when its membership comprises State Government representatives).
Command	The internal direction of an organisation's resources in an emergency.
Community Centres NB one or more centre type can be combined at the same location if necessary.	<p>Assembly: An identified location where affected persons can assemble. Assembly centres are generally established for a short period of time to meet the immediate personal support needs of individuals and families e.g. Evacuation Centres.</p> <p>Evacuation: An identified location for persons of an affected area to be temporarily accommodated. This includes the provision of basic services to meet affected people's immediate personal needs.</p> <p>Information: An identified location where information is made available for emergency-affected people. They can be virtual (e.g. call centres or web based), or physical (e.g. at a community centre). Notwithstanding the structural arrangements, the importance of providing clear and consistent information is acknowledged</p> <p>Recovery: An identified location for affected persons to access information and assistance after an emergency has occurred. A range of Government and Non-Government Organisations operate from recovery centres (it can also be referred to as a 'One-Stop Shop').</p>
Control	The overall direction and management of response/recovery activities for an emergency. The authority for control can be established in legislation or in an emergency plan and includes tasking and coordinating other organisations resources to meet the needs of the situation (i.e. control operates horizontally across organisations).
Coordination	The systematic acquisition and application of resources (workers, equipment, goods and services) during response/recovery. Coordination can operate vertically within an organisation (as a function of command), as well as horizontally across organisations (as a function of control).
Coordinating Agency	The identified government agency or agencies responsible for managing and coordinating the planning, delivery, monitoring and reporting for a group of recovery functions (recovery domain).
Debrief	A meeting of stakeholders to review the effectiveness of response/recovery operations.

Deputy Municipal Coordinator	<p>Deputy Municipal Emergency Management Coordinator appointed under section 23 of the <i>Emergency Management Act 2006</i>.</p> <p>Section 23 establishes the Deputy Municipal Coordinator as a ministerial appointment in each municipal area who can act for the Municipal Coordinator when the Municipal Coordinator is:</p> <ul style="list-style-type: none"> • absent from duty or Tasmania OR • unable to perform the Municipal Coordinator duties (permanently) OR • is temporarily not appointed e.g. has resigned etc.
Emergency	<p>Further defined by the <i>Emergency Management Act 2006</i>. Simply explained, an event that endangers, destroys or threatens to endanger or destroy human life, property or the environment, or causes or threatens to cause injury or distress to persons; and requires a significant response from one or more of the statutory services.</p>
Emergency Centres	<p>Emergency Coordination Centre: A generic term for any facility or location where an identified group or team meets to coordinate measures to address the consequences of an emergency. The work at Emergency Coordination Centres can be agency-specific or community focused. This means multiple centres may be active for a single emergency, and they may be colocated with other centres depending on the situation (e.g. an Emergency Operations Centre). Municipal, Regional and State Emergency Management Committees manage the Emergency Coordination Centres that are focused on community-wide consequence management.</p> <p>Emergency Operations Centre: A generic term for any facility or location where an identified group or team meets to give direction for agency-specific work related to an emergency.</p> <p>This includes the acquisition and allocation of resources required by the agency. The way Emergency Operations Centres are used can vary depending on the situation.</p> <p>Incident Control Centre: The location from which the Response Management Authority exercises Control of response operations for an emergency.</p>
Emergency Management	<p>Further defined in the <i>Emergency Management Act 2006</i>. Simply explained, emergency management is the framework that provides for planned and coordinated measures that reduce vulnerabilities and enhance capacities to withstand emergencies, as well as cope with and recover from their impacts.</p>
Emergency Management Plan	<p>A document required by the <i>Emergency Management Act 2006</i> that describes governance and coordination arrangements and assigned responsibilities for: a geographic area, identified hazard, or function relevant to Tasmanian emergency management. It includes descriptions of processes that provide for safe and effective operations for emergency situations.</p>
Emergency management worker	<p>A member of a statutory service, whether for payment or other consideration or as a volunteer; or an authorised officer; or a person who does or omits to do any act in the assistance of, or under the direction or control of, an authorised officer; further defined by the <i>Emergency Management Act 2006</i>.</p>
Emergency powers and special emergency power	<p>A power specified in Schedule 1 or Schedule 2 of the <i>Emergency Management Act 2006</i>.</p>
Emergency Risk Management	<p>A process which involves dealing with risks to the community arising from emergency events.</p>
Hazard	<p>A place, structure, source or situation, that may potentially endanger, destroy or threaten to endanger or destroy human life, property or the environment further defined by the <i>Emergency Management Act 2006</i>.</p>
Management Authority	<p>Management Authorities provide direction so that capability is maintained for identified hazards across the PPRR spectrum.</p>
Municipal Chairperson	<p>The person determined by Council, under section 21(2) of the <i>Emergency Management Act 2006</i> to be the Municipal Chairperson.</p>

Municipal Committee	A Municipal Emergency Management Committee established under section 20 of the <i>Emergency Management Act 2006</i> .
Municipal Recovery Coordinator	A person identified by a council or municipal committee to coordinate, manage and advise on recovery arrangements at a municipal level.
Municipal Coordinator	<p>From the <i>Emergency Management Act 2006</i>: "<i>Municipal Coordinator</i>" means a person appointed as a <i>Municipal Emergency Management Coordinator</i> under section 23</p> <p>Section 21 establishes the Municipal Coordinator as a person appointed by the Minister who has the authority and ability to make decisions relating to the coordination of emergency management in the municipal area during an emergency without first seeking the approval of council. The Municipal Coordinator has other responsibilities established by the <i>Emergency Management Act 2006</i> including:</p> <ul style="list-style-type: none"> • Executive Officer for the Municipal Committee • assist and advise the Municipal Chairperson, Regional Controller, SES Unit Manager and council • act as an Authorised Officer when required and authorise others to act as Authorised Officers.
preparedness	Planned and coordinated measures so safe and effective response and recovery can occur.
prevention and mitigation	Planned and coordinated measures that eliminate or reduce the frequency and/or consequences of emergencies.
public information	Provide timely and accurate public information in order to protect and reassure the community.
recovery	A coordinated process of supporting emergency-affected communities in reconstruction of the physical infrastructure and restoration of emotional, social, economic and physical wellbeing.
Recovery Domain Coordinator (Social/Economic/ Infrastructure/ Environmental)	A nominated State Service employee authorised to plan, lead and coordinate the delivery of recovery services (by domain) within a region for and on behalf of a Regional Controller and the Coordinating Agency.
Regional Emergency Management Committee	A Regional Emergency Management Committee established under section 14 of the <i>Emergency Management Act 2006</i> .
Regional Social Recovery Coordinator	A nominated State Government worker who is authorised to coordinate the delivery of social recovery services within a region, in collaboration with Municipal Recovery Coordinators and their deputies.
Regional Controller	<p>From the <i>Emergency Management Act 2006</i>: "<i>Regional Controller</i>" means the <i>Regional Emergency Management Controller</i> appointed under section 17;</p> <p>Section 17 establishes the Regional Controller function as a person who is either:</p> <ul style="list-style-type: none"> • a police commander determined by the Commissioner of Police and the State Controller OR • a person appointed by the Minister.
Register. Find. Reunite	Australian Government service operated by Red Cross that registers, finds and Reunites family, friends and loved ones after an emergency.
Risk	A concept used to describe the likelihood of harmful consequences arising from the interaction of hazards, communities and the environment.
Risk Assessment	The process used to determine risk management priorities by evaluating and comparing the level of risk against predetermined standards, target risk levels or other criteria
State Controller	The State Emergency Management Controller appointed under section 10 of the <i>Emergency Management Act 2006</i> .

	<p>From the <i>Emergency Management Act 2006</i>: "State Controller" means the <i>State Emergency Management Controller appointed under section 10</i>;</p> <p>Section 10 establishes the State Controller function as a person who is either:</p> <ul style="list-style-type: none"> • the Head of Agency for the Department of Police and Emergency Management OR • a person appointed by the Minister.
State of Emergency	A state of emergency declared under section 42 of the <i>Emergency Management Act 2006</i> .
Support Agency	<p>Assisting: Assisting Support Agencies have specific capabilities or resources that complement the Primary Support Agency in delivering the relevant support function.</p> <p>Primary: Organisations That are responsible for the delivery and/or coordination of specific functional capabilities as agreed with Management Authorities. Primary Support Agencies command their own resources in coordination with the Management Authority, as required</p>
validation	Activities that are conducted to assess or review the effectiveness of emergency management arrangements. Standard validation activities include exercises, operational debriefs, workshops, and reviews.
warnings	Dissemination of a message signalling imminent hazard/s, which may include advice on protection measures.
worker	A generic term used to describe people who perform defined functions for an organisation or system, including: staff, volunteers and contractors/consultants.

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Acronyms

1.3 Table 2 lists acronyms that are used in this plan.

Table 2 Acronyms

Acronym	Stands for...
AARC	Affected Area Recovery Committee
AGD	Attorney-General's Department
AT	Ambulance Tasmania
BoM	Bureau of Meteorology
CBRN	Chemical, Biological, Radiological, Nuclear
DCT	Department of Communities Tasmania
DHS	Department of Health
DoE	Department of Education
DoJ	Department of Justice
DMC	Deputy Municipal Coordinator
DPAC	Department of Premier and Cabinet
DPFEM	Department of Police, Fire and Emergency Management
DPIPWE	Department of Primary Industries, Parks, Water and Environment
DSG	Department of State Growth
DTF	Department of Treasury and Finance
EA	Emergency Alert
ECC	Emergency Coordination Centre
EOC	Emergency Operations Centre
EPA	Environment Protection Authority
GIS	Geographic Information Systems
MC	Municipal Coordinator
MRC	Municipal Recovery Coordinator
MECC	Municipal Emergency Coordination Centre
MEMC	Municipal Emergency Management Committee
NGO	Non Government Organisation
PPRR	Prevention and Mitigation, Preparedness, Response and Recovery
RSRC	Regional Social Recovery Coordinator
REMC	Regional Emergency Management Committee
SEMC	State Emergency Management Committee
SES	State Emergency Service
SEWS	Standard Emergency Warning Signal
SITREP	Situation Reports
SMC	Southern Midlands Council
SMC EMP	Southern Midlands Council Emergency Management Plan
SOP	Standard Operating Procedure
SRSRC	Southern Region Social Recovery Committee
SIT REP	Situation Report

Acronym	Stands for...
TASPOL	Tasmania Police
TEIS	Tasmanian Emergency Information Service
TEMP	Tasmanian Emergency Management Plan
TFS	Tasmania Fire Service
TRRA	Tasmanian Relief and Recovery Arrangements

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Introduction

- 1.4 The strategic objectives for emergency management of the Southern Midlands Committee are to:
- a maintain the Southern Midlands Emergency Management Plan to guide the management of risks to the community arising from emergencies by considering all elements of PPRR (Prevention and Mitigation, Preparedness, Response and Recovery)
 - b recognise the value relationships and partnerships for emergency management, in particular the importance of:
 - i community contributions in emergency management and promoting community engagement as required
 - ii maintaining linkages with related bodies including the Southern Region Emergency Management Committee (the Regional Committee)
 - iii identifying roles and responsibilities and integration processes between emergency management and Southern Midlands Council management structures
 - c develop a progressive review system which is implemented for all emergency management elements which is based on continuous improvement principles
 - d maintain an active and relevant Municipal Committee.
- 1.5 A map of the municipal area is included in Figure 1.

Authority

- 1.6 This plan is issued under the authority of the State Controller in accordance with the requirements of s34 of the *Emergency Management Act 2006* and is maintained by the Municipal Emergency Management Committee. Further details about the plan are in Section 4 of this plan.

Aim

- 1.7 The aim of this plan is to describe the emergency management arrangements for the Municipal Area of the Southern Midlands.

Objectives

- 1.8 The objectives of this plan are to record:
- a roles and responsibilities related to identified hazards and emergency management functions
 - b current arrangements for prevention and mitigation, preparedness, response and recovery including:
 - i the legislated requirement to maintain this plan
 - ii protocols for coordinating mutual support with neighbouring councils
 - iii identification of ways to request/access additional support from regional, State and Commonwealth levels
 - c identify opportunities to reduce risks to the community.
- 1.9 These objectives are established so that effective Prevention and Mitigation, Preparedness, Response and Recovery (PPRR) can occur.

Scope and Application

- 1.10 The arrangements in this plan are designed to be used to address emergencies that have the following characteristics:
 - a caused by hazards impacting in or on the Southern Midlands area
 - b can be managed by the capability of local emergency management structures.
- 1.11 These arrangements are intended to be scalable and flexible so they can be adapted as required. They are always active across the PPRR spectrum but specific powers/authorities may be authorised (typically during response and recovery) to complement existing efforts.
- 1.12 The Municipal Coordinator may activate specific sections of the plan. In addition, direction and/or advice to activate these arrangements may be provided by the:
 - a Regional Controller (Southern Region)
 - b Regional Manager, SES (Southern Region)
 - c Chair of the MEMC.
- 1.13 Other communications may occur between responsible officers from other State Government agencies identified in Section 2 and the Municipal Coordinator but coordination for formal activation of arrangements is best achieved by working with the Regional Controller/SES Regional Manager.
- 1.14 Additional/more detailed arrangements for specific hazards or function for this municipal area are described in Associated Plans etc and these are listed in Appendix 5.1 'Associated Documents'.

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Context Statement

Brief History and Current Issues

- 1.15 The Southern Midlands Council area is centrally located in Tasmania with both the Midland Highway and the north-south rail route bisecting the Municipality. The Council was created in April 1993 through the merging of the Municipalities of Oatlands, Green Ponds, the Northern ward of Brighton and Central and Northern wards of Richmond. The Municipality has a predominantly rural based economy with a scattered population of approximately 6000 people.
- 1.16 Many examples of 19th century architecture, including grand old rural homesteads and convict built cottages can be seen within the Municipality. Oatlands boasts that it has the largest number of preserved Georgian buildings in one rural area.
- 1.17 Towns and localities include Mangalore, Bagdad, Broadmarsh, Elderslie, Dysart, Kempton, Melton Mowbray, Oatlands, Tunbridge, Tunnack, Parattah, Woodsdale, Levendale, Runnymede, Colebrook, Campania and Rekuna.
- 1.18 There are a number of emerging issues for the Municipality that need to be considered in an emergency management context. There is increasing urban development in the areas surrounding Bagdad and Campania. There is evidence of increasing visitation to the municipal area which has the potential to increase tourism numbers and traffic in the area. Significant reduction in forestry activities has the potential to impact on the availability of plant and machinery capable of being used for firefighting purposes.
- 1.19 Long term rainfall records indicate that the Municipality is becoming drier, although the introduction of the Midlands Water Scheme provides irrigation water to a district extending from Tunbridge to Kempton. This Scheme also has the capacity to enhance firefighting capabilities through access to water and other infrastructure. A lack of rainfall increases the possibility and severity of bush fires and finding suitable water points for fire fighting may become more difficult.

Population and Demographics

Population snapshot:

- a The population of the Southern Midlands (2016 Census) was 6,043 (51.5% male and 48.5% female).
- b The median age of people in the Southern Midlands was 44 years with nearly half of the population aged between 35 and 64.
- c Just over 18 percent of the population is under 15 years old.
- d There are in excess of 2,700 private dwellings in the municipal area.
- e The population density is 2.3 people per km².

Transport:

- 1.20 The majority of Southern Midlands' residents rely on private motor vehicles for transport between different locations. There is an extensive network of school bus services and very limited public bus services for residents.

Communication:

- 1.21 Significant areas of the Southern Midlands have poor mobile phone coverage for example the Coal River Valley. Mobile phone coverage on the Eastern side of the municipality is being addressed with the provision of additional towers. There is however excellent coverage along the Midland Highway Corridor and in areas further south. The majority of residents have access to either a landline or mobile phone for their communication requirements.
- 1.22 The number of dwellings with internet access continues to increase. There are however areas that remain with poor access eg parts of the Coal River Valley.
- 1.23 There is a local community station (97.1 Mid FM) based in Oatlands that could be utilised for emergency purposes if required. The coverage is however limited and not all residents are able to listen to the station.

Natural Features

- 1.24 The Southern Midlands Municipality is a diverse landscape covering 2611.3km². Key features include-
 - a extensive native and improved pastures areas
 - b a tapestry of water ways and riparian vegetation
 - c Lake Dulverton and Lake Tiberias are significant wetlands
 - d remnant bush that is recognised for its biodiversity
 - e tree decline is an on-going concern
 - f weeds, particularly gorse, are a continuous management issue for landholders
 - g there are areas of sodic and saline soil in the Southern Midlands that need to be managed appropriately to avoid erosion and infrastructure damage and
 - h the area has experienced periods of prolonged drought and short periods flooding rains.

Rainfall

- 1.25 Rainfall records for Oatlands demonstrate a declining trend since records began in 1882. Average annual rainfall has declined from 590 mm (1911-1940) to below 500 mm in the current decade. Annual rain days on which greater than 1 mm is recorded has declined from 106 per year (1911-1940) to 74 per year in the current decade.

Temperature

- 1.26 The Southern Midlands is described as having mild to warm summers and cold winters. Average January temperatures are below 30degrees. Winter temperatures can dip well below 0 degrees causing hazardous conditions particularly for road users.

Built Environment

- 1.27 The Southern Midlands Municipality has the following assets to manage and protect-
 - a Roads and bridges:
 - b the second longest municipal road length in Tasmania with 803 kilometres
 - c 30 kilometres of urban sealed roads
 - d 132 kilometres rural sealed roads
 - e 13 kilometres of urban unsealed roads
 - f 628 kilometres of rural unsealed roads
 - g 134 bridges

Water (Tas Water):

- a 6 water schemes at Oatlands, Tunbridge, Kempton, Bagdad/Mangalore, Campania, Colebrook

Irrigation schemes

- a Midlands Water Scheme

Sewerage schemes (Tas Water):

- a 5 sewerage schemes at Oatlands, Kempton, Bagdad, Campania, Colebrook

Waste management:

- a 4 waste transfer stations at Oatlands, Campania, Dysart and Broadmarsh

Other infrastructure:

- a The Midland Highway is a key transport link between Hobart and Launceston.
- b The main rail line runs through the Municipality. There are a number of stations not currently in use that could be mobilised in an emergency situation.
- c The Tasmanian Gas Pipeline basically follows the route of the Midland Highway through the municipal area.
- d The Midlands Water Scheme, managed and operated by Tasmanian Irrigation commenced operating in October 2014. The Scheme serves agricultural land around the townships of Tunbridge, Woodbury, York Plains, Oatlands, Mt Seymour, Jericho and Kempton.
- e A number of properties scattered across the Municipality have air strips suitable for light aircraft.
- f There are a diverse range of community halls and other facilities available in all major population centres.

Industry and Commerce

- 1.28 The Southern Midlands is a significant agricultural region. The main agricultural commodities produced in the area are sheep, cattle and grain crops.
- 1.29 The service sectors (health, education and tourism) employ a significant number of people within the Municipality. There is also a diverse range of small enterprises that provide employment opportunities.

Emergency Management

- 1.30 In addition to the formal emergency management infrastructure, equipment and resources (fire stations, police presence, SES volunteers and the Multipurpose Health Centre) the Municipality has access to other resources if required in an emergency.
- 1.31 There are many residents who own equipment that could be useful in an emergency situation for example fire fighting units, catering tools, bulldozers, excavators, light planes and helicopters.

Hazard Summary

- 1.32 The risk register that forms part of this document highlights bush fires, flooding, storms, public health issues, exotic animal and food crop diseases, land slips, transport accidents and infrastructure failure as significant hazards for the Municipality. Infrastructure failure could include damage to the gas pipeline, water treatment plant shut downs or the collapse of a dam wall.

Section 2 Governance and Management

- 2.1 This section records how municipal emergency management is governed and managed and the organisations and government agencies involved. All three levels of government are involved with a focus of this plan on the main roles at the municipal level.

Roles of Government and Emergency Management Partners

- 2.2 In Australia, the three spheres of government (Commonwealth, State and local) work in partnership to achieve safer, sustainable communities through robust emergency management arrangements. The Tasmanian Emergency Management Plan provides a summary of the different roles of government for emergency management. Non-Government Organisations, industry/professions, communities and individuals complement the work of Governments for emergency management.
- 2.3 At municipal level, councils have a central role in coordinating and facilitating a range of emergency management activities for all hazards, as well as resourcing specific council responsibilities for emergency management.
- 2.4 The Municipal Committee plays a pivotal role in meeting these requirements.

The Legal Framework for Emergency Management

- 2.5 In Tasmania, powers and authorities for emergency management are provided in the *Emergency Management Act 2006 (the Act)*. The Act establishes a flexible emergency management system including emergency powers for the appointment of workers for emergency management functions including Municipal Coordinators, Deputy Municipal Coordinators and Municipal Chairpersons.
- 2.6 Supporting responsibilities are established in the *Local Government Act 1993* and the accompanying *Local Government (Building and Miscellaneous Provisions) Act 1993* for council functions and powers that include:
- a providing for the health, safety and welfare of the community
 - b representing and promoting the interests of the community
 - c providing for the peace, order and good government of the municipal area.

Emergency Power and Declarations

- 2.7 Powers related to specific hazards and/or functions are established by specific State legislation or national arrangements (in some instances Commonwealth legislation can also provide authority).
- 2.8 The *Emergency Management Act 2006* provides additional powers for Regional Controllers, the State Controller, the Minister and the Premier to authorise and/or direct authorised officers to take action for the protection of life, property and the environment. There are three types of powers established by the Act:
- a risk assessment powers- authorised by the State Controller (s36)
 - b emergency powers- authorised by the State Controller (s40)
 - c special emergency powers (under a declared state of emergency)- authorised by the Premier. In this circumstance, Regional Controllers automatically have emergency powers conferred to them (s42).
- 2.9 These powers can be used at any time, provided the criteria set out in the Act are met. Municipal Coordinators provide advice to the Regional Controller/SES Regional Manager if they believe specific powers should be authorised.

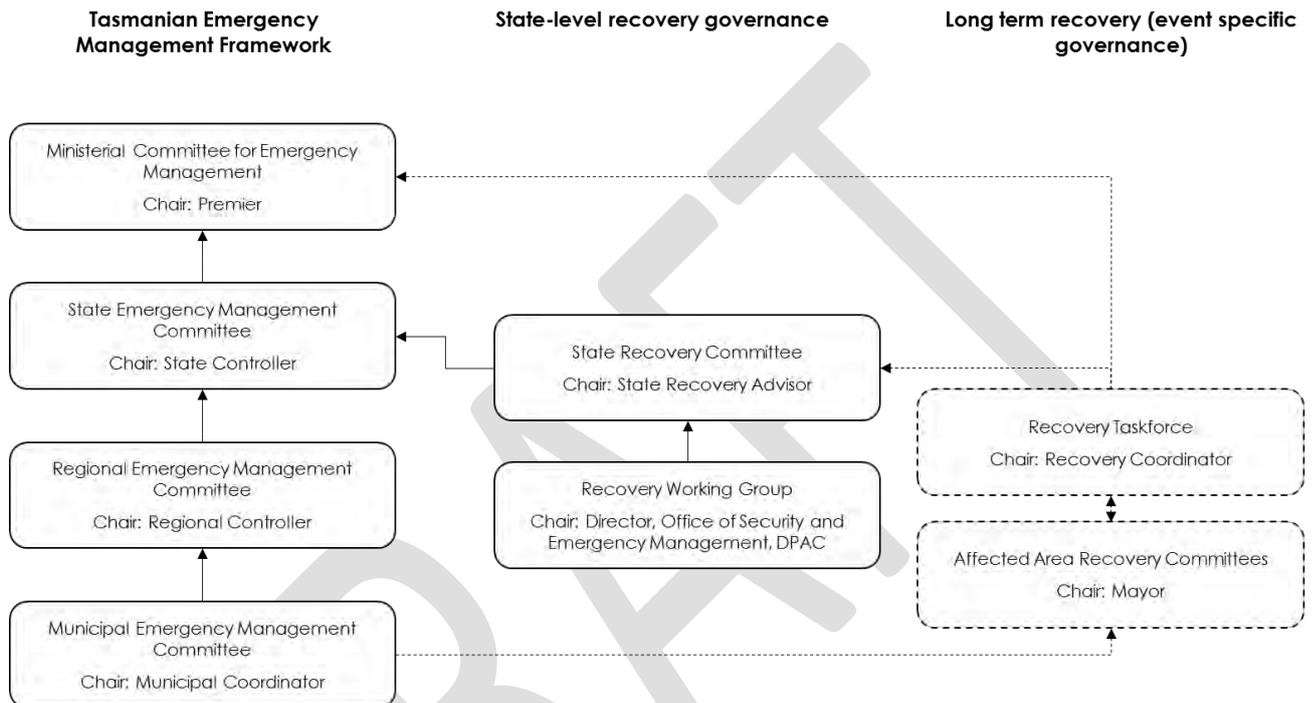
2.10 Conversely if powers under this Act are authorised the Regional Controller/SES Regional Manager will assist Municipal Coordinators to perform the functions required of them. Any specified authorised officer, which may include Municipal Coordinators, may need to implement the powers as required by the authorisation.

Emergency Management Governance

Figure 2 Municipal Emergency Management Governance

LEGEND:

- Direct reporting relationship
- Also works/communicates with



- 2.11 The Southern Midlands Municipal Emergency Management Committee, chaired by the Mayor, or representative is supported by the Municipal Coordinator from Southern Midlands Council as required by Sections 19-24 of the *Emergency Management Act 2006*.
- 2.12 The Municipal Committee maintains a Terms of Reference which are reviewed approximately every two years and noted by the State Emergency Management Committee.
- 2.13 In the Southern Midlands area, a number of other committees and groups are part of the emergency management consultation framework. While they operate reasonably independently, they provide reports and information to the Municipal Committee as agreed and are invited to participate in the review of this plan.
- 2.14 This committee is part of Southern region. The Southern Region Emergency Management Committee has overarching responsibility for regional emergency management activities. Each municipal area is represented on the Regional Committee by the Municipal Coordinator.
- 2.15 The Regional Committee is chaired by the Regional Controller and supported by the SES Regional Manager as the Executive Officer. Section 13-18 of the *Emergency Management Act 2006* establishes these responsibilities and functions.

Responsibilities

2.16 The following table summarises the responsibilities of Management Authorities and councils for hazards in Tasmania. This table is not intended to be exhaustive, and changes to it can be made by agreement through the consultation framework over the life of this plan and/or as required during emergencies. More detail for comprehensive responsibilities is included in the regional plan.

Table 3 Summary of Responsibilities

Row	Hazard	Response Management Authority	Typical Council Support Function and Activities
1	Biosecurity emergencies (disease, weeds and pests affecting animals and plants)	DPIPWE Biosecurity Tasmania	Property identification Road closures Local operations centres Access to disposal facilities Plant and machinery
2	Earthquake	TASPOL	Property identification Road closures Local operations centres Building inspections Engineering assessments Plant and machinery
3	Energy supply emergency (Includes: petroleum, gas, electricity. Excludes: energy infrastructure failures)	DSG	Property identification Local operations centres Advice on facilities requiring priority restoration
4	Environmental emergency (including marine pollution and spills)	DPIPWE EPA	Infrastructure information including storm water and sewerage Plant and machinery
5	Fire-national parks, reserves	DPIPWE Parks and Wildlife Service	Community information Plant and machinery
6	Fire-declared forest land/state forest	Sustainable Timber Tasmania	Community information Plant and machinery
7	Fire-urban, and privately managed rural land	TFS	Property identification Road closures Plant and machinery
8	Flood-dams	TASPOL (Assisted by dam owner)	Property identification Road closures Local operations centres Community information Plant and machinery
9	Flood-rivers	SES	Property identification Road closures Local operations centres Community information Plant and machinery
10	Food contamination	DHS	Premises inspection Infection controls

Row	Hazard	Response Management Authority	Typical Council Support Function and Activities
			Community Information Property identification
11	Hazardous materials-chemical, liquid fuel, explosives (unintentional release)	TFS	Property identification Road closures
12	Hazardous materials-radiological (unintentional release)	TASPOL	Property identification Road closures
13	Heatwave Incident	DHS	Provision of warning and advise
14	Influenza pandemic	DHS	Flu clinic facilities Community information
15	Infrastructure failure-buildings	TASPOL	Property identification Road closures Local operations centres Community information Plant and machinery
16	Infrastructure failure-state roads and bridges NB includes transport disruption	DSG	Local operations centres Community information Plant and machinery Alternative transport routes
17	Intentional violence (e.g. CBRN attacks, sieges, terrorist events)	TASPOL	Property identification Road closures Local operations centres Community information Plant and machinery
18	Landslip, landslide	TASPOL	Property identification Road closures Local operations centres Community information Plant and machinery
19	Public health emergency	DHS	Premises inspection Infection controls Community Information Property identification
20	Sea inundation from storm surge	DPFEM	Property identification Road closures Local operations centres Plant and machinery
21	Space debris	TASPOL	Property identification Road closures Local operations centres Plant and machinery
22	Storm, high winds, tempest	SES	Property identification Road closures Local operations centres Plant and machinery

Row	Hazard	Response Management Authority	Typical Council Support Function and Activities
23	Transport crash-aviation	TASPOL	Property identification Road closures Local operations centres Plant and machinery
24	Transport crash: <ul style="list-style-type: none"> • marine (no environmental emergency) • railway • road vehicles 	TASPOL	Local operations centres Plant and machinery Road closures Alternative transport routes
25	Water supply contamination	DHS	Property identification Road closures Local operations centres Plant and machinery Management of water carriers

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Section 3 Emergency Management Arrangements

This section describes the general arrangements for emergency management in the municipal area. It has 4 sub-sections:

Prevention and Mitigation	This section describes the current focus of prevention and mitigation for municipal emergency management.
Preparedness	This section describes what is done to be ready to respond and manage recovery, before an emergency occurs or is imminent.
Response	This section describes what is done when an emergency occurs or is imminent.
Recovery	This section describes what is done in similar time frames to response to support recovery in the short-term and the longer term across the four recovery elements: <ul style="list-style-type: none">• social• infrastructure• economic• environment• cross domain, including appeals management and spontaneous volunteers..

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Section 3.1 Prevention and Mitigation

3.1 This section describes the current focus of prevention and mitigation for municipal emergency management.

Overview

- 3.1.1 The Southern Midlands Committee oversees a range of prevention and mitigation activities in collaboration with its emergency management partners at municipal, regional and state levels.
- 3.1.2 The current areas of focus for prevention and mitigation in the Southern Midlands area are:
 - a research
 - b risk management (includes risk assessments and risk reduction activities)
 - c protective security and business continuity
 - d land-use planning.

Current Arrangements

Research

- 3.1.3 Through its membership, the Municipal Committee maintains an awareness of research for hazards and emergency management relevant to the municipal area. These hazards were described in Section 1 of this plan.
- 3.1.4 Findings of research that has relevance for the Municipal Committee's emergency management partners (including the community) are communicated / shared in a coordinated and appropriate way by committee members.

Risk Management

- 3.1.5 Each organisation is responsible for conducting risk assessments based on the findings of credible research, and incorporating the outcomes into their risk management programs and hazard registers as required. Risk assessment and risk management activities are completed in line with Tasmanian Emergency Risk Assessment Guidelines (TERAG) and AS/NZS ISO 31000:2009 and the relevant requirements/guides of each participating organisation.
- 3.1.6 Outcomes of the Tasmanian Municipal Emergency Risk Management Project 2017 and the 2016 Tasmanian State Natural Disaster Risk Assessment Project coordinated by the SES are reviewed by the Municipal Committee and are responsible for updating them on case by case basis, in consultation with stakeholders. Aspects that affect this municipal area are used as the basis for regular reviews to this plan, so the arrangements address the major risks to community safety.
- 3.1.7 Appendix 5.2 summarises the current risk assessment findings and identify the following general responsibilities for treatments:
 - a council responsibility
 - b partnership: combination of councils, State Government agencies, Industry, Individuals
 - c State Government agency , Industry Association, Industry sector or individual
 - d Whole-of-Government responsibility.

Protective Security and Business Continuity

- 3.1.8 Emergency management for the Southern Midlands area is part of business continuity arrangements for the area and the region. Each asset owner/service provider is responsible for maintaining systems, processes and resources to achieve an appropriate standard of business continuity. Specific advice related to counter-terrorism practices can be provided by Tasmania Police.
- 3.1.9 Supply/ redundancy of main services are of particular importance for local emergency management operations and means relationships and arrangements are reviewed on an ongoing basis with asset owners/managers for the following areas including but not limited to;
 - a Power supply
 - b potable water
 - c transport networks and alternative route planning
 - d telecommunications
 - e public/environmental health standards.
- 3.1.10 Protective security practices have been further integrated into all safety management systems following increased frequency of events that are politically motivated or caused by intentional violence. As for business continuity arrangements, each organisation maintains their own arrangements to enhance their security. Specific advice related to counter-terrorism practices can be provided by the State Security Unit.

Land Use Planning

- 3.1.11 Land use planning responsibilities are identified in the *Land Use Planning and Approvals Act 1993* and largely at municipal level they are managed by council.
- 3.1.12 The Land use planning scheme for the Southern Midlands area is reviewed and updated on an ongoing basis to incorporate enhanced preventative measures to mitigate the impact of emergencies on communities. These updates are progressively informed by a number of State and Commonwealth government initiatives and incorporated in line with hazard assessments for each area.

For further information: www.southernmidlands.tas.gov.au

Section 3.2 Preparedness

- 3.2 This section describes what is done to be ready to respond and manage recovery, before an emergency occurs or is imminent.

Overview

- 3.2.1 Preparedness is managed collaboratively between State Government, councils and their emergency management partners.
- 3.2.2 Work health and safety legislation and general legal requirements of individuals form the basis 'preparedness' obligations e.g. employers are required to prepare their workers for the workplace environment, including emergencies.
- 3.2.3 Specific state and Commonwealth legislation establishes hazard and function specific responsibilities for regulators and government agencies (see the summary of legislation in TEMP Appendix 5.3).
- 3.2.4 Furthermore, the *Emergency Management Act 2006* identifies a number of additional responsibilities that are specific to preparedness at the municipal level including:
- a council responsibilities for:
 - i providing resources and facilities for the management of emergencies in the municipal area in accordance with the municipal plan (s47)
 - ii providing facilities and resources for the municipal State Emergency Service Unit/s as well as the storage and maintenance of the equipment used by the unit/s and areas for training (arranged in conjunction with the Director State Emergency Service (s49); and
 - iii making recommendations for the Municipal Coordinator and Deputy roles (s23-24) and providing a chairperson for the committee (s21).
 - b the preparation and maintenance of a municipal emergency management plan for the municipal area (s34)
 - c establishment of a Municipal Emergency Management Committee (s22)
 - d State Emergency Service responsibilities in Section 26 to:
 - i provide advice and services in accordance with emergency management plans; and
 - ii recruit, train and support a volunteer workforce.
- 3.2.5 Support Agencies and owner/operators of specific facilities maintain processes and arrangements so they are ready to:
- a fulfill their roles in emergency management
 - b achieve 'business as usual' for as long as possible; as well as
 - c coordinate recovery and support broader recovery efforts after the emergency, if required.

Current Arrangements

Municipal Emergency Management Committees

- 3.2.6 The consultation framework is outlined in Section 2 of this plan. This framework is coordinated by the State Emergency Service with the State Emergency Management Committee and is maintained with the support of State Government, councils, Non-Government Organisations and other organisations.
- 3.2.7 For this area, the Municipal Committee has an important role in maintaining relationships so information is shared and effective arrangements are in place for emergency management. It is chaired by a council representative (usually the Mayor or his/her representative) and the Municipal Coordinator is its Executive Officer. Two important documents that support its continuity are:
- a Terms of Reference (see Appendix 5.3)
 - b Committee Maintenance Schedule (see Appendix 5.4).
- 3.2.8 The Municipal Committee will meet at least twice per year unless an emergency occurs and a subsequent review of the operational aspects of the plan is required. These meetings are to be scheduled by the Executive Officer at appropriate intervals.

Capacity and Capability

- 3.2.9 State Government agencies and Government Owned Businesses' maintain their own capacity and capability arrangements. In the municipal context the following points are important :
- a redundancy for council emergency management roles
 - b emergency management education and training for council workers
 - c maintaining the Municipal Emergency Coordination Centre
 - d maintaining basic systems so resources can be requested and shared.

Relief Arrangements for Council Emergency Management Roles

- 3.2.10 The following list shows the relief model for key municipal emergency management roles.

Primary Role:	Usual Delegate:
Municipal Chairperson: Mayor	Elected Representative
Municipal Coordinator: Facility Maintenance Coordinator	Deputy Municipal Coordinator
Municipal Recovery Coordinator	Deputy Municipal Recovery Coordinator

Education and Training

- 3.2.11 The Municipal Coordinator coordinates general inductions for workers with emergency management functions including media/information functions. The SES Regional Manager and Regional Social Recovery Coordinator assist as required. Training in specific functions is also available through SES and Red Cross.
- 3.2.12 Validation activities, which are useful training opportunities, are conducted at various times by a wide range of stakeholders. Municipal Committee members attend these and/or arrange for relevant people from their organisation to attend and/or participate where relevant.

- 3.2.13 The Southern Midlands Council's Emergency Management Strategy commits council to conducting regular activities to ensure that council's staff and community groups are aware of current emergency plans and procedures and have the skills to implement them.

Municipal Emergency Coordination Centre

- 3.2.14 The Municipal Emergency Coordination Centre is maintained by the Municipal Coordinator. It provides a facility for:
- a coordinating council's emergency response
 - b coordinating requests from responding or recovery organisations for additional resources
 - c providing information e.g. to the Regional Controller, local community, SES etc.
- 3.2.15 Refer Appendix 5.5 for details of the Municipal Emergency Coordination Centre.
- 3.2.16 Action cards and procedures are maintained by the Municipal Coordinator for use during operation and the versions that were current at the time this plan was issued are included in Appendix 5.6. These are designed so they can be used in any combination with other centres e.g. agency-specific Emergency Operations Centres/the Regional Emergency Coordination Centre etc.

Maintaining Basic Resources and Agreements

- 3.2.17 A contact list for municipal emergency management is maintained by the Municipal Coordinator. It is checked at each committee meeting, updated and circulated to members and stakeholders. **The Regional Committee's contact list is an important supplement to the Municipal Committee's contact list. It is updated in a similar way (coordinated by the SES Regional Manager).**

Community Warnings and Public Information

- 3.2.18 This section summarises the main arrangements for the handling of public enquiries, issuing of warnings and provision of public information. For arrangements to issue warnings or open call centres in response etc refer to Section 3.3 of this plan (Response).

Points for Public Enquiries

- 3.2.19 The organisations represented on the Municipal Committee all maintain a number of different enquiry points for general enquiries e.g. switchboard number, websites etc. Council maintains a fully manned after hours emergency point of contact. **Council's website** is kept up-to-date for additional information regarding staff contacts, e.g. telephone/email.

TasALERT

- 3.2.20 TasALERT (<http://www.alert.tas.gov.au>) is Tasmania's official emergency information source and provides an emergency warning and information system in an online platform. It is administered by the Tasmanian Government Department of Premier and Cabinet, the Public Information Unit and provides a single source of clear and consistent emergency and resilience information from across emergency services and government agencies.
- 3.2.21 Outside emergency response periods, the website will provide general information on topics such as volunteering, disaster preparedness and resilience-focused campaigns.
- 3.2.22 The homepage of the website will change to highlight any current incidents within Tasmania. Each incident will have a dedicated page displaying all available

information (geo-spatial, social media, developed content, etc) specific to that incident.

- 3.2.23 The website also aggregates social media feeds from emergency services and Government departments, as well as using geo-spatial data to provide appropriate and authoritative emergency information through the map.

Available Warning Systems

- 3.2.24 Public warnings systems are maintained by responsible agencies (see examples below).
- 3.2.25 This plan recognises that warnings to the public are most effective when key messages are developed in advance based on best practice (e.g AGD's 'Choosing your Words') into effective warnings. They are maintained in draft form so they can be made specific to each circumstance.

Emergency warning systems relevant to the Southern Midlands area are:

- a flash and mainstream flooding (from rivers) (BoM/Council)
- b severe weather e.g. damaging winds (BoM)
- c bush fire (TFS)
- d Standard Emergency Warning Signal (SEWS) (TASPOL)
- e Emergency Alert (all hazards) (TFS)
- f Local ABC Radio (primary Support Agencies or response Management Authority)
- g Road closures (TASPOL)
- h all hazards emergency alert (TFS).

Public Information Readiness

- 3.2.26 Response Management Authorities are responsible for maintaining scripts about hazards for use by TEIS (Tasmanian Emergency Information System) in draft form so they can be customised as required. The Municipal and Regional Committee are developing draft scripts that can be customised to broader impacts of emergencies/recovery matters.
- 3.2.27 Specific arrangements for community warnings and public information are described in Appendix 5.8.

Municipal Emergency Management Plan

- 3.2.28 The Municipal Committee is responsible for the preparation and maintenance of this plan. The plan is reviewed at least every two years after it was last approved. The SES provides guidance for the plans format and content and arranges for its approval by the State Controller.
- 3.2.29 Section 4 of this plan provides more information about this plan including the Distribution List. The current version of this plan is available from the SES website and the Municipal Coordinator.
- 3.2.30 Each organisation represented on the Municipal Committee is responsible for maintaining their own plans and procedures and making sure they are aligned with the arrangements in this plan.

Validations and Performance Management

- 3.2.31 Validations are conducted as part of the emergency planning process to assess the effectiveness of emergency management arrangements. Validations include: debriefs, exercises and other workshops/meetings.
- 3.2.32 Each member organisation is responsible for making sure their own processes and procedures are tested at regular intervals and also for participating in other validations where able.

- 3.2.33 The planned validation activities for this plan are recorded in Section 4.
- 3.2.34 Debriefs are conducted by each member organisation after both exercises and operations and combined debriefs for agreed operations are arranged by the Municipal or the Regional Committee.
- 3.2.35 Lessons identified in debriefs are recorded and shared where relevant through the consultation framework.
- 3.2.36 The performance of municipal emergency management is progressively reviewed through debriefs and at committee meetings for the area and the region. Where opportunities for improvement are identified, action is taken to address the situation on a risk basis.
- 3.2.37 The Municipal Guidelines include a self-evaluation survey and the committee uses this annually to formally review its performance and identify collective areas for future attention. These may also inform funding applications/priority setting.

Administration Systems

- 3.2.38 Each organisation involved in emergency management is responsible for managing its own administration needs. These require ongoing maintenance so they are able to be used effectively in emergencies. This usually includes two main areas:
 - a information management
 - b cost capture.

Information Management

- 3.2.39 WebEOC is the web based multi-agency information sharing system available for use when a DPFEM agency is the Response Management Authority for an emergency incident or the State Controller assumes overall control.
- 3.2.40 Systems for managing information during emergencies include prepared templates/proformas etc for:
 - a Situation Reports (SIT REPS)
 - b operational logs
 - c resource allocation
 - d recording expenditure (more information below in 'Cost Capture')
 - e registration systems-spontaneous volunteers, public offers, affected groups e.g. businesses
 - f supporting impact assessments (See Section 3.2 TEMP for recommended items to be recorded).

Cost Capture/Financial Administration

- 3.2.41 All organisations maintain systems and processes so expenditure can be authorised for emergencies, recorded and reimbursement sought (where available). This includes identifying positions that are responsible for collating costs of response and recovery efforts. Cost capture systems are aligned with the three components of the Tasmanian Relief and Recovery Arrangements (TRRA) and processes are kept by council to request access to funds.
- 3.2.42 Council maintains arrangements to enable expenditure by the Municipal Coordinator (or their delegated representative) for emergencies.

Section 3.3 Response

3.3 This section describes what is done when an emergency occurs or is imminent.

Overview

- 3.3.1 Arrangements for response are based on pre-agreed roles and responsibilities being undertaken in a coordinated way. Broad responsibilities for hazards or functions are usually established in legislation and the planning process is used to establish arrangements that draw on these responsibilities in a practical, flexible and scalable way to reduce the threat to life, property or the environment.
- 3.3.2 The roles and responsibilities relevant to municipal emergency management are summarised in Section 2 of this plan. This section records how these roles and responsibilities are generally used.
- 3.3.3 The following paragraphs describe the general arrangements for response. They should be referred to when:
 - a arrangements for the situation are inadequate/overwhelmed
 - b the arrangements can enhance/complement what is already in place.
- 3.3.4 The arrangements described in this section are designed to address emergencies that occur in this municipal area, although these same arrangements can be used to support response for emergencies affecting other municipal areas or the region as a whole.
- 3.3.5 Emergency powers exist so authorised action can be taken to resolve emergencies. Primary powers and responsibilities are generally established in hazard specific State legislation and then incorporated in hazard specific plans. Additional powers are provided in the *Emergency Management Act 2006* and can be applied when the relevant criteria are met.
- 3.3.6 Overall control of an emergency can be assumed by emergency management authorities e.g. the Regional Controller.

Command, Control and Coordination

All Hazards Response Arrangements and Escalation

- 3.3.7 When an emergency occurs, initial response actions are usually carried out at the emergency site by those who have the primary responsibility for protecting the life, property or environment that is being threatened. In the first instance this is usually the asset owner/manager of the property/premises and/or the people at the emergency site.
- 3.3.8 Where people are not present or able to respond effectively, specified agencies have authority to take control of the situation. In this plan they are identified as the response Management Authority.
- 3.3.9 Response Management Authorities are supported by Support Agencies and councils can be requested to support response and make resources available. The usual way these requests are made is by direct contact with the Municipal Coordinator. At this point, consideration is given to the practicalities of opening the Municipal Emergency Coordination Centre to coordinate resources and requests (if it isn't already open).
- 3.3.10 The General Manager is responsible for providing adequate staff and resources to operate the municipal coordination centre and the Municipal Coordinator is responsible for arranging the centre to be opened and managing it. More detailed operating procedures are maintained in Appendix 5.7.

- 3.3.11 Liaison Officers for responding agencies can support fellow workers at the emergency scene and provide advice to other agencies at Emergency Operations Centres/ Emergency Coordination Centres and/or senior managers who are monitoring the emergency.
- 3.3.12 The SES Regional Manager usually assists and advises Municipal Coordinator/Municipal Emergency Coordination Centre and is responsible for briefing the Regional Controller (and other stakeholders as required).
- 3.3.13 The SES Regional Manager is responsible for arranging regional support to councils, should this be required.
- 3.3.14 The Regional Controller can assume overall control of response/recovery operations (Section 18 of the Act). Emergency powers from the *Emergency Management Act 2006* do not need to be authorised for this to occur.

Emergency Powers

- 3.3.15 Emergency powers are established in the *Emergency Management Act 2006* and are summarised in Section 2 of this plan (see paragraph 2.7-2.10). The SES Regional Manager will coordinate activities on behalf of the Regional Controller when emergency powers are authorised.

Resource Sharing and Coordination

- 3.3.16 The council has resource sharing arrangements with neighbouring councils. This means that resources can be shared to assist others in emergencies. An asset register has been compiled between the SES and Southern councils and Municipal Coordinators can coordinate these assets as per request.
- 3.3.17 During an emergency the normal administrative and financial arrangements operated by Council may be disrupted. The increased demands on staff to maintain normal services and contribute to Council's role of responding to the emergency will impose conflicting requirements. During emergencies and through the recovery stage Councils should seek and obtain additional administrative support from other Councils.

Consequence Management

- 3.3.18 The Regional Controller's efforts are usually focused on consequence management (including public information strategies). This usually occurs in consultation with members of the Regional Committee and other relevant stakeholders acting as Liaison Officers and/or advisors coordinated by the SES Regional Manager. If further assistance is required, the Regional Controller can make requests to other regions or to the State Controller.
- 3.3.19 Offers of assistance from organisations that are not usually part of response arrangements (e.g. from the community, industry, celebrities, other regions/jurisdictions and interstate agencies) are handled by the response Management Authority, although they can be referred to the SES Regional Manager.
- 3.3.20 Figure 3 summarises the general command, control and coordination arrangements for emergencies affecting the municipal area. These show model arrangements and are applied as required for each emergency. Table 4 (following Figure 3) summarises typical response actions for all hazards and these are used/adjusted as required for each situation.

Figure 3 Response Management Structure

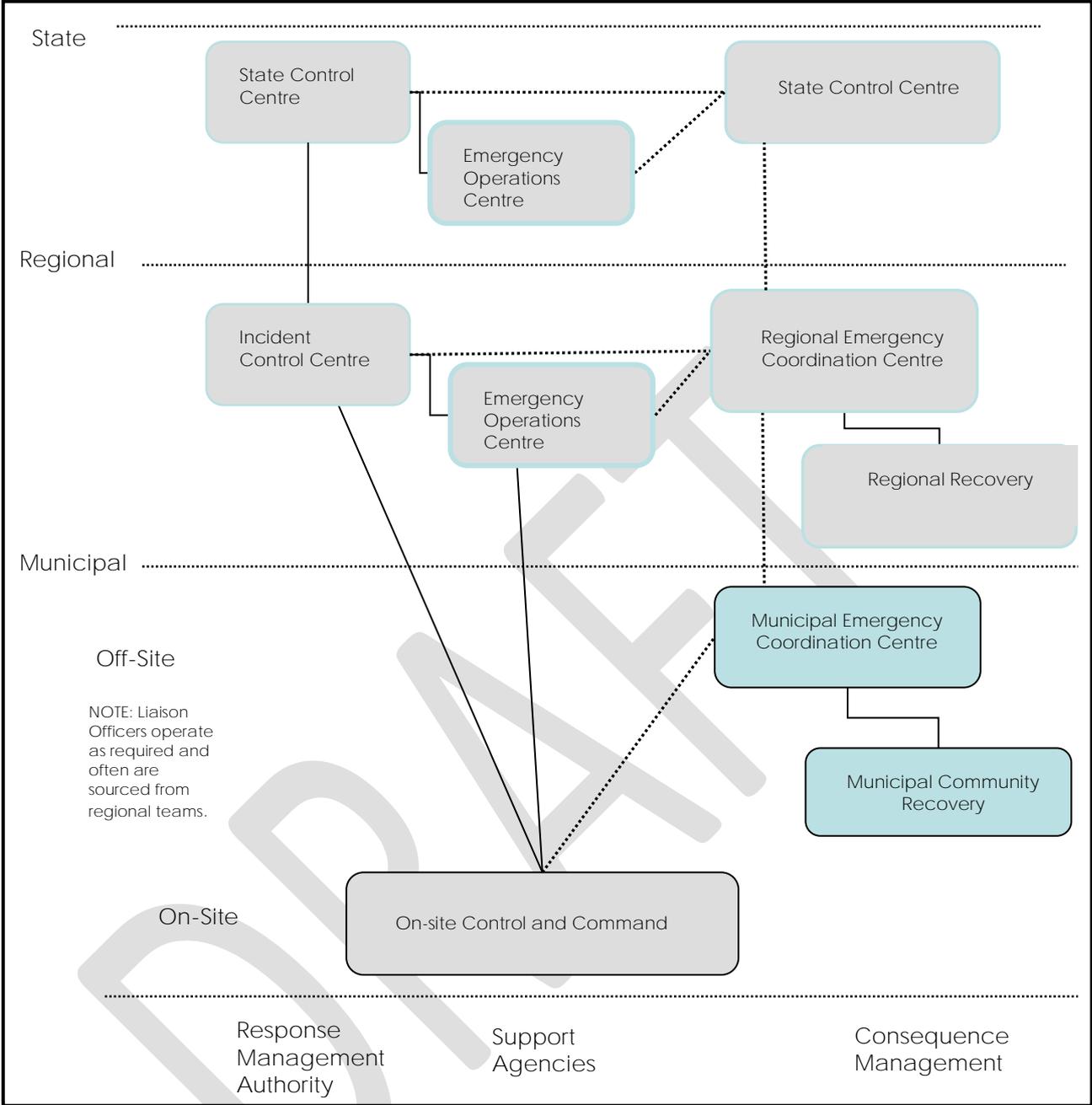


Table 4 All-Hazards Response: Typical Actions

Row	Phase	Response Actions	Council Considerations
1	Alert	<ul style="list-style-type: none"> • Monitor situation • Brief stakeholders 	<ul style="list-style-type: none"> • Advise council stakeholders and committee • Monitor situation
2	Stand-By	<ul style="list-style-type: none"> • Prepare to deploy for response • Arrange warnings (if relevant) • Update stakeholders • Nominate media/information officer and advise stakeholders 	<ul style="list-style-type: none"> • Update stakeholders (council, committee and response Management Authority) and circulate latest version of contact list/Action Cards • Locate keys to centres, notify of centre managers of the potential for use • Draft worker rosters for centres/tasks for next 24 hrs • Locate supplies that are likely to be needed in the first few hours e.g. stationery; references (Plans, map books, contact lists), extra equipment (phones, lap tops, printers), tea/coffee. • Nominate media officer and advise response agencies
3	Respond	<ul style="list-style-type: none"> • Assess emergency scene • Establish command and control arrangements • Deploy resources and request extra assistance as required • Assess impacts and effectiveness of response strategies • Consider evacuation • Provide further warnings and public information as required • Provide information: Sit Reps and public information • Conduct impact assessments and provide updates 	<ul style="list-style-type: none"> • Establish and communicate coordination location for council resources/requests • Manage requests for assistance/resources • Open and manage centres as required e.g. assembly or evacuation centres • Provide community with information • Ongoing assessment of impacts especially for: power supply, potable water, transport disruption, public/environmental health conditions and community recovery needs • Update stakeholders and Regional Controller as required • Coordinate meals, relief/accommodation for council workers
4	Stand Down (including Recovery handover)	<ul style="list-style-type: none"> • Assess effectiveness of response actions • Plan for end of response • Liaise with council/Regional Controller regarding the status of recovery operations and arrange 'hand over' as required • Confirm end/close of response and stand down • Collate logs, costs etc and assess needs for re-supply 	<ul style="list-style-type: none"> • Confirm end/close of council operations for response • Liaise with recovery workers and assess needs • Reinstate transport routes etc • Update stakeholders and Regional Controller and confirm ongoing points of contact • Close centres as agreed • Collate logs, costs etc and assess needs for re-supply
5	Debrief	<ul style="list-style-type: none"> • Conduct internal debrief/s • Participate in multi-agency debriefs as required and report to Regional Controller/Committee 	<ul style="list-style-type: none"> • Conduct council worker debrief • Arrange for committee debrief and report to Regional Controller/Committee

Warnings and Public Information

Warnings

- 3.3.21 Warnings are issued by the BoM for severe weather and other events (e.g. floods, tsunami) and the TFS for fires and hazardous materials incidents. These warnings are sent to media outlets (radio and television) who issue the warnings which may be preceded by the SEWS (Standard Emergency Warning Signal) in accordance with Tasmania's guidelines. These guidelines notes that the Regional Controller can request SEWS is used.
- 3.3.22 Response Management Authorities are responsible for interpreting warnings and communicating the potential impacts and consequences to the community.
- 3.3.23 Council may support warning dissemination in accordance with their own responsibilities and/or assist other groups if requested by the:
 - a response Management Authority
 - b SES Regional Manager
 - c Regional Controller.
- 3.3.24 Relevant Management Authorities and Support Agencies work together so that messages are consistent and coordinated.
- 3.3.25 'Emergency Alert' is a national capability that can send warnings to landline and mobile telephones via voice and text message in a geographic area. 'Emergency Alert' operates on a 'fee for service'. Cost recovery is coordinated at state level between TFS and the response Management Authority.
- 3.3.26 Warnings sent using the Emergency Alert system are coordinated by the response Management Authority and TFS. If council identifies a need to use the system, this is arranged with the SES Regional Manager.
- 3.3.27 Table 5 summarises current working arrangements.

Table 5 Summary of Warning Systems and Arrangements

Natural Hazards	Warning Type	Issuing Agency	Method
Flood			
Flood watch	An Alert, Watch or Advice of possible flooding, if flood producing rain is expected to happen in the near future. The general weather forecasts can also refer to flood producing rain.	BoM	Public: Media Emergency Services: SMS, telephone calls, emails, Fax
Flood Warning	Warnings of 'Minor', 'Moderate' or 'Major' flooding in areas where the Bureau has installed specialised warning systems. In these areas, the flood warning message will identify the river valley, the locations expected to be flooded, the likely severity of the flooding and when it is likely to occur.	BoM	Public: Media Emergency Services: SMS, telephone calls, emails, Fax
Minor flood warning	Causes inconvenience. Low-lying areas next to watercourses are inundated which may require the removal of stock and equipment. Minor roads may be closed and low-level bridges submerged.	BoM	Public: Media Emergency Services: SMS, telephone calls, emails, Fax
Moderate flood warning	In addition to the above, the evacuation of some houses may be required. Main traffic routes may be covered. The area of inundation is substantial in rural areas requiring the removal of stock.	BoM	Public: Media Emergency Services: SMS, telephone calls, emails, Fax
Major flood warning	In addition to the above, extensive rural areas and/or urban areas are inundated. Properties and towns are likely to be isolated and major traffic routes likely to be closed. Evacuation of people from flood affected areas may be required.	BoM	Emergency Services: SMS, telephone calls, emails, Fax
Severe Weather		BoM	
Severe weather warnings	These warnings are provided when severe weather is expected that is not directly related to severe thunderstorms, tropical cyclones or bushfires. Examples include land gales, squalls, flash-flooding, dangerous surf or tides. (see 1- 4 below)	BoM	Public: Media Emergency Services: SMS, telephone calls, emails, Fax
Damaging winds	Gusts expected in excess of 100 km/h (75 km/h when wind is from the east or south – ie an unusual direction), ' destructive ' winds above 125 km/h	BoM	Public: Media Emergency Services: SMS, telephone calls, emails, Fax
Dangerous surf	Issued when swell is expected to exceed 6 metres about the north and east coasts, and 7 metres about the southeast coast	BoM	Public: Media Emergency Services: SMS, telephone calls, emails, Fax
Abnormally high tides	Issued when tides are expected to be sufficiently high to cause damage to foreshore areas or disruption to foreshore and maritime	BoM	Public: Media Emergency Services: SMS,

Natural Hazards	Warning Type	Issuing Agency	Method
	activities (generally when water level expected to reach 40cm above normal spring tide level)		telephone calls, emails, Fax
Heavy rains with the potential to cause flash flooding	Issued when the rainfall rate over one hour is expected to exceed the one in 5 or 1 in 10 year return period	BoM	Public: Media Emergency Services: SMS, telephone calls, emails, Fax
Severe thunderstorm warnings	provided when thunderstorms are expected to produce dangerous or damaging conditions: hail greater than 2cm diameter wind gusts greater than 100 km/h flash flooding tornadoes	BoM	Public: Media Emergency Services: SMS, telephone calls, emails, Fax
Bushwalkers weather alert	Issued when conditions are likely to pose a danger to bushwalkers – generally cold, wet, windy weather	BoM	Public: Media Emergency Services: SMS, telephone calls, emails, Fax
Ice and frost on roads	Road weather alerts – advise of potentially dangerous driving conditions e.g fog, low visibility in heavy rain, gusty winds, widespread frost, snow	BoM	Public: Media Emergency Services: SMS, telephone calls, emails, Fax
Heatwave	Issued when heatwave conditions are forecast. Warning provides information on preparing for and coping with extreme heat.	DHHS	Public: Media, website Health & Emergency Services: SMS, telephone calls, emails, Fax
Fire			
Emergency warning	Issued when individuals, households and communities will be impacted and are in imminent danger. Action must be taken immediately.	BoM	Public: Media Emergency Services: SMS, telephone calls, emails
Advice	'Bushfire Advice' message – This will advise you that a fire has started and general information is provided to keep individuals, households and communities up to date with developments.	TFS	Public: Media Emergency Services: SMS, telephone calls, emails
Watch and Act	Bushfire Watch and Act' message – This represents a heightened level of threat. A bushfire is approaching and conditions are changing; Individuals, households and communities need to monitor their development and start taking action to ensure safety should the threat escalate..	TFS	Public: Media Emergency Services: SMS, telephone calls, emails

Natural Hazards	Warning Type	Issuing Agency	Method
Emergency Warnings	Bushfire Emergency Warning – This will indicate that people in specific locations are in danger and need to take action immediately, as they will be impacted by fire. This message may be preceded by an emergency warning signal (a siren sound).	TFS	Public: Media Emergency Services: SMS, telephone calls, emails
Low - Moderate Fire Danger Rating (FDR 0-11) 	Fires breaking out today can be controlled easily. There is little to no risk to life and property.	TFS	Public: Media Emergency Services: SMS, telephone calls, emails
High Fire Danger Rating (FDR 12-24) 	Fires breaking out today can be controlled. Expect embers to be blown ahead of the fire. Spot fires can occur close to the main fire. Loss of life is highly unlikely and damage to property will be limited. Well-prepared and actively defended houses can offer safety during a fire.	TFS	Public: Media Emergency Services: SMS, telephone calls, emails
Very High Fire Danger Rating (FDR 25-49) 	Some fires breaking out today will be difficult to control. There is a possibility that people in the path of a fire may die or be seriously injured. Some homes may be damaged or destroyed. However, well-prepared and actively defended homes can offer safety during a fire.	TFS	Public: Media Emergency Services: SMS, telephone calls, emails
Severe Fire Danger Rating (FDR 50-74) 	Some fires breaking out today will be uncontrollable and move quickly. People in the path of a fire may die or be seriously injured. Some homes are likely to be destroyed. However, well-prepared and actively defended homes can offer safety during a fire.	TFS	Public: Media Emergency Services: SMS, telephone calls, emails
Extreme Fire Danger Rating (FDR 75-99) 	Some fires breaking out today will spread rapidly and be uncontrollable, unpredictable and fast moving. People in the path of a fire may die or be seriously injured. Many homes are very likely to be destroyed. Only well-constructed, well-prepared and actively defended homes are likely to offer safety during a fire.	TFS	Public: Media Emergency Services: SMS, telephone calls, emails

Natural Hazards	Warning Type	Issuing Agency	Method
Catastrophic Fire Danger Rating (FDR >100) 	Some fires breaking out today will be uncontrollable, unpredictable and fast moving. There is a high likelihood that people in the path of a fire will be killed or seriously injured. Many homes are very likely to be destroyed. Even the best prepared, constructed and actively defended homes will not be safe today.	TFS	Public: Media Emergency Services: SMS, telephone calls, emails

Public Information

3.3.28 The Mayor has a pivotal role as community leader and spokesperson for council to coordinate community information. The Mayor will need to be supported in this role by an experienced Media Liaison Officer who can prepare community and media statements and have them endorsed by the Mayor. All Councillors and council workers need to be aware that only the Mayor (or delegate) will speak on behalf of council and the collective community. The Municipal Coordinator will provide emergency related information to the Mayor.

During an emergency, timely, accurate and informative information to the community is critical. Whilst the media will provide information on what has happened, their focus will not always provide the detail that satisfies the needs of an affected community. Suggested by committee to reference increase in social media usage - TasAlerts Facebook page/various emergency service Facebook pages etc

The Council's role is to provide the community ongoing information updates to reduce uncertainty within the community and reduce the potential for inappropriate community action and in some cases undue concern.

Table 6 (on the following page) summarises the arrangements for providing information to the public about the emergency. In recent times there have been some changes in Tasmania's capability and standards these are briefly explained below.

Tasmanian Emergency Information Service (TEIS)

3.3.29 Tasmania has a state call-centre capability known as the Tasmanian Emergency Information Service (TEIS). Managed by the Telecommunications Management Division (TMD) of the Department of Premier and Cabinet. This service provides an initial point of contact for the community to access self-help information following an emergency.

3.3.30 The service is activated and deactivated by Service Tasmania on request from the State Controller following advice of Regional Controllers. It can also be activated by the Secretary of the Department of Premier and Cabinet at the request a SEMAG member (usually for the response Management Authority or a major Support Agency for recovery functions). The decision to activate the service includes acceptance of a number of responsibilities including:

- a appointing a Liaison Officer to be located at the TEIS for the duration of the activation
- b appointment of a supporting Information Manager.

3.3.31 The service operates on a 'fee for service' basis and further details are available in the TEIS Operational Handbook (Details can be found in the Associated Documents appendix).

3.3.32 If council/Municipal Coordinator requires the TEIS, a request is made to the SES Regional Manager who will consult with the Regional Controller.

3.3.33 If use of TEIS is approved, preparation of scripts is developed at this time, using a consultative approach.

Working with the Media

3.3.34 The local and regional media outlets assist to provide information to the public about emergencies. Agencies involved in managing the emergency aim to provide comments through nominated media officers and limit their comments to their own role in response/recovery activities. Queries outside this scope are referred to the response Management Authority or the Regional Controller/SES Regional Manager.

DRAFT

Table 6 Summary of Public Information Arrangements

Row	Location	Scope of emergency information	Provided by:	Developed by:	Cleared by:	Distribution methods
1	On-Site	The emergency and its known impact	Response Management Authority. Support agencies can advise about their own roles	Response Management Authority.	Response Management Authority.	Media Agency websites Emergency Alert
2	EOC/ECC	Actions/responsibilities of the centre	Centre Coordinator	Centre Coordinator	Authorised Emergency Management Coordinator e.g. Municipal, Regional Controller	Media
3	Other centres e.g. assembly, evacuation	Actions/responsibilities of the centre	Centre Coordinator	Centre Coordinator	Centre Coordinator	Media TEIS
4	Municipal area	Impact of the emergency on the local community	Mayor	Council media officer	Council media officer	Media, council website TEIS, CALD
			Council switch board	Council media officer	Council media officer	Phone enquiries
5	Within the region	Impact of the emergency on the region	Regional Controller	SES Regional Manager or delegate	Regional Controller	Media, council websites, EIS CALD
			Response Management Authority	Media Officer	Response Management Authority, regional liaison	
			Regional Social Recovery Coordinator	Regional Social Recovery Coordinator/ Media Officer	SES Regional Manager or delegate for Regional Controller	
6	Rest of the State	Impact of the emergency for the State including relief arrangements	State Controller	SES Director, TASPOL Media Unit, Govt. Media Office	SES Director, TASPOL Media Unit, Govt. Media Office	Media, agency or SCC website, TEIS CALD
			Response Management Authority	Media Officer	Response Management Authority, State liaison	
			Premier/Minister	Govt. Media Office	Govt. Media Office	

Other Elements

Evacuation Management

Evacuation involves the movement of people to a safer location and their return. For evacuation to be effective it must be appropriately planned and implemented. Tasmania Police and Tasmania Fire Service have legislative power to order evacuation, although voluntary evacuation is the preferred strategy in emergencies. It is recognized that evacuation is a multi-agency responsibility that requires the participation and cooperation of several agencies/organisations. It is essential that coordination and communication is maintained across all stages of evacuation. The *Bushfire Evacuation Arrangements for Tasmania Fire Service and Tasmania Police 2013* provide interim guidance for conducting evacuations during a bushfire emergency for Tasmania Police (TASPOL), Tasmania Fire Service (TFS) and other stakeholders.

If the response Management Authority identifies a need for evacuation, the Municipal Coordinator can be contacted for assistance.

When evacuation plans involve significant changes to traffic flows over roads and bridges, the road owner/manager should be involved (i.e. council and/or DSG).

Councils maintain a register of facilities that could be used to provide services for displaced persons.

TFS also maintains a register of **Evacuation Centre's and Nearby Safer Places** for bushfires and will provide advice through the media and TFS website, if recommending that the community uses these.

Figure 2 illustrates the evacuation process as dictated by the State Evacuation Framework. A formal evacuation process does not prevent people in the community from making an independent decision to relocate in the appropriate circumstances.

Coordination

Tasmania Police play a lead role in the evacuation process during an emergency. If time permits a Police Evacuation Coordinator may be appointed by a Police Commander to both coordinate the evacuation process with key agencies/organisations involved and to manage the withdrawal stage.

Decision

The decision to recommend the evacuation of people in and around at-risk areas, rests with the Incident Controller managing the emergency incident. The Incident Controller should consult with police and other experts.

Warning

It is the responsibility of the Incident Controller to issue evacuation warnings to all people, including vulnerable people in the community and special facilities in the affected area. Evacuation warnings should be prepared in consultation with Tasmania Police.

Withdrawal

The Police Evacuation Coordinator is responsible for managing the withdrawal of persons from an affected area.

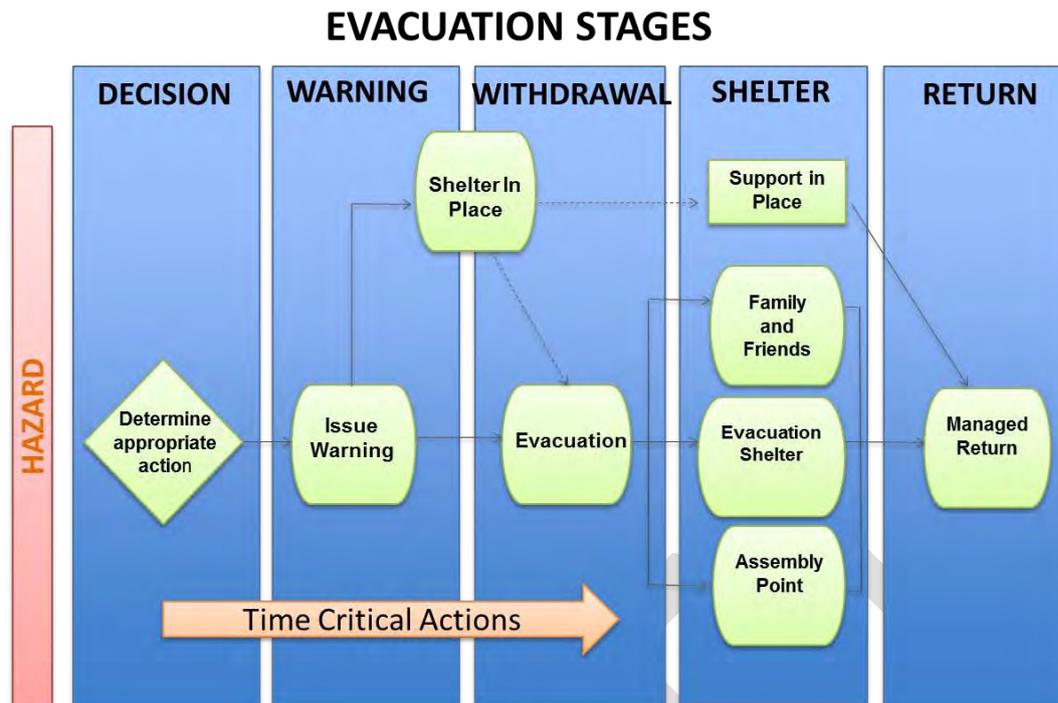
Shelter

Where the Incident Controller determines that emergency shelters are required, they will advise Tasmania Police of the location and type of sheltering arrangements established. Municipal Councils may be required to activate Evacuation Centres as part of an evacuation.

Return

The Incident Controller is responsible for the decision that evacuees can return if an area is sufficiently safe to do so, in consultation with Tasmania Police and other experts. The Police Evacuation Coordinator may be required to plan and manage the return of evacuees. Longer-term evacuees are managed by recovery agencies.

Fig. 4. The Evacuation Process



Impact and Damage Assessments

- 3.3.35 The response Management Authority is responsible for coordinating impact assessments to be gathered and reported to other responding agencies and the relevant recovery officers (municipal/regional). Council may be asked to assist with this work.
- 3.3.36 Impact and damage assessment factors include, but are not limited to:
- a Number of injuries/deaths
 - b housing/accommodation needs
 - c energy supplies
 - d potable water
 - e transport networks and alternative route planning
 - f telecommunications
 - g public/environmental health standards.
- 3.3.37 Where transport corridors also provide access for other networks (e.g. power, water, telecommunications) the asset managers/owners are involved as required in decision-making.
- 3.3.38 GIS capabilities can assist to record the outcomes of assessments and support broader consequence management planning.

Registrations

- 3.3.39 Registration is an important system for recording relevant details of persons affected by emergencies or involved in emergency operations. Common groups requiring registration are:
- a affected persons (e.g. people who are evacuated/their families)
 - b other stakeholder/affected groups (e.g. businesses)
 - c spontaneous volunteers
 - d witnesses

- e potential donors/sponsors (equipment, services, supplies).
- 3.3.40 Registration may be commenced by the response Management Authority and is coordinated by them. This can be supplemented or supported by regional arrangements for ongoing coordination of registrations e.g. the regional recovery arrangements. When Evacuation or Recovery Centres are activated processes to support the registration should be implemented. Councils may be requested to assist. Australian Red Cross may also coordinate use of the Register, Find, Reunite system on request through TAS POL.
- 3.3.41 Registrations are shared regularly through the response phase including with the SES Regional Manager and Regional Social Recovery Coordinator.

Debriefs

- 3.3.42 Debriefs provide an opportunity to review arrangements and decisions made.
- 3.3.43 Key lessons identified are shared with stakeholders including the Municipal Committee, SES Regional Manager and/or the Regional Recovery Coordinator.
- 3.3.44 The main objectives of debriefs are to:
 - a acknowledge the input of all contributing organisations and individuals
 - b acquire constructive feedback from all involved on lessons learned
 - c identify where gaps exist in training and planning systems
 - d determine and program the best course of actions toward improving planning systems etc
 - e foster sound inter agency communication
 - f identify a need for specific investigation of issues and further debriefing on an individual or organisational level.
- 3.3.45 The Municipal Committee is responsible for reviewing emergencies that are significant to the area. Where appropriate and agreed this review is conducted by the Regional Committee so lessons can be shared easily with emergency management partners.

Administration: Finance and Cost Capture

- 3.3.46 Organisations involved in response are responsible for retaining all invoices/records of expenditure absorbing their own expenses. Some expenses may be recovered if State/Commonwealth relief arrangements are activated and records show the appropriate details.
- 3.3.47 Records related to response are subject to the usual records management provisions and State archiving legislation and are treated accordingly. Logs, reports and briefings from response and recovery are collated progressively, and stored centrally for future reference.
- 3.3.48 Cost capture systems are established to align with the different types of eligible expenditure.3.3.49 Where claims are to be made for relief reimbursement under the Tasmanian Relief and Recovery Arrangements (TRRA), the Municipal Coordinator discusses the matter first with the SES Regional Manager. Where appropriate, a written application will be developed and submitted to SES Assistant Director Emergency Management or DPAC Manager, Office of Security and Emergency Management.
- 3.3.50 If Premier announces relief, councils collate records accordingly and pursue reimbursement. The SES Regional Manager or DPAC-OSEM can provide advice on request from councils.

Section 3.4 Recovery

- 3.4 This section describes what is done in similar time frames to response to support recovery in the short-term and the longer term across the 4 recovery elements

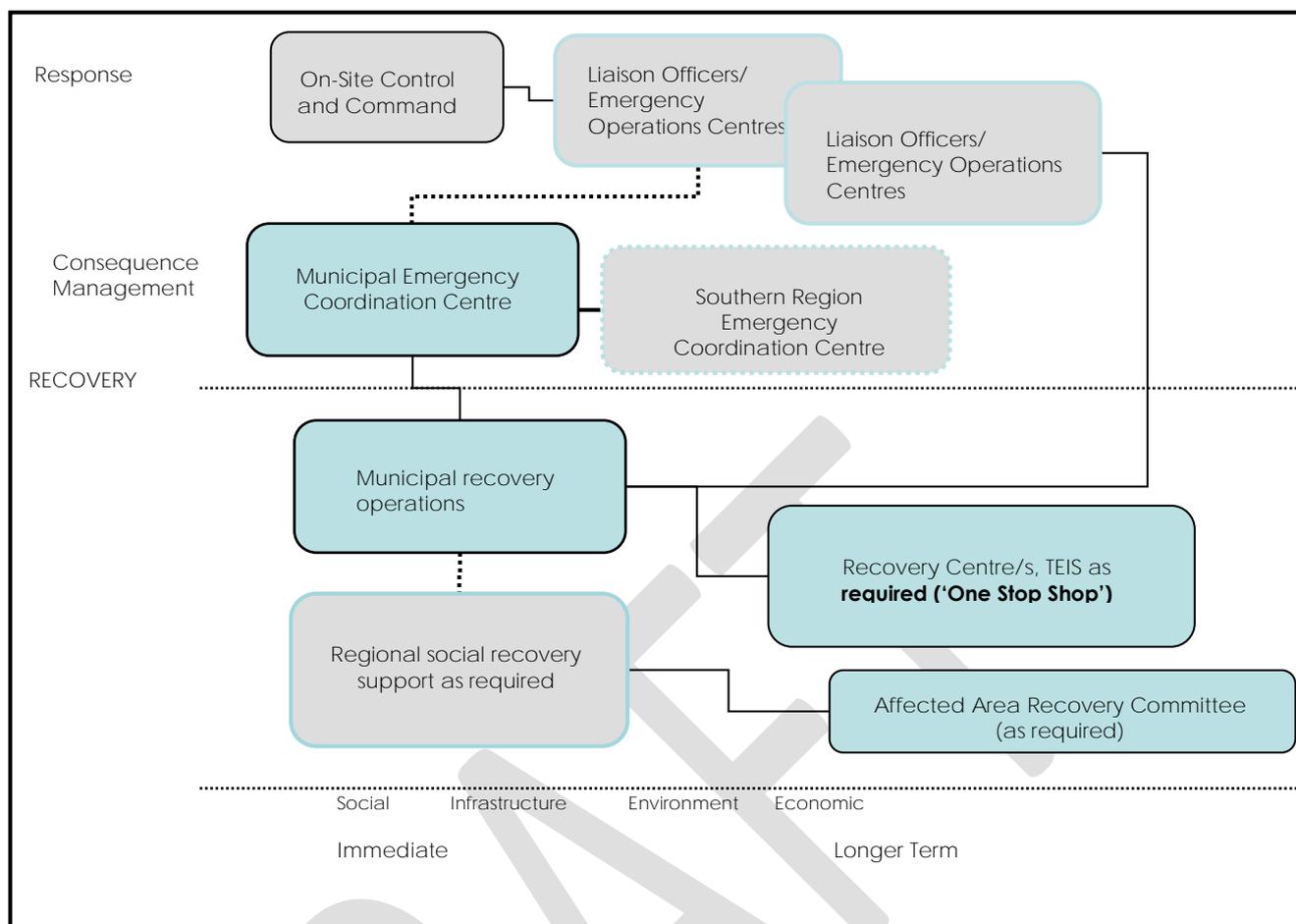
Overview

- 3.4.1 Responsibilities for recovery rest primarily with council. These responsibilities can be met in partnership and with the assistance/support of State Government agencies and Non-Government Organisations, coordinated using regional arrangements.
- 3.4.2 The Regional Social Recovery arrangements are embedded within the Southern Regional Emergency Management Plan and provide guidance when recovery needs escalate beyond the municipal capabilities.
- 3.4.3 It is critical that recovery activities are planned and coordinated across all five domains of:
- a social
 - b economic
 - c infrastructure
 - d environment.
 - e cross-domain, including appeals management and spontaneous volunteers.
- 3.4.4 The typical considerations in recovery include, but are not limited to:
- a assessing recovery needs across the four elements and prioritising the actions required
 - b developing, implementing and monitoring the provision of recovery activities that are aligned as much as possible with municipal long term planning and goals
 - c enabling communication with the community and community participation in decision making
 - d where possible, contributing to future mitigation requirements or improvements to planning requirements (e.g. through debrief processes).

Current Arrangements

- 3.4.5 Figure 4 shows typical recovery arrangements for all hazards, showing the close relationship between response operation and recovery and spanning short – longer term activities. These arrangements are applied as required in each situation and are described in more detail in the following paragraphs.

Figure 4 Recovery Management Arrangements



LEGEND:

- Direct reporting relationship
- Also works/communicates with

Vulnerable Persons

3.4.6 This plan is written in consideration of Council's identified emergency management roles and responsibilities for vulnerable persons. As such it is inclusive of relevant suggestions/advice contained within the Tasmanian Emergency Management Framework for Vulnerable People Version 1.0 whose articulated intent is to provide high level guidance and flexibility for emergency stakeholders in their development and implementation of emergency arrangements for vulnerable persons. Notably, the framework emphasises that emergency management for vulnerable persons is a shared responsibility, both at an individual/community and service provider/emergency stakeholder level. In this context, the dot points below provide a list of Council-specific roles and responsibilities which support a collaborative stakeholder approach for meeting the emergency management needs of vulnerable persons.

- Providing evacuation centres which are accessible to a broad cross section of the community;
- Maintain a broad knowledge of relevant service providers within the local government area;
- Promote community resilience as a part of normal Council business;
- Maintain a broad knowledge of the whereabouts of special facilities (schools; aged care facilities; child care centres) within the local government area;
- Provide local demographic information/advice to stakeholders as able and required;

- f Provide support to emergency stakeholders with a statutory responsibility for vulnerable persons as able and required during emergencies;
- g Develop and maintain relationships with relevant stakeholders whose role it is to directly cater for the emergency management needs of vulnerable persons as able and required.

Short Term Arrangements and **Recovery Centres ('One Stop Shop')**

- 3.4.7 In the immediate aftermath of an emergency, recovery services are delivered or coordinated by council. Following consultation with the response Management Authority and other emergency management partners regarding the likely impact, recovery needs and capacity, local arrangements can be activated by the Municipal Coordinator or the SES Regional Manager.
- 3.4.8 Regional recovery coordination is activated by the SES Regional Manager at the request of council. This may follow specific advice from the response Management Authority and/or the Regional Controller.
- 3.4.9 Council is responsible for operating a facility that provides access to recovery services for the community (often called a 'One Stop Shop'). The location of the recovery centre is dependent on the location and nature of the emergency.
- 3.4.10 These facilities are activated on the request or advice of:
 - h Municipal Coordinator
 - i Municipal Recovery Coordinator
 - j SES Regional Manager
 - k Regional Controller
- 3.4.11 'Self help' information can be made widely available using the TEIS. The arrangements described in paragraphs 3.3.33-3.3.37 (Section 3 Response) apply. In the context of municipal recovery, council would develop information for clearance through the channels appropriate for the emergency including the Regional Social Recovery Coordinator or specific members of the Regional Social Recovery Committee e.g. Centrelink member to confirm advice for people who may have lost employment due to an emergency.
- 3.4.12 Council is responsible for continuing impact assessments particularly as they relate to recovery. This work will inform appropriate governance structures for medium and long term recovery process.

Longer Term

- 3.4.13 The State Recovery Advisor is responsible for advising the government on long term recovery arrangements.
- 3.4.14 The State Recovery Advisor works in consultation with Regional Controllers, response Management Authorities and Municipal Coordinators to:
 - Analyse impacts and assess recovery needs;
 - Determine whether recovery needs can be met within local capability and capacity, or if ongoing state level assistance and/or coordination (Recovery Taskforce) is required; and
 - Prepare advice for the State Controller and Ministerial Committee for Emergency Management (Premier) on recommended long term recovery arrangements and an interim recovery plan.
- 3.4.15 Impact assessment arrangements are described in the State Special Emergency Management Plan for Rapid Impact Assessment.
- 3.4.16 As noted in the previous paragraphs recovery services are delivered, wherever possible, from recovery centres and councils may establish a community-based recovery group to manage recovery efforts. The Municipal Recovery Coordinator

manages this group and arranges for updates to stakeholders and record keeping as required.

- 3.4.17 As an emergency response nears completion, recovery activities transition from short term response phase management and relief coordination to long term arrangements appropriate to the anticipated recovery needs.
- 3.4.18 The transition to long term recovery coordination must be planned, gradual and flexible. Formal transition of responsibility (e.g. from the State Controller to a Recovery Coordinator) ensures clear transfer of accountability. There may, however, be some overlap in the handover of some activities (e.g. recovery centres, TEIS, public communication) as long term recovery arrangements are established and able to take over.
- 3.4.19 In prolonged and widespread emergencies, transition to long term recovery arrangements may occur in one affected area while response is ongoing in other areas.
- 3.4.20 The *Interim State Recovery Plan 2018* details the following three levels of long term recovery arrangements, including the appointment of a State Recovery Coordinator, the establishment of a Recovery Taskforce, and the establishment of Affected Area Recovery Committees, that can be implemented based upon the identified needs;
 - a Level 1: Locally-coordinated recovery;
 - b Level 2: State-supported recovery; and
 - c Level 3: State-coordinated recovery.

Elements

3.4.21 The following table summarises the main points for managing and coordinating recovery in the longer term:

Table 7 Recovery Summary

Element and Examples	Council Position	Affected Area Recovery Committee
<p>Social</p> <ul style="list-style-type: none"> • Emergency clothing/accommodation • Emergency catering • Personal support • Emergency cash grants/relief 	<ul style="list-style-type: none"> • Municipal Recovery Coordinator (with recovery partners e.g. NGOs, THCS and THS/DHHS) 	<ul style="list-style-type: none"> • DPAC
<p>Economic</p> <ul style="list-style-type: none"> • Long-term legal, insurance and financial problems • Disbursement of funds from appeals • Property restoration (urban/rural) • Stock assessment / destruction / • Emergency feed for animals 	<ul style="list-style-type: none"> • Economic Development Coordinator 	<ul style="list-style-type: none"> • DSG
<p>Infrastructure</p> <ul style="list-style-type: none"> • Priorities for the restoration of services and assets (power, water, telecommunications, transport networks/corridors) • Environmental/Public Health 	<ul style="list-style-type: none"> • Engineering/Works Manager • Environmental Health Coordinator/Officer 	<ul style="list-style-type: none"> • DSG • DHHS-PHS • Asset owners/managers e.g. Telcos, TasPorts, Hydro, TasNetworks
<p>Environment</p> <ul style="list-style-type: none"> • Impact assessments (environment focus) • Environmental rehabilitation • Disposal of animal carcasses, plant material or other infected matter 	<ul style="list-style-type: none"> • Environmental Officer 	<ul style="list-style-type: none"> • DPIPWE

Section 4 Plan Administration

Plan Contact

- 4.1 This plan is maintained by the Municipal Coordinator, Southern Midlands Council for the Southern Midlands Municipal Emergency Management Committee. Feedback regarding this plan should be made in writing to:
- a Email: mail@southernmidlands.tas.gov.au
 - b Mail: Southern Midlands Council, PO Box 21, Oatlands 7120
 - c Fax: (03) 62 54 5014
 - d Office phone number: (03) 6254 5000

Review Requirements and Issue History

- 4.2 Section 34 of the *Emergency Management Act 2006* requires that this plan is reviewed at least once every 2 years after approval by the State Emergency Management Controller.
- 4.3 This issue entirely supersedes the previous issue of this plan. Superseded issues should be destroyed, or clearly marked as superseded and removed from general circulation.

Issue No.	Year Approved	Comments/Summary of Main Changes
4	2006	Rewrite
5	2012	Rewrite
6	2014	Review
7	2016	Review
8	2018	Review

Distribution List

- 4.4 This plan is issued electronically on the SES website, after it is approved. Print/paper copies are provided as follows:

Organisation	Position
Council	<ul style="list-style-type: none"> • Municipal Emergency Management Committee-all council members • Mayor • General Manager
SES	<ul style="list-style-type: none"> • Unit Manager, SES Unit • Regional Manager, Southern Region (for Regional Controller) • Senior Planning and Education Officer (for Director SES, State Controller, TFS, Tasmania Police intranet and libraries)
Tasmania Police	<ul style="list-style-type: none"> • Divisional Inspector (Bridgewater) • Divisional Inspector (Sorell) • Officer in Charge (OIC), Oatlands Police Station
Tasmania Fire Service	<ul style="list-style-type: none"> • District Officer (DO), Midlands District • District Officer (DO), East Coast District
Ambulance Tasmania	<ul style="list-style-type: none"> • Regional Manager, Southern Region
St John Ambulance	<ul style="list-style-type: none"> • Chief Executive Officer (for distribution to Volunteer Divisions)
Neighbouring Councils	<ul style="list-style-type: none"> • Brighton Council

Organisation	Position
	<ul style="list-style-type: none"> • Clarence City Council • Derwent Valley Council • Central Highlands Council • Northern Midlands • Glamorgan-Spring Bay Council
Other Organisations	<ul style="list-style-type: none"> • DHHS (Midlands Multi-Purpose Health Centre) • Department of Education

Consultation for this Issue

- 4.5 The review of this issue of this plan was coordinated by the Municipal Coordinator for the Municipal Committee. It was undertaken by the Municipal Committee in July 2018.
- 4.6 Over this period the committee invited comment from:
- a SES Regional Manager
 - b SES Senior Planning & Education Officer
 - c Regional Social Recovery Coordinator
 - d DHHS Midlands Multi-Purpose Health Centre personnel
 - e Tasmania Police
 - f Local Medical General Practitioners
 - g Tasmania Fire Service

Communications Plan Summary

- 4.7 Once the plan is approved its update will be communicated as follows:
- a paper copies sent to all positions listed on the Distribution List
 - b endorsement by council
 - c noting by the Regional Committee
 - d the plan will be posted to the council website
 - e posted on Council's common network drive (accessible by Council staff)
 - f available for inspection at either the Oatlands or Kempton Council Chambers

Validation of this Plan

- 4.8 Arrangements in this plan will be validated within the 2 year review cycle by:
- a participating, where able, in other municipal/regional exercises
 - b conducting/participating in relevant debriefs
 - c the committee will undertake an annual desktop exercise.

Section 5 Appendices

Appendices are part of the plan and as such are not to be updated/circulated as separate attachments, without the plan being approved by the State Controller.

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5.1 Associated Documents

The documents listed here are relevant to this plan. The next time this plan is reviewed the current versions of these documents should also be checked. By that time, other documents may also have been developed that are relevant and they can be included in this list at that time.

Legislation

Legislation	Related hazard/function	Administration
<i>Emergency Management Act 2006</i>	All-hazard state-wide emergency management provisions	SES
<i>Land Use Planning and Approval Act 1993</i>	Planning schemes	DoJ
<i>Local Government Act 1993</i>	Council responsibilities	DPAC

Plans and Arrangements

Row	Title	Custodian	Version/Date	Notes
1	Council maps for council roads and alternative transport plans	Council	2018	Council – General Manager
2	Fire Management Plans (Midlands)	Site Specific		To be sourced from relevant Custodian (as necessary)
3	Operational Handbook TEIS	DPAC	Version 9 May 2009	Available from SES Regional Manager
4	Protocol for Use of Emergency Alert	TFS	Version 3.3 July 2012	Available from SES Regional Manager
5	Southern Regional Emergency Management Plan	SES	2016	Available from SES Regional Manager and SES website
6	Tasmanian Emergency Management Plan	SES	Issue 8.0 2015	www.ses.tas.gov.au/Publications
7	Biosecurity Emergencies SEMP	DPIPWE	Issue 1 2010	
8	Energy Supply Emergencies SEMP	DSG	Issue 2, 2015	
9	Flood SEMP	SES	Issue 1, 2017	
10	Midlands Multi-Purpose Health Centre Plan	DHHS	2011	Available from Centre
11	Hazardous Materials SEMP	TFS	Issue 8 2017	
12	Pandemic Influenza SEMP	DPAC	Issue 3 March 2017	
13	Port Safety Plan for Nuclear Powered Warships SEMP	SES	Issue 4 June 2016	
14	Recovery SEMP	DPAC	Issue 2 June 2018	
15	Rapid Impact Assessment SEMP	SES	Issue 2 December 2015	

Row	Title	Custodian	Version/Date	Notes
16	State Fire Protection Plan	TFS	Issue 2.2 May 2013	
17	Counter Terrorism Arrangements	TASPOL	Issue 1 September 2017	
18	Mass Casualty Arrangements	DHHS	Issue 3 November 2017	
19	Mass Fatality Response Plan	Coroner's Office	Issue 1 October 2017	
20	Public Health Emergencies SSEMP	DHHS	Issue 2 December 2014	
21	Search and Rescue SSEMP	TASPOL	Issue 4 February 2018	
22	Transport Crash SSEMP	TASPOL	Issue 3 June 2018	
23	State Tsunami Response Plan	SES	Issue 1 September 2015	
24	Dam Safety Emergencies SSEMP	DPIPWE	Issue 2 June 2016	
25	Structural Collapse SSEMP	TFS	Issue 1 November 2015	
26	Incident Response Plan	AT	5 October 2014	

Standards, Reports, Resources

Title	Published by:	Date
'Choosing Your Words'	AGD	2008

5.2 Risk Assessment Report

This register includes a description of risks identified and the treatment strategies which are required for implementation.

Southern Midlands Council is responsible for managing the incorporation of treatment strategies which are either the responsibility of council or both council and other levels of government or agencies, into the appropriate Operational Plans and/or Partnership Agreements as required.

A revised Risk Assessment was undertaken in 2017 as part of the Tasmanian Municipal Emergency Risk Assessment Project, however the outputs require further consolidation and finalisation before the Municipal Risk Register can be updated. This work is expected to be completed in 2018 and incorporated into the next issue of the MEMP.

Recommended Treatment Strategies for Implementation (As at November 2013)

Specifically, each register includes:

- a the unique identifier number
- b the risk statement
- c the community-preferred treatment option/s
- d the perceived responsibility for treatment
- e the implementation timeframe for future actions. Note that the timeframe 'on-going' is used where there is a need to monitor the adequacy of existing management arrangements to mitigate the risk.

The time frame for undertaking treatment options is also defined in the following time frames:

- a immediate: action must be completed as soon as practicable within the current budget cycle
- b Short-term: action must be completed as soon as practicable within the current budget cycle
- c Long-term: action must be completed within 5 years
- d On-going: continuously monitor

The Tasmanian Emergency Risk Management Project

REGISTER OF TREATMENT STRATEGIES FOR NATURAL AND TECHNOLOGICAL RISKS				
I.D.	RISK STATEMENT	PREFERRED TREATMENT/S	RESPONSIBILITY FOR TREATMENT	IMPLEMENTATION TIMEFRAME
SM 01	Flood		Spatial Data	
SM 01.01	There is a risk that flooding of the Jordan river will cause damage to roads and bridges	Bridge design options	Council/ DSG	Long-term
		Clear waterways	Property owner / DPIPWE	On-going
		Road designs	Council / DSG	Long-term
SM 01.02	There is a risk that flooding of the Jordan river will cause property damage on the floodplain	Planning Schemes	Council	Immediate
		Identity flood plain	Council / DPIPWE / Property owner	Short-term
SM 01.04	There is a risk that flooding of the Coal River will result in damage to roads and bridges	Bridge design options	Council/ DSG	Long-term
		Clear waterways	Property owner/ DPIPWE	On-going
		Road designs	Council/ DSG	Long-term
SM 01.05	There is a risk that flooding of the Coal River will cause property damage on the flood plain	Planning Schemes	Council	Immediate
		Identity flood plain	Council / DPIPWE / Property owner	Short-term

REGISTER OF TREATMENT STRATEGIES FOR NATURAL AND TECHNOLOGICAL RISKS				
I.D.	RISK STATEMENT	PREFERRED TREATMENT/S	RESPONSIBILITY FOR TREATMENT	IMPLEMENTATION TIMEFRAME
SM 01.07	There is a risk that flooding of the Blackman river will cause damage to roads and bridges	Bridge design options	Council / DSG	Long-term
		Clear waterways	Property owner / DPIPWE	On-going
		Road designs	Council / DSG	Long-term
SM 01.08	There is a risk that flooding of the Blackman river will cause property damage on the floodplain	Planning Schemes	Council	Immediate
		Identity flood plain	Council / DPIPWE / Property owner	Short-term
SM 02	Wildfire		Spatial Data	
SM 02.01	There is a risk that wildfire will result in rural property damage, including fences, crops, trees, residences and machinery throughout the Council area	Fire Management Strategy	Council / TFS / DTPHA	Short-term
		Education	TFS / Council / Department of Education	On-going
		Hazard reduction	TFS / Council	On-going
SM 02.02	There is a risk that wildfire will result in residential property damage throughout the Council area	Fire Management Strategy	Council / TFS / DTPHA	Short-term
		Education	TFS / Council / Department of Education	On-going
		Hazard reduction, enforcement of abatement notices	TFS / Council	On-going

REGISTER OF TREATMENT STRATEGIES FOR NATURAL AND TECHNOLOGICAL RISKS				
I.D.	RISK STATEMENT	PREFERRED TREATMENT/S	RESPONSIBILITY FOR TREATMENT	IMPLEMENTATION TIMEFRAME
SM 02.05	There is a risk that wildfire will result in loss of timber bridges throughout the Council area	Bridge design options Road designs	Council / DSG Council / DSG	Long-term Long-term
SM 02.06	There is a risk that wildfire will result in depletion of water supplies due to firefighting operations throughout the Council area	Additional local water storages and supply including reticulation	Property owner / Council / Tas Water / DPIPW	Long-term
SM 06	Public Health Epidemic		Spatial Data	
SM 06.01	There is a risk that a public health epidemic will result in the loss of life	Immunization program Continued support of state public health activities	Council DHHS / Council	On-going On-going
SM 08	Exotic Animal Disease		Spatial Data	
SM 08.01	There is a risk that livestock will be destroyed as a result of an exotic animal disease	Continued support of State and National strategies Develop washing facilities for vehicles	Council / DPIPW / Industry Council / DPIPW / Industry	On-going Short-term
SM 08.02	There is a risk to agricultural income as a result of exotic animal disease	Continues support of State and National strategies Develop washing facilities for vehicles	Council/ DPIPW / Industry Council/ DPIPW / Industry	On-going Short-term

REGISTER OF TREATMENT STRATEGIES FOR NATURAL AND TECHNOLOGICAL RISKS				
I.D.	RISK STATEMENT	PREFERRED TREATMENT/S	RESPONSIBILITY FOR TREATMENT	IMPLEMENTATION TIMEFRAME
SM 09	Crop Disease			
SM 09.01	There is a risk to agricultural income as a result of food crop disease	Continues support of State and National strategies	Council / DPIPWE / Industry	On-going
SM 09.02	There is a risk to agricultural income as a result of other crop diseases	Continues support of State and National strategies	Council / DPIPWE / Industry	On-going
SM 21	Infrastructure Failure		Spatial Data	
SM 21.01	There is a risk of loss of water supplies due to pipeline failure	Develop contingency plans for major reticulation lines	Tas Water	Long-term
SM 21.02	There is a risk to agricultural income as a result of Craigbourne Dam failure	Frequent inspection of dam infrastructure	DPIPWE	On-going
SM 21.03	There is a risk of loss of water supplies due to dam failure on the river servicing the Oatlands township	Frequent inspection of dam infrastructure	Tas Water	On-going
SM 21.04	There is a risk of loss of water supplies to the Colebrook township due to dam failure	Frequent inspection of dam infrastructure	Tas Water	On-going

REGISTER OF TREATMENT STRATEGIES FOR NATURAL AND TECHNOLOGICAL RISKS				
I.D.	RISK STATEMENT	PREFERRED TREATMENT/S	RESPONSIBILITY FOR TREATMENT	IMPLEMENTATION TIMEFRAME
SM 26	Transport Accident			
SM 26.01	There is a risk of a road traffic accident on a rail crossings causing loss of life .	Safety audit of major transport routes	DSG / Council	Long-term
SM 26.02	There is a risk of rail accident on a rail crossings causing loss of life	Improve signage Install signals /barriers	TasRail / DSG TasRail / DSG	Short-term Short-term
SM 26.03	There is a risk of a traffic accident involving large vehicles and passenger buses resulting in loss of life and community disruption	Continued support of road safety strategies Undertake hazard study of the Midland Highway Promote road upgrades	DSG / Council / Road Safety Taskforce / Tasmania Police DSG / Council/ Tasmania Police Road Safety Taskforce DSG / Road Safety Taskforce	On-going Immediate On-going
SM 27	Storm		Spatial Data	
SM 27.01	There is a risk that that a storm may cause loss of life	Education / awareness	SES / BoM / Council	Short-term
SM 27.02	There is a risk that a storm is likely to cause significant personal asset loss within the community	Building Standards	Council / BCA / LGAT	Long-term

5.3 Municipal Committee Terms of Reference

Emergency Management

SOUTHERN MIDLANDS MUNICIPAL EMERGENCY MANAGEMENT COMMITTEE



Terms of Reference

Committee:	SOUTHERN MIDLANDS Municipal Emergency Management Committee
Date and Status of these Terms:	Issue 8 2018
Enquiries	Executive Officer: Tim Kirkwood Municipal Emergency Management Coordinator Southern Midlands
Review Notes	These Terms of Reference are due for review in September 2020
General Standards & Practices	The Tasmanian Emergency Management Plan describes the framework for this committee and its usual practices are aligned with the guidelines maintained by the SES for emergency management committees (available from www.ses.tas.gov.au). The following points are specific to this group:

1. Authority & Background: Section 20 of the *Emergency Management Act 2006* establishes the Southern Midlands Municipal Emergency Management Committee within the Tasmanian emergency management framework for Southern region.
 2. Purpose Section 22 of the *Emergency Management Act 2006* outlines this committee's purpose and functions generally as:
 "... to institute and coordinate, and to support the institution and coordination of, emergency management in the municipal area, or in the case of a combined area, in the municipal area that constitutes the combined area, including the preparation and review of the Municipal Emergency Management Plan and Special Emergency Management Plans that relate to emergency management ..."
 3. Frequency of Meetings the SMEMC should meet at least twice per year unless an emergency occurs and a subsequent review of the operational aspects of the plan is required. These meetings should be scheduled by the Executive Officer at the appropriate intervals.
- 3.1 Functions
- Institute and coordinate policy, arrangements and strategies for municipal emergency management, aligning activities where relevant with regional strategies and priorities.
 - Enhance emergency management arrangements by reviewing the management of emergencies that have occurred in the municipal area/s and identifying excellence as well as opportunities for improvement
 - Oversee the management of emergencies where council/s resources are required to support response and recovery
 - Provide a municipal forum for organisations with emergency management responsibilities in the municipal area/s.
 - Perform emergency risk management responsibilities in accordance with current and relevant standards
 - Nominate a representative to attend SREMC activities and provide bilateral support
 - Coordinate at least one annual emergency management exercise for the municipality

- Support the activities of responding organisations during an emergency as detailed in the SMEMP and
Coordinate a post emergency operational debrief for all organisations involved in an emergency.
4. Reports to Southern Regional Emergency Management Committee
5. Membership Section 21 of the *Emergency Management Act 2006* establishes the **arrangements for this committee's membership. These are supplemented by the following practices:**
- membership is reviewed every time the Terms of Reference is reviewed and members are confirmed in writing by the responsible officer/manager
 - proxies assume the member's role if the member is unable to attend the meeting or is unable to perform their usual role for the committee.
 - Invited guests support municipal emergency management as requested by the Chairperson, within their limits of safety and training.
 - At this stage security clearances are not required.
- 5.1 Chairperson Southern Midlands Mayor or Senior Councillor
- 5.2 Executive Officer Municipal Emergency Management Coordinator, Southern Midlands Council
- 5.3 Members A representative of emergency services – Tasmania Police, SES, Fire, DHHS Midlands Multi-Purpose Health Centre, Ambulance, and SMC Recovery Co-coordinator.
- 5.4 Nominated Proxies As determined by members
- 5.5 Stakeholders /Observers/ Guests As appropriate

5.4 Municipal Committee Maintenance Schedule

The following schedule provides prompts for action to ensure that the Municipal Committee's emergency management capability is maintained.

Action	Responsibility	Frequency	Scheduled for Conduct
Conduct meeting of the Municipal Committee	Municipal Coordinator	Bi-annual	Mar / Sept
Conduct meeting of the Recovery Sub Committee (Sub Committee of the Municipal Committee)	Municipal Coordinator	Bi-annual	Mar / Sept
Coordinate emergency management training for selected staff member/s on rotating basis.	General Manager/ Municipal Coordinator	Annual	April
Plan, conduct and review an emergency management related exercise.	General Manager/ Municipal Coordinator	Annual	Nov
Review Municipal Emergency Management Plan and all appendices (including risk treatment strategies). Lodge plan with Southern Regional Manager	Municipal Committee	Annual	Mar
Review and update contact lists.	General Manager/ Municipal Coordinator	Bi-annual	Mar / Sept
Attend Southern Regional Meetings.	General Manager/ Municipal Coordinator	Quarterly	As advised
Attend Southern Region Recovery Committee Meetings.	Municipal Coordinator	Quarterly	As advised

5.5 Southern Midlands Emergency Coordination Centre

Functions of Emergency Coordination Centre

The Southern Midlands Emergency Coordination Centre (ECC) is not the control centre for any emergency response, as this is undertaken by the statutory emergency services. The ECC is the focal point for coordinating support from council and from community resources, upon the request of either Response Management Authorities or members of the community.

The ECC also performs the following functions:

- a Coordinates the activation and deployment and management council and community resources
- b Monitors operational activities
- c Coordinates information to local communities affected by the emergency
- d Coordinates local recovery efforts and identifies any support that may be required by regional recovery resources.

Location of the ECC

The ECC will be located in the council chambers at the municipal offices at Oatlands or Kempton. The ECC will be supported by the existing resources and amenities in these offices. Any additional resources should be requested through the SES Regional Manager.

Activation of SMECC

During Working Hours

All local emergency events of significance are to be referred to the General Manager/Municipal Coordinator or in his absence the Deputy Municipal Coordinator.

The Municipal Coordinator will be responsible for assessing the emergency and determining if it is appropriate to establish the ECC. Generally the ECC will be established if:

- a coordination of local resources is required by external agencies, or
- b it is expected that significant community impact will result from the emergency.

The General Manager/Municipal Coordinator will advise all staff of the emergency and that ECC workers are required to undertake the ECC staffing functions they have been trained to perform.

After Hours activation

The SES Regional Manager will contact the General Manager/Municipal Coordinator who will be responsible for activating council resources after hours

Staffing of ECC

Those personnel required in the coordination centre will be determined by the General Manager/Municipal Coordinator. Depending on the situation the number and expertise of personnel will vary, but will generally comprise of the General Manager/Municipal Coordinator, telephone operator, two way radio operator, senior works and services supervisor and executive officer.

All workers designated as having functions to perform in the ECC will undergo appropriate training and skills will be validated on a regular basis:

ECC Manager

The General Manager/Municipal Coordinator, the Deputy Municipal Coordinator or an officer authorised to act in such appointments will:

- a be responsible for the overall management of the emergency
- b coordinate resources and activities in the coordination centre
- c assist the Manager Works and Services with resources
- d liaise with emergency services
- e liaise with the and other department managers
- f ensure the Chair of the SMEMC is fully briefed.

Communications Officer

A staff member familiar with communications will be assigned to establish and oversight all necessary radio and telephone communications to the ECC Coordinator, support organisations, council and municipal SES unit and maintain the associated operations logs and status boards.

Administration Staff

Council will provide staff who will be responsible to:

- a Operate telephones and/or radios as required
- b Conduct such administrative tasks as are required
- c Ensure the needs of ECC workers are met, e.g. welfare and nourishment
- d Act as messengers, if required.

Liaison Officers

Each organisation involved in providing operational support in an emergency should provide a liaison officer to the ECC. The liaison officer should have knowledge of the organisation's resources, capabilities and response times. They must be able to commit their organisation's resources in support of the operation.

Reception

The council telephone receptionist will, more than likely, be the first person to become aware that a emergency is causing concern to a large number of residents. This will result from the number and frequency of telephone calls relating to the emergency. If the number of calls relating to a emergency is increasing, and it is apparent that the persons who normally deal with such issues are unable to cope with the volume of calls (extensions permanently busy, numerous calls on hold etc), or an emergency has occurred, then the receptionist should:

- a notify the municipal SES Unit Manager that normal channels are unable to cope with the volume of calls
- b direct calls relating to the emergency according to instructions provided by the Municipal Coordinator
- c be aware that a ECC will be established to handle emergency calls
- d route emergency calls to the ECC when instructed to do so
- e continue routing emergency calls to the ECC until advised otherwise by the Municipal Coordinator
- f under no circumstances leave the switchboard unstaffed for any period of time

- g liaise with the Municipal Coordinator regarding the after hours operation of the switchboard - under no circumstances is the switchboard to be "night-switched" without the full approval of the Municipal Coordinator
- h during an emergency the receptionist is not to refer members of the public visiting the Council Chambers to the ECC but should ring and advise the coordination centre that a member of the public wants to talk to them
- i All media enquiries are to be referred to the ECC by the receptionist.

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5.6 Action Cards and Duty Statements

Duty Card No.1

Position: Mayor

Responsible To: Southern Midlands Council

Duties

- a Receive notification of emergency from Municipal Coordinator
- b Notify Councillors, if warranted
- c Maintain contact with and support Municipal Coordinator
- d Manage ongoing information to the council
- e Council spokesperson for information to the community and media.

Duty Card No. 2

Position: Chair – Emergency Management Committee

Responsible To: Southern Midlands Council

Duties

- a Chair Council's Emergency Management Committee.
- b Receive notification of emergency from Municipal Coordinator.
- c Maintain contact with and support Municipal Coordinator during an emergency.
- d Provide an annual report to council on the activities of the Southern Midlands Council Emergency Management Committee.
- e Maintain regular contact / liaison with Municipal Coordinator in regard to the administrative arrangements of the Southern Midlands Emergency Management Committee.

Duty Card No. 3

Position: General Manager

Responsible To: Southern Midlands Council

Duties

- a Notify the Mayor and Councillors, if warranted
- b Assist the Mayor with community and media information
- c Manage ongoing information to the community and media
- d Liaise with and provide support to the Municipal Coordinator

Duty Card No. 4

Position: Municipal Coordinator

Responsible To: Southern Midlands Council

Duties

- a Responsible for the overall management of Southern Midlands Council response to the emergency
- b Coordinate resources and activities in the coordination centre
- c Liaise with emergency services
- d Liaise with the Regional Controller (declared emergencies or significant events)
- e Undertake the role of Executive Officer to the Southern Midlands Council Emergency Management Committee and carry out the administrative functions of that role.
- f Notify the GM, Mayor, Chair of Southern Midlands Council Emergency Management Committee of an emergency or potential emergency.
- g Maintain a current EMP through regular review.
- h To be member of the Southern Midlands Council Emergency Management Committee.

Duty Card No. 5

Position: Deputy Municipal Coordinator

Responsible To: Municipal Coordinator

Duties

- a Assist the Municipal Coordinator in all duties.
- b Act as Municipal Coordinator in his/her absence.
- c To be a member of the Southern Midlands Council Emergency Management Committee.

Duty Card No. 6

Position: Municipal Recovery Coordinator

Responsible To: Municipal Coordinator

Duties

- a Receive notification of emergency from Municipal Coordinator.
- b Notify appropriate community recovery organisations.
- c Notify Regional Social Recovery Coordinator (DHHS).
- d Maintain contact with and support Municipal Coordinator.
- e Management assessment of community needs with support from DHHS.
- f Maintain ongoing liaison with DHHS during the provision of services to the community.
- g To be a member of the Southern Midlands Council Emergency Management Committee.

Duty Card No. 7

Position: Manager – Infrastructure & Works (or his/her nominee)

Responsible To: General Manager/Municipal Coordinator

Duties

- a Receive notification of emergency from Municipal Coordinator.
- b Ensure resources identified in Appendix 5.7 are available.
- c Coordinate the field operations in an emergency.
- d Maintain contact with and support the Municipal Coordinator.
- e To be a member of the Southern Midlands Council Emergency Management Committee.

Duty Card No. 8

Position: Manager – Corporate Services

Responsible To: General Manager/Municipal Coordinator

Duties

- a Activate the Southern Midlands Emergency Coordination Centre
- b Activate and manage workers to operate the Emergency Coordination Centre
- c Manage supplies for the Emergency Coordination Centre and council operations
- d Maintain contact with and support Municipal Coordinator.
- e Manage and record council expenditure on the emergency

5.7 Standard Operating Procedures / Policies for Warnings, Public Information, Working with the Media

During an emergency, timely, accurate and informative information to the community is critical. In a period of community uncertainty, concerns can be reduced if advice is provided on what has happened, what needs to be done and where people can go to gain assistance. Whilst the media will provide information on what has happened, their focus will not always provide the detail that satisfies the needs of an affected community.

SMC has a critical role in providing community leadership and ongoing information updates to reduce the uncertainty within the community. These roles need to be implemented as soon as possible after the emergency to reduce the potential for inappropriate community action and in some cases concern.

Situation reports and information bulletins regarding facilities and emergency assistance and should be provided to the community. In some cases contact through letterbox drops or community gatherings will be more effective than reliance on transmission via the media.

The Mayor has a pivotal role as community leader to coordinate community information and be the spokesperson for council and the affected community. The mayor will need to be supported in this role by an experienced media liaison officer who can prepare community and media statements and have them endorsed by the Mayor. All councillors and SMC staff need to be aware that only the Mayor (or their delegate) will speak on behalf of council and the collective community.

Media statements from the SMC should relate to the impact on the community and the actions being taken by council. SMC should not comment on matters that are the province of the emergency services or post-emergency investigations. Statements made by persons with knowledge of only a segment of the total emergency operations can lead to confusion and misunderstanding by the public.

A number of operating procedures have been developed and are included in the following part of this document.

Emergency Management Plan – Standard Operating Procedure No 1

– Communications with Public, Councillors & Media

Standard procedures for communication with:

- Public
 - Councillors
 - Media
1. Notification of a possible emergency comes from State Emergency Service to the Municipal Coordinator.
 2. The Municipal Coordinator must use his/her judgement (in consultation with field officers) to classify the level of threat and assess the need to provide advice to the Public, Councillors and the Media.
 3. Coordination of advice to the Public, Councillors and the Media will be through the General Manager.
 4. The General Manager will coordinate all contact with the Media and will liaise with specialist staff as required.
 5. The Mayor will be media spokes person (in accordance with the Local Government Act) however, depending on the nature of the emergency it may be more appropriate for comment to come directly from the Municipal Coordinator, General Manager or his/her delegate.

The Media is an important asset during an emergency as vital information can be communicated to large numbers of people quickly. The use of radio is particularly important however all forms of media have a role to play.

Emergency Management Plan – Standard Operating Procedure No 2

– Activation of Coordination Centre

See also EMPSOP 3 and EMPSOP 4

Working Hours

1. All State Emergencies and local emergency events of significance are to be referred to the Municipal Coordinator on 62 545000 or in his/her absence the Deputy Municipal Coordinator on 62545000. In the absence of both of these officers, the General Manager shall select another member of the Management Team to be the coordinator.
2. The municipal coordinator will be responsible for assessing the emergency and determining if it is appropriate to establish the control centre. Generally a coordination centre will be established if:
 - Coordination is required with external agencies, or
 - it is expected that significant community interest will be forthcoming.

The municipal coordinator will consult/advise the General Manager on the establishment of a coordination centre

3. The municipal coordinator will request the Manager – Corporate Services to establish the coordination centre.
4. The municipal coordinator will organize an email message to all staff advising of the emergency and establishment of the coordination centre if possible.
5. The municipal coordinator will be responsible for selecting operator assistants in the control room, including a radio control operator from Works and Technical Services.
6. The municipal coordinator will access a senior Works and Technical Services officer to be present in the coordination centre.

After Hours

1. All State Emergencies and local emergency events of significance will be referred to the local coordinator on mobile 0417 5010303.
2. The municipal coordinator will be responsible for assessing the emergency and determining if it is appropriate to establish the coordination centre. Generally a coordination centre will be established if:

- Coordination is required with external agencies, or
- it is expected that significant community interest will be forthcoming.

The municipal coordinator will consult/advise the General Manager on the establishment of a coordination centre.

3. The local coordinator will request the Manager – Corporate Services to establish the coordination centre
4. The municipal coordinator will contact appropriate department managers to report to the coordination centre for briefing and decide tactics.

Emergency Management Plan – Standard Operating Procedure No 3

– Reception and Establishment of Coordination Centre

See also EMPSOP 2 and EMPSOP 4

Reception

The receptionist will, more than likely, be the first person to become aware that a situation is causing concern to a large number of residents due to the number and frequency, of telephone calls relating to the situation. If the number of calls relating to a situation is increasing, and it is apparent that the area that normally deals with such issues is unable to cope with the volume of calls (extensions permanently busy, numerous calls on hold etc), or a major emergency has occurred in the municipality, then the receptionist will:

1. notify the Municipal Coordinator (MC) that normal channels are unable to cope with the volume of calls
2. direct calls relating to the situation according to instructions provided by the MC.
3. if the MC declares an “Emergency”, be aware that a coordination centre will be established to handle emergency calls
4. route emergency calls to the coordination centre when instructed to do so by the Manager – Corporate Services
5. continue routing emergency calls to the coordination centre until advised otherwise by the MC
6. under no circumstances leave the switchboard unattended for any periods of time
7. liaise with the MC regarding the after hours operation of the switchboard – under no circumstances is the switchboard to be transferred to an answering machine without the full approval of the MC
8. during the emergency the receptionist is not to refer members of the public visiting the Council Chambers to the coordination centre but will ring and advise the coordination centre that a member of the public wants to talk to them
9. all media enquiries are to be referred to the coordination centre by the receptionist

Establishing a Coordination Centre

When the Municipal Coordinator for emergency services (MC) declares an emergency situation a coordination centre is to be established in the Council Chambers.

Emergency Management Plan – Standard Operating Procedure No 4

– Roles of Coordination Centre

See also EMPSOP 2 and EMPSOP 3

The municipal coordinator will determine those personnel required in the coordination centre. Depending on the emergency the number and expertise of personnel will vary, but will generally comprise of the municipal coordinator, telephone operator, two way radio operator, senior works and technical services officer and other executive support personnel as required.

Municipal coordinator

- to be responsible for the overall management of the emergency.
- to coordinate resources and activities in the coordination centre.
- to liaise with emergency services.
- to liaise with the Regional Controller (declared emergencies or significant events)
- to liaise with the General Manager and other Council managers.
- ensure the Chairman of the Emergency Management Committee is fully briefed.

Infrastructure & Works – Senior Officer

- to operate the two way radio communications with Southern Midlands Council field staff and if necessary other emergency services (e.g. SES and Fire Service).
- if required, to act as a telephone operator.
- to record all communications made.
- to liaise with the Manager Works and Technical Services and the municipal coordinator.

Telephone Operator

- to answer incoming calls, assess needs, record information on a database and forward the information to the local coordinator or the radio operator.
- to provide information on the emergency to incoming calls, except to the media.

Emergency Management Plan – Standard Operating Procedure No 5

– First Alert of Emergency / Potential emergency

Municipal Coordinator

1. When first alerted of an emergency or potential emergency the Municipal Coordinator must assess the necessity to establish to Coordination Centre.
2. On receiving the first alert the Municipal Coordinator shall contact response teams/supervisors and other potentially affected areas as determined appropriate.

NB: Email staff to advise of emergency, if determined to be necessary.

For example:

Gale Warning

- Deputy Municipal Coordinator
- Manager – Works and Technical Services
- General Manager

Flood

- Deputy Municipal Coordinator
- Manager – Works and Technical Services
- General Manager
- Mayor
- Emergency Management Chair
- Reception (Front office staff)

Oil Spill

- Deputy Municipal Coordinator
- Manager – Works and Technical Services
- General Manager
- Mayor
- Emergency Management Chair
- Reception (Front office staff)

3. If the Coordination Centre is established the Municipal Coordinator shall-
 - (a) personally notify the General Manager
 - (b) email all staff and advise of emergency; and
 - (c) personally contact those staff that may have a direct role in the emergency.

4. If the first alert is received outside normal working hours the Municipal Coordinator must re-assess and determine the appropriate people to contact. Such contacts will depend on the type and extent of emergency.

5. After the alert period is over the Municipal Coordinator is to email all staff and personally notify all staff directly involved in the event that the emergency is over.

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Emergency Management Plan – Standard Operating Procedure No 6

– Bushfires Roles & Responsibilities

Communication with Tasmania Fire Service (TFS)

In the event of bushfires within the Southern Midlands municipal area threatening life and/or property, the Municipal Coordinator (MC) will liaise with the TFS to establish contact and offer council resources if and when required. The council will continue to receive situation reports through 'Fire-Comm' (1800 000 699) and the TFS website (www.fire.tas.gov.au).

If deemed appropriate by the MC a council officer will be deployed to the TFS Incident Management Centre to act as a liaison officer for council.

Involvement of Staff

1. Should any Southern Midlands Council employee become aware of a fire, which may have the potential to threaten life and/or property in the Southern Midlands Council area it is to be reported immediately to the Tasmania Fire Service in the first instance, and then the Municipal Coordinator.
2. The Municipal Coordinator shall be responsible or nominate an officer to be responsible for the coordination of information and response.
3. Unless specifically requested, employees shall be instructed not to go out of their way to attend the fire. Their presence may place them at risk and potentially interfere with the emergency services.
4. If required to attend, the employee is not to be on their own, but have assistance from another employee or emergency service officer.
5. Employees must make their supervisor aware of their location and the circumstances of the hazard.
6. Council officers are not to undertake fire fighting activities unless directed and under the instruction of a Tasmania Fire Service officer, or the Manager – Works & Technical Services (or his/her nominee). This also applies to the use of council plant or equipment.
7. They must ensure at all times that they do not place their lives or the lives of others at risk.

8. They are to make every effort to contact in the first instance the Emergency Incident Controller at the scene (State Emergency Service, Tasmania Fire Service, etc..) to obtain directions or instructions
9. If employees feel compelled to attend to personal affairs, they are to obtain permission from their supervisor before absenting himself or herself.
10. It is to be made clear that if an employee fears for the safety of family and friends and wishes to leave work and lend assistance, that council would understand their circumstances and immediately approve such an absence from work. This may necessitate the employee taking the quickest and most available means of rendering assistance, which may involve the use of a council vehicle. If this is the case the employee must inform their supervisor as soon as possible.
11. Employees will be made aware that council cannot and will not use public assets to only protect employee's property. If employees are using council plant and equipment to assist in an emergency, they must only do so impartially with due regard to the relative risks and at the direction or knowledge of their supervisor, manager or the Emergency Incident Controller at the scene, coordinating the response (State Emergency Service, Tasmania Fire Service etc.).
12. In order to facilitate the accurate and timely coordination for the provision of council services in an emergency it is recommended the current command structure be used in relation to managing the outside workforce. That is, the Manager Works and Technical Services would take advice from the Municipal Coordinator for managing the allocation of resources. Supervisors would be assigned specific responsibilities as they become defined.

Work Centre Resources

The Southern Midlands Council's Infrastructure & Works Department has the following resources available for use in the event of a fire that threatens property within the area. Council officers trained to use this equipment in normal activities would use these resources. Additional training may be required for use in a fire emergency. The use would also be under instruction from TFS officers.

Plant and Material

Description	Details	Comment
Motor Graders	2	3 Operators available
Backhoes	2	4 Operators available
Machinery Float	12.5 tonne capacity	4 Operators available
Loaders	2	4 Operators available
Excavators	1 – 8 tonne capacity 1 – 6 tonne capacity	3 Operators available
8 m3 Trucks (and 12,000 Litre Water Tanks)	2	4 Drivers available
Traffic Control	Signs and personnel	

Communications with Staff

In a significant emergency, the Municipal Coordinator as soon as practicable, will arrange to email all staff advising of the emergency, with regular emails updating the situation as required.

Communication with Community

In a bushfire emergency, the council receives a large number of calls. Where information requests relate to the Tasmania Fire Service (TFS), they are to be referred to TFS 'Fire-Comm' (1800 000 699) and/or the TFS website (www.fire.tas.gov.au), which is regularly updated.

SOUTHERN MIDLANDS COUNCIL



COMPLETE SET OF FINANCIAL STATEMENTS

2017 | 18 FINANCIAL YEAR

Prepared in pursuance of the provisions of the Local Government Act 1993 (as amended), the Statements of Accounting Concepts and applicable Accounting Standards, including the accrual basis of accounting.

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General Manager's Declaration

The financial report presents fairly the financial position of the Southern Midlands Council as at 30 June 2018, the results of its operations for the year then ended and the cash flows of the Council, in accordance with the Local Government Act 1993 (as amended), Australian Accounting Standards (including interpretations) and other authoritative pronouncements issued by the Australian Accounting Standards Board.



T F Kirkwood
General Manager

Dated: 10 August 2018

Consolidated Statement of Profit or Loss and Other Comprehensive Income

for the year ended 30 June 2018

(Amounts shown in \$'000)	Note	Budget 2018	Actual 2018	Actual 2017
Income from continuing operations				
Recurrent Income				
Rates and charges	2.2a	5,175	5,214	4,925
User fees	2.2b	834	842	1,162
Grants - Recurrent	2.2c	1,664	3,359	5,038
Interest	2.2d	157	200	125
Contract income	2.2e	765	652	360
Other income	2.2f	186	159	39
Investment revenue from water corporation	2.2g	-	228	228
		8,781	10,654	11,877
Net Capital Income				
Grants - capital	2.2h	3,218	1,949	1,187
Contributions	2.2i	-	-	629
Net gain/(loss) on disposal of property, plant, equipment and infrastructure	2.2j	484	(241)	(121)
		3,702	1,708	1,695
Total income from continuing operations		12,483	12,362	13,572
Expenses from continuing operations				
Employee benefits	2.3a	(4,301)	(3,986)	(3,714)
Materials and contracts	2.3b	(3,577)	(3,206)	(2,829)
Depreciation and amortisation	2.3c	(2,720)	(3,075)	(2,952)
Contributions	2.3d	(210)	(210)	(199)
Finance costs	2.3e	(49)	(34)	(45)
Other expenses	2.3f	(160)	(359)	(351)
Total expenses from continuing operations		(11,017)	(10,870)	(10,090)
Result from continuing operations		1,466	1,492	3,482
Other comprehensive income				
Items that will not be reclassified to surplus or deficit				
Net asset revaluation increment/(decrement)	3.6	-	722	1,426
Items that may be reclassified subsequently to surplus or deficit				
Financial assets available for sale reserve				
- Fair Value adjustment on Available for Sale Assets	3.5	-	156	79
Total other comprehensive income		-	878	1,505
Total Comprehensive Result		1,466	2,370	4,987

The above statement should be read in conjunction with the accompanying notes.

Consolidated Statement of Financial Position

as at 30 June 2018

(Amounts shown in \$000)	Note	Actual 2018	Actual 2017
Assets			
Current assets			
Cash and cash equivalents	3.1	11,878	11,825
Trade and other receivables	3.2	1,690	970
Assets held for sale	3.3	-	83
Other assets	3.4	402	480
Total current assets		13,970	13,358
Non-current assets			
Investment in water corporation	3.5	12,203	12,047
Property, plant, equipment, infrastructure and intangibles	3.6	90,026	88,705
Total non-current assets		102,229	100,752
Total assets		116,199	114,110
Liabilities			
Current liabilities			
Trade and other payables	3.7	470	619
Trust funds and deposits	3.8	161	161
Employee provisions	4.1	1,274	1,260
Interest-bearing loans and borrowings	5.1	77	73
Total current liabilities		1,982	2,113
Non-current liabilities			
Employee provisions	4.1	75	148
Interest-bearing loans and borrowings	5.1	604	681
Total non-current liabilities		679	829
Total liabilities		2,661	2,942
Net Assets		113,538	111,168
Equity			
Accumulated surplus		51,018	49,526
Reserves	6.1	62,520	61,642
Total Equity		113,538	111,168

The above statement should be read in conjunction with the accompanying notes.

Consolidated Statement of Changes in Equity

for the year ended 30 June 2018

(Amounts shown in \$000)	Note	Total	Accumulated Surplus	Asset Revaluation Reserve	Fair Value Reserve	Other Reserves
Balance as at 30 June 2016		106,181	46,044	58,256	(1,770)	3,651
Result from continuing operations		3,482	3,482	-	-	-
Other comprehensive income	3.5	79	-	-	79	-
Net revaluation reserve increment/(decrement)	3.6	1,426	-	1,426	-	-
Transfers between reserves		-	-	-	-	-
Balance as at 30 June 2017		111,168	49,526	59,682	(1,691)	3,651
Result from continuing operations		1,492	1,492	-	-	-
Other comprehensive income	3.5	156	-	-	156	-
Net revaluation reserve increment/(decrement)	3.6	722	-	722	-	-
Transfers between reserves		-	-	-	-	-
Balance as at 30 June 2018		113,538	51,018	60,404	(1,535)	3,651

The above statement should be read in conjunction with the accompanying notes.

Consolidated Statement of Cash Flows

for the year ended 30 June 2018

(Amounts shown in \$000)	Note	Actual 2018	Actual 2017
Cash flows from operating activities			
Rates and charges		5,265	4,944
User fees		950	1,053
Grants - Recurrent		3,359	5,038
Interest		200	125
Investment revenue from water corporation		228	228
Other receipts		851	479
Net GST refund/payment		406	406
Payments to suppliers		(4,371)	(4,011)
Payments to employees		(4,045)	(3,592)
Finance costs		(34)	(45)
Net cash from (used in) operating activities	2.4	2,809	4,625
Cash flows from investing activities			
Payments for property, plant, equipment, infrastructure and intangibles		(4,167)	(2,870)
Proceeds from sale of property, plant, equipment, infrastructure and intangibles		335	202
Capital grants		1,149	1,187
Net cash from (used in) investing activities		(2,683)	(1,481)
Cash flows from financing activities			
Trust funds and deposits		-	59
Proceeds from interest bearing loans and borrowings		-	-
Repayment of interest bearing loans and borrowings		(73)	(191)
Net cash from (used in) financing activities	2.5	(73)	(132)
Net increase (decrease) in cash and cash equivalents		53	3,012
Cash and cash equivalents at the beginning of the financial year		11,825	8,813
Cash and cash equivalents at the end of the financial year	3.1	11,878	11,825

The above statement should be read in conjunction with the accompanying notes.

Notes to the Financial Report

for the year ended 30 June 2018

1 About the financial statements

This section outlines the basis on which the Council's financial statements have been prepared including key judgements and estimates and any events which occurred subsequent to balance date that required reporting.

1.1 Reporting entity

(a) Southern Midlands Council is a body corporate with perpetual succession and a common seal. Council's main office is located at 71 High Street, Oatlands.

(b) The purpose of the Council is to:

- provide for health, safety and welfare of the community;
- to improve the overall quality of life of people in the local community;
- promote appropriate business and employment opportunities

1.2 Basis of accounting

These financial statements are a general purpose financial report that consists of a Consolidated Statement of Profit and Loss and Other Comprehensive Income, Consolidated Financial Position, Consolidated Statement of Changes in Equity, Consolidated Statement of Cash Flows, and notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board, and the Local Government Act 1993 (LGA1993) (as amended). Council has determined that it does not have profit generation as a prime objective. Consequently, where appropriate, Council has elected to apply options and exemptions within accounting standards that are applicable to not-for-profit entities. As a result this financial report does not comply with International Financial Reporting Standards.

This financial report has been prepared on the accrual and going concern basis.

All amounts are presented in Australian dollars and unless stated, have been rounded to the nearest thousand dollar.

This financial report has been prepared under the historical cost convention, except where specifically stated.

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

Special Committees of Council have been included in this financial report. Transactions between these committees and Council have been eliminated in full.

The financial report has been prepared as a consolidated report to include all the external transactions for the subsidiary entities disclosed at note 3.10. Council has elected not to present separate financial statements (Parent) in accordance with AASB 127 Separate Financial Statements as the amounts involved are not considered material.

Notes to the Financial Report

for the year ended 30 June 2018

1.3 Use of judgements and estimates

In the application of Australian Accounting Standards, Council is required to make judgements, estimates and assumptions about carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Council has made no assumptions concerning the future that may cause a material adjustment to the carrying amounts of assets and liabilities within the next reporting period. Judgements made by Council that have significant effects on the financial report are disclosed in the relevant notes as follows:

Employee entitlements

Assumptions are utilised in the determination of Council's employee entitlement provisions. These assumptions are discussed in note 4.1.

Defined benefit superannuation fund obligations

Actuarial assumptions are utilised in the determination of Council's defined benefit superannuation fund obligations. These assumptions are discussed in note 4.3.

Fair value of property, plant & equipment

Assumptions and judgements are utilised in determining the fair value of Council's property, plant and equipment including useful lives and depreciation rates. These assumptions are discussed in note 3.6.

Investment in water corporation

Assumptions utilised in the determination of Council's valuation of its investment in TasWater are discussed in note 3.5.

1.4 Events occurring after balance date

No significant events occurred after balance date that require reporting.

Notes to the Financial Report

for the year ended 30 June 2018

2 Financial performance

This section outlines the financial performance of Council including its functions/activities. Details of operating income, expenses, cash flow information, management indicators compared with benchmarks and significant business activities are disclosed in the notes.

2.1 Functions/Activities of the Council

2.1a Revenue, expenses and assets attributable to each function as categorised in Note 2.1c below:

(Amounts shown in \$'000)	Income from continuing operations		Expenses from continuing operations		Result from continuing operations		Assets	
	2018	2017	2018	2017	2018	2017	2018	2017
Roads and bridges	970	1,166	4,528	4,279	(3,558)	(3,113)	66,757	66,485
Stormwater	-	-	96	113	(96)	(113)	3,769	3,820
Waste management	721	630	914	764	(193)	(134)	269	278
Economic development	1,870	1,477	1,932	1,797	(62)	(320)	6,367	6,160
Environmental management	19	80	398	319	(379)	(239)	392	373
Development services	192	219	910	1,026	(718)	(807)	672	684
Community services	89	19	354	208	(265)	(189)	2,306	2,028
Recreational facilities	62	71	1,014	810	(952)	(739)	7,256	6,476
Governance and administration	167	158	358	419	(191)	(261)	2,429	2,464
Other - non attributable	8,273	9,752	367	355	7,906	9,397	25,982	25,342
	12,363	13,572	10,871	10,090	1,492	3,482	116,199	114,110

Grants included in Income from continuing operations:

	2018	2017
Roads and bridges	950	1,146
Stormwater	-	-
Waste management	-	-
Economic development	127	141
Environmental management	19	80
Development services	-	-
Community services	75	8
Recreational facilities	800	-
Governance and administration	-	-
Other - non attributable	3,337	4,850
	5,308	6,225

2.1b Reconciliation of Assets with the Statement of Financial Position at 30 June:

	2018	2017
Current assets	13,970	13,358
Non- current assets	102,229	100,752
	116,199	114,110

Notes to the Financial Report

for the year ended 30 June 2018

2.1 Functions/Activities of the Council (continued)

2.1c Nature and objective of functions/activities

Roads, streets and bridges

Construction, maintenance and cleaning of roads, footpaths, bridges, kerb and gutter and street lighting.

Stormwater

Maintenance and provision of stormwater reticulation systems.

Waste management

Collection, handling, processing and disposal of waste materials, operation of refuse disposal sites, waste transfer stations and recycling facilities.

Environmental management

Protection and enhancement of the environment, maintenance of amenity through control of statutory nuisances, environmental health and control of animal nuisances.

Economic development

Facilitation and development of local employment and economic initiatives, including streetscape improvements. Development and promotion of tourism and economic services within the municipal area.

Development services

Planning and development control, building control and related regulatory and statutory matters.

Community services

Provision of facilities and services focussed on improving the lifestyle of those that live in the Southern Midlands; assistance provided to volunteers and community based organisations; operation of youth employment and development programs and emergency services.

Recreation facilities

Provision and maintenance of recreation and sport facilities, including public halls and swimming pool. Included in this activity are parks and reserves, town beautification and associated facilities.

Governance and administration

Support for the Council and operational branches, including secretarial, computer, financial, personnel and general administrative services.

Other - not attributable

All revenues, expense and assets that cannot be attributed directly to one of the other listed functions. Includes carrying amount of non-current assets sold, State Government levies and contributions and Councillors emoluments.

Notes to the Financial Report

for the year ended 30 June 2018

2.2 Income from continuing operations

(Amounts shown in \$000)	2018	2017
Recurrent income		
2.2a Rates and charges		
General	4,206	4,020
Fire levy	211	199
Waste & garbage management	707	621
Interest and penalties	90	85
Total rates and charges	5,214	4,925
2.2b User fees		
Community safety	7	9
Growth tourism	171	319
Growth business	222	349
Landscapes heritage	-	-
Landscapes regulatory	149	172
Landscapes natural	5	10
Lifestyle recreation	52	60
Lifestyle animals	43	47
Organisation sustainability	153	158
Organisation finances	22	17
Other fees and charges	18	21
Total user fees	842	1,162
2.2c Grants - Recurrent		
Australian Government Financial Assistance Grants	1,641	3,203
Australian Government Financial Assistance Grants (in advance)	1,696	1,644
Growth tourism	16	-
Landscapes heritage	-	93
Landscapes natural	-	80
Lifestyle youth	-	3
Other	6	15
Total recurrent grants	3,359	5,038
2.2d Interest		
Interest on financial assets	13	19
Interest on cash and cash equivalents	187	106
Total interest	200	125
2.2e Contract income		
Contracted works	652	360
Total contract income	652	360
2.2f Other income		
Government subsidies	12	12
Sundry	147	27
Total other income	159	39

Notes to the Financial Report

for the year ended 30 June 2018

2.2 Income from continuing operations (continued)

(Amounts shown in \$000)

	2018	2017
2.2g Investment revenue from water corporation		
Dividends, tax equivalent and guarantee fees received	228	228
<i>Total investment revenue from water corporation</i>	228	228
Total recurrent income	10,654	11,877
2.2h Net capital income		
Grants - capital		
Australian Government - Roads	878	1,146
Tasmanian Government - Oatlands Aquatic	800	-
Other	271	41
<i>Total grants - capital</i>	1,949	1,187
2.2i Contributions		
Former Levendale Primary School buildings	-	347
Roche Hall buildings	-	282
<i>Total contributions</i>	-	629
2.2j Net gain/(loss) on disposal of property, plant, equipment and infrastructure		
Proceeds of sale of assets held for sale	82	-
Assets held for sale disposed	(83)	-
	(1)	-
Proceeds of sale of non-current assets	253	202
Written down value of non-current assets disposed	(493)	(323)
	(240)	(121)
<i>Total gain/(loss)</i>	(241)	(121)
Total net capital income	1,708	1,695
Total income from continuing operations	12,362	13,572

Notes to the Financial Report

for the year ended 30 June 2018

2.2 Income from continuing operations (continued)

(Amounts shown in \$000)

	2018	2017
2.2k Grants received by funding source and conditions attached		
<i>Funding source</i>		
Australian Government	4,215	5,993
Other	1,093	232
<i>Total</i>	<u>5,308</u>	<u>6,225</u>

The Australian Government provides Financial Assistance Grants to Council for general purpose use and the provision of local roads. In 2016-17 the Australian Government made early payment of the two quarterly instalments for the following 2017-18 year. In accordance with AASB1004 Contributions, Council recognises these grants as revenue when it receives the funds and obtains control. In the 2017-18 year the Australian Government again made an early payment of two instalments for the following 2018-19 year. This has impacted the Statement of Profit or Loss and Other Comprehensive Income resulting in the Surplus/(deficit) being lower in 2017-18 by \$52,000 (2016-17 higher by \$1,644,000).

2.2m Recognition and measurement

Rates and charges

Rate income is recognised as revenue when Council obtains control over the assets comprising the receipt.

Control over assets acquired from rates is obtained at the commencement of the rating year as it is an enforceable debt linked to the rateable property or, where earlier, upon receipt of the rates. A provision for impairment of rates has not been established as unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold.

User fees

Fee income is recognised as revenue when the service has been provided, or the payment is received, whichever first occurs. A provision for impairment is recognised when collection in full is no longer probable.

Grants - recurrent and capital

Grant income is recognised as revenue when Council obtains control over the assets comprising the receipt. Control over granted assets is normally obtained upon their receipt (or acquittal) or upon earlier notification that a grant has been secured, and are valued at their fair value at the date of transfer. Where grants recognised as revenues during the financial year were obtained on condition that they be expended in a particular manner or used over a particular period and those conditions were undischarged at balance date, the unused grant is also disclosed. The note also discloses the amount of unused grant or contribution from prior years that was expended on Council's operations during the current year. A liability is recognised in respect of revenue that is reciprocal in nature to the extent that the requisite service has not been provided at balance date and conditions include a requirement to refund unused contributions. Revenue is then recognised as the various performance obligations under an agreement are fulfilled. Council does not currently have any reciprocal grants. Unreceived contributions over which Council has control are recognised as receivables.

Notes to the Financial Report

for the year ended 30 June 2018

2.2 Income from continuing operations (continued)

Interest

Interest is recognised progressively as it is earned.

Contract income

As soon as the outcome of construction contracts can be estimated reliably, contract revenue and expenses are recognised in proportion to the stage of completion of the contract. The stage of completion is assessed by reference to surveys of work performed. Any expected loss on a contract is recognised immediately.

Other income

Rental income

Rents are recognised as revenue when the payment is due or the payment is received, whichever first occurs. Rental payments received in advance are recognised as a prepayment until they are due.

Operating leases as lessor

Council is a lessor and enters into agreements with a number of lessees. These include only non-commercial agreements. Where leases are non-commercial agreements, these are generally with not for profit, such as sporting, organisations. In these cases subsidised or peppercorn rents are charged because Council recognises part of its role is community service and community support. In these situations, Council records lease revenue on an accruals basis and records the associated properties as part of land and buildings within property, plant and equipment. Buildings are recognised at depreciated replacement cost.

Investment revenue from water corporation

Investment revenue is recognised when Council's right to receive payment is established.

Contributions

Contributions are recognised as revenue when Council obtains control over the assets comprising the receipt. Revenue is recognised when Council obtains control of the contribution or the right to receive the contribution, it is probable that the economic benefits comprising the contribution will flow to Council and the amount of the contribution can be measured reliably. Control over granted assets is normally obtained upon their receipt (or acquittal) or upon earlier notification that a grant has been secured, and are valued at their fair value at the date of transfer. Where contributions recognised as revenues during the financial year were obtained on condition that they be expended in a particular manner or used over a particular period and those conditions were undischarged at balance date, the unused contribution is also disclosed. The note also discloses the amount of unused contribution from prior years that was expended on Council's operations during the current year. Unreceived contributions over which Council has control are recognised as receivables. Non-monetary contributions (including developer contributions) with a value in excess of the recognition thresholds, are recognised as revenue and as non-current assets. Non-monetary contributions below the thresholds are recorded as revenue.

Net gain/(loss) on disposal of property, plant, equipment and infrastructure

The profit or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer.

Notes to the Financial Report

for the year ended 30 June 2018

2.3 Expenses from continuing operations

(Amounts shown in \$'000)	2018	2017
2.3a Employee benefits		
Wages and salaries	3,011	2,867
Other employee costs	1,212	1,150
	4,223	4,017
Less amounts capitalised	(237)	(303)
Total employee benefits	3,986	3,714
2.3b Materials and contracts		
Advertising	48	33
Bank charges and commissions	14	14
Callington Mill	91	144
Computer system operation	118	107
Consultancies	222	160
Contractor labour and services	359	323
Council plant & machinery	303	246
Donations and grants	66	82
Gravel purchases	45	25
Household garbage and recycling collection contract	228	224
Insurance premiums	75	73
Landcare materials	1	-
Legal expenses	47	31
Office expenses	112	106
Plant and machinery hire (external)	217	257
Power costs (including street lighting)	184	190
Repairs and maintenance	173	177
Subscriptions and publications	70	63
Telecommunications	40	43
Waste transfer, transport and disposal contracts	279	254
Valuation fees (supplementary valuations)	15	10
Water purchases	36	37
Other materials and contracts	463	230
Total materials and services	3,206	2,829
2.3c Depreciation and amortisation		
Property		
Buildings	422	365
Plant and equipment		
Plant and machinery	287	286
Furniture and fixtures	25	20
Minor plant	11	10
Infrastructure		
Roads	1,853	1,815
Bridges	348	336
Stormwater	52	51
Waste management	9	9
Total depreciation	3,007	2,892
Amortisation of intangibles	68	60
Total depreciation and amortisation	3,075	2,952

Notes to the Financial Report

for the year ended 30 June 2018

2.3 Expenses from continuing operations (continued)

(Amounts shown in \$'000)

	2018	2017
2.3d Contributions		
Fire service levy	210	199
<i>Total contributions</i>	210	199
2.3e Finance costs		
Interest - Borrowings	34	45
<i>Total finance costs</i>	34	45
2.3f Other expenses		
Councillors allowances	133	121
External auditors' remuneration	28	31
Other	198	199
<i>Total other expenses</i>	359	351
Total expenses from continuing operations	10,870	10,090

2.3g Recognition and measurement

Expenses are recognised in the Consolidated Statement of Profit or Loss and Other Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably. Further details of the nature and method of recognition and measurement of each expense item are set out below.

Employee benefits

Employee benefits include, where applicable, entitlements to wages and salaries, annual leave, sick leave, long service leave, superannuation and any other post-employment benefits. See also note 4.1.

Materials and contracts

Routine maintenance, repair costs, and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Depreciation and amortisation

Buildings, land improvements, plant and equipment, infrastructure and other assets having limited useful lives are systematically depreciated over their useful lives to Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and remaining values and a separate depreciation rate is determined for each component.

Notes to the Financial Report

for the year ended 30 June 2018

2.3 Expenses from continuing operations (continued)

Land and road earthwork assets are not depreciated on the basis that they are assessed as not having a limited useful life. The non-depreciation of road earthwork assets shall be reviewed at least at the end of each reporting period, to ensure that the accounting policy applied to particular earthwork assets reflects the most recent assessment of the useful lives of the assets, having regard to factors such as asset usage, physical deterioration and technical and commercial obsolescence.

Major depreciation and amortisation periods used are listed below and are consistent with the prior year unless otherwise stated:

	Period
Buildings	10 - 50 years
Plant and equipment	
Plant and machinery	2 to 15 years
Furniture and fixtures	5 to 100 years
Minor plant	0 to 2 years
Infrastructure assets	10 to 150 years
Intangibles	5 years

Finance costs

Finance costs represent interest on interest-bearing loans and borrowings

Contributions

Contributions represents the remittance of amounts to the Tasmanian Fire Service for fire service levies collected through rates.

Other expenses

Other expenses represent items which individually are not material for separate disclosure on the Consolidated Statement of Profit or Loss and Other Comprehensive Income.

2.4 Reconciliation of cash flows from operating activities to surplus (deficit)

(Amounts shown in \$'000)	2018	2017
Result from continuing operations	1,492	3,482
Depreciation and amortisation	3,075	2,952
Net gain/(loss) on disposal of property, plant, equipment and infrastructure	241	121
Grants - capital	(1,149)	(1,187)
Contributions of non-monetary assets	-	(629)
Assets taken up - Stormwater	-	-
Change in assets and liabilities:		
Decrease/(increase) in trade and other receivables	(720)	(129)
Decrease/(increase) in other assets	78	(93)
Increase/(decrease) in trade and other payables	(149)	(14)
Increase/(decrease) in employee provisions	(59)	122
<i>Net cash provided by/(used in) operating activities</i>	2,809	4,625
Reconciliation of cash and cash equivalents		
Cash and cash equivalents	11,878	11,825
<i>Total reconciliation of cash and cash equivalents</i>	11,878	11,825

Notes to the Financial Report

for the year ended 30 June 2018

2.5 Reconciliation of liabilities arising from financing activities

(Amounts shown in \$000)

2018

Trust funds and deposits	
<i>Balance at the beginning of the financial year</i>	161
Net movements	-
<i>Balance at the end of the financial year</i>	161
Interest-bearing loans and borrowings	
<i>Balance at the beginning of the financial year</i>	754
Cash repayments	(73)
<i>Balance at the end of the financial year</i>	681

2.6 Management indicators

(Amounts shown in \$000)

Benchmark

2018

2017

2016

2015

2.6a Underlying surplus or deficit

Recurrent income* less		10,361	10,112	9,645	10,083
recurrent expenditure		10,870	10,090	10,263	10,016
Underlying surplus/deficit	> \$0	(509)	22	(618)	67

* Recurrent income excludes income received specifically for new or upgraded assets, physical resources received free of charge or other income of a capital nature as set out below:

Income from continuing operations	12,362	13,572
Less non-operating income		
Financial Assistance Grant in advance - prior year	1,644	-
Financial Assistance Grant in advance - current year	(1,696)	(1,644)
Grants - Capital	(1,949)	(1,187)
Contributions of non-monetary assets	-	(629)
Recurrent income	10,361	10,112

The intent of the underlying result is to show the outcome of a council's normal or usual day to day operations.

The underlying surplus assesses overall financial operating effectiveness. The negative results in 2016 and 2018 largely reflects the disposal of certain infrastructure and building assets during that year. The long term financial management plan aims to ensure a breakeven situation is maintained each financial year.

2.6b Underlying surplus ratio

Underlying surplus or deficit		(509)	22	(618)	67
Recurrent income*		10,361	10,112	9,645	10,083
Underlying surplus ratio %	> 0%	-4.9%	0.2%	-6.4%	0.7%

This ratio serves as an overall measure of financial operating effectiveness.

Notes to the Financial Report

for the year ended 30 June 2018

2.6 Management indicators (continued)

(Amounts shown in \$000)	Benchmark	2018	2017	2016	2015
2.6c Net financial liabilities					
Liquid assets less		13,568	12,795	9,654	11,205
total liabilities		2,661	2,942	2,966	2,691
Net financial liabilities	> \$0	10,907	9,853	6,688	8,514

This measure shows whether Council's total liabilities can be met by its liquid assets. An excess of total liabilities over liquid assets means that, if all liabilities fell due at once, additional revenue would be needed to fund the shortfall. As noted liquid assets are substantially higher than total liabilities.

2.6d Net financial liabilities ratio

Net financial liabilities		10,907	9,853	6,688	8,514
Recurrent income*		10,361	10,112	9,645	10,083
Net financial liabilities ratio %	0% - (50%)	105.3%	97.4%	69.3%	84.4%

This ratio indicates the net financial obligations of Council compared to its recurrent income. This ratio is well in excess of benchmark and indicates a strong liquidity position.

2.6e Asset consumption ratio

An asset consumption ratio has been calculated in relation to each asset class required to be included in the long-term strategic asset management plan of Council.

Transport Infrastructure

Depreciated replacement cost		62,026	60,980	60,164	59,575
Current replacement cost		116,701	114,666	111,533	110,382
Asset consumption ratio %	> 60%	53.1%	53.2%	53.9%	54.0%

Buildings

Depreciated replacement cost		12,086	12,259	11,365	10,771
Current replacement cost		21,952	22,405	19,484	18,580
Asset consumption ratio %	> 60%	55.1%	54.7%	58.3%	58.0%

Stormwater

Depreciated replacement cost		3,762	3,814	3,865	2,074
Current replacement cost		5,173	5,173	5,172	3,402
Asset consumption ratio %	> 60%	72.7%	73.7%	74.7%	61.0%

An asset consumption ratio has been calculated in relation to each asset class required to be included in council's long term strategic asset management plan.

The ratios assess the level of service potential in council's existing assets. The higher the percentage, the greater future service potential is available to provide service to ratepayers. The percentage results indicate that council must increase its investment in the renewal and replacement of existing assets. This is recognised in council's long term financial management strategy and plan.

Notes to the Financial Report

for the year ended 30 June 2018

2.6 Management indicators (continued)

(Amounts shown in \$'000)

	Benchmark	2018	2017	2016	2015
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2.6f Asset renewal funding ratio

An asset renewal funding ratio has been calculated in relation to each asset class required to be included in the long-term strategic asset management plan of Council.

Transport Infrastructure

Projected capital funding outlays**		19,419	23,784	24,124	23,137
Projected capital expenditure funding***		19,790	17,000	16,814	26,887
Asset renewal funding ratio %	90-100%	98.1%	139.9%	143.5%	86.1%

Buildings

Projected capital funding outlays**		3,598	3,148	2,527	2,758
Projected capital expenditure funding***		2,750	3,148	2,527	2,758
Asset renewal funding ratio %	90-100%	130.8%	100.0%	100.0%	100.0%

Stormwater

Projected capital funding outlays**		546	398	410	437
Projected capital expenditure funding***		520	398	410	169
Asset renewal funding ratio %	90-100%	105.0%	100.0%	100.0%	258.6%

** Current value of projected capital funding outlays for an asset identified in Council's long-term financial plan.

*** Value of projected capital expenditure funding for an asset identified in Council's long-term strategic asset management plan.

The asset renewal funding ratio is issued to assess council's capacity to fund future asset replacement requirements. The ratio for Transport Infrastructure in particular, indicates that additional funds are required in order to achieve the nominated benchmark of 90%. This issue is also addressed in council's long term financial management strategy and associated financial plan.

2.6g Asset sustainability ratio

Capex on replacement/renewal of existing assets		2,995	1,933	3,666	2,076
Annual depreciation and amortisation expense		3,075	2,952	2,792	2,547
Asset sustainability ratio %	100.0%	97.4%	65.5%	131.3%	81.5%

The asset sustainability ratio assesses the extent to which council is maintaining operating capacity through renewal of its existing asset base. Whilst results may be below the nominated benchmark, it needs to be recognised that the actual need to expend funds on the renewal or replacement of assets can fluctuate substantially from year to year, whilst annual depreciation is fairly constant.

Notes to the Financial Report

for the year ended 30 June 2018

2.6 Management indicators (continued)

(Amounts shown in \$'000)

	Capital renewal expenditure	Capital new /upgrade expenditure	Total Capital Expenditure
2018			
By asset class (including work in progress)			
Land	-	-	-
Buildings	1,338	385	1,723
Plant and machinery	157	29	186
Furniture and fixtures	47	-	47
Minor plant	22	-	22
Roads	1,390	264	1,654
Bridges	-	494	494
Stormwater	-	-	-
Waste management	1	-	1
Intangibles	40	-	40
Total	2,995	1,172	4,167
2017			
By asset class (including work in progress)			
Land	-	-	-
Buildings	30	344	374
Plant and machinery	333	-	333
Furniture and fixtures	23	-	23
Minor plant	2	-	2
Roads	1,208	593	1,801
Bridges	268	-	268
Stormwater	-	-	-
Waste management	5	-	5
Intangibles	64	-	64
Total	1,933	937	2,870

2.7 Significant business activities

Council is required to report the operating, capital and competitive neutrality costs in respect of each significant business activity undertaken by the Council. Council has determined, based upon materiality that it does not have any significant business activities.

Notes to the Financial Report

for the year ended 30 June 2018

3 Asset base

This section outlines the assets held by Council used to generate its financial performance and services for the community and operating liabilities incurred as a result, excluding employee provisions and interest bearing long term debts which are discussed in section 4 *People* and 5 *Debt and Risk Management* respectively.

3.1 Cash and cash equivalents

(Amounts shown in \$000)

	2018	2017
Cash at bank and on hand	1,470	1,532
Term deposits	10,408	10,293
<i>Total cash and cash equivalents</i>	11,878	11,825
Council's cash and cash equivalents are subject to a number of internal and external restrictions that limit amounts available for discretionary or future use. These following amounts represent the balance of restricted funds:		
- Special committees of Council	56	49
- Trust funds and deposits (note 3.8)	161	161
- Heritage Building Solutions Pty Ltd (note 3.10)	227	101
- Heritage Education and Skills Centre Ltd (note 3.10)	83	87
- Capital grants not yet expended	875	-
- Australian Government - Financial Assistance Grant (in advance) (note 2.2c)	1,696	1,644
Restricted funds	3,098	2,042
Total unrestricted cash and cash equivalents	8,780	9,783

Recognition and measurement

For the purposes of the statement of cash flows, cash and cash equivalents include cash on hand, deposits at call, and other liquid investments. See note 5 for significant terms and conditions.

3.2 Trade and other receivables

(Amounts shown in \$000)

	2018	2017
Rates debtors	595	545
Other debtors	1,095	425
<i>Total trade and other receivables</i>	1,690	970

Recognition and measurement

Receivables are carried at amortised cost using the effective interest rate method. A provision for impairment is recognised when there is objective evidence that an impairment loss has occurred. Uncollected rates are recorded as receivables. See note 5 for significant terms and conditions.

Notes to the Financial Report

for the year ended 30 June 2018

3.3 Assets held for sale

(Amounts shown in \$000)

	2018	2017
Internal transfer from Land	-	83
<i>Total assets held for sale</i>	<i>-</i>	<i>83</i>

Recognition and measurement

A non-current asset held for sale (including disposal groups) is measured at the lower of its carrying amount and fair value less costs to sell, and is not subject to depreciation. Non-current assets, disposal groups and related liabilities are treated as current and classified as held for sale if their carrying amount will be recovered through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset's sale (or disposal group sale) is expected to be completed within 12 months from the date of classification.

3.4 Other assets

(Amounts shown in \$000)

	2018	2017
Stores and materials	285	334
Subsidiary work in progress	117	146
<i>Total other assets</i>	<i>402</i>	<i>480</i>

Recognition and measurement

Stores and materials are held for use by Council and are measured at cost. Subsidiary work in progress represents the gross unbilled amount expected to be collected from customers for contract work performed to date. It is measured at cost. Cost includes all expenditure directly related to specific projects and an allocation of fixed and variable overhead incurred in the contract activities based on normal operating capacity.

3.5 Investment in water corporation

(Amounts shown in \$000)

	2018	2017
Opening Balance	12,047	11,968
Change in fair value of investment	156	79
<i>Total investment in water corporation</i>	<i>12,203</i>	<i>12,047</i>

Recognition and measurement

Council's investment in TasWater is valued at its fair value at balance date. Fair value was determined by using Council's ownership interest against the water corporation's net asset value at balance date. At 30 June 2018, Council held a 0.76% (2017: 0.76%) ownership interest in TasWater which is based on Schedule 2 of the Corporation's Constitution which reflects the council's voting rights. Any unrealised gains and losses are recognised through the Statement of Profit or Loss and Other Comprehensive Income to a Financial assets available for sale Reserve each year (refer note 6.1). Council has classified this asset as an Available-for-Sale financial asset as defined in AASB 139 Financial Instruments: Recognition and Measurement and has followed AASB 132 Financial Instruments: Presentation and AASB 7 Financial Instruments: Disclosures to value and present the asset in the financial report.

On 1 May 2018 TasWater and the State Government announced a memorandum of understanding under which the State Government will inject \$20 million per year for the next ten years into TasWater and in return will become a shareholder of TasWater. As a shareholder the State Government will not receive any dividend distributions. The partnership provides for a reduction in forecast price increases, accelerated infrastructure upgrades and a joint focus on major projects. As at the date of these financial statements, the owner councils and the State Government were working together on the nature of the future reforms.

Notes to the Financial Report

for the year ended 30 June 2018

3.6 Property, plant, equipment, infrastructure and intangibles

(Amounts shown in \$000)	Gross book value		Accumulated depreciation		Total	
	2018	2017	2018	2017	2018	2017
Property						
At fair value						
Land	4,607	4,643	-	-	4,607	4,643
Land under roads	3,051	3,051	-	-	3,051	3,051
Buildings	21,952	22,405	(9,866)	(10,146)	12,086	12,259
Total property	29,610	30,099	(9,866)	(10,146)	19,744	19,953
Plant and equipment						
At cost						
Plant and machinery	3,992	4,019	(1,781)	(1,591)	2,211	2,428
Furniture and fixtures	632	586	(446)	(422)	186	164
Minor plant	306	283	(240)	(228)	66	55
Total plant and equipment	4,930	4,888	(2,467)	(2,241)	2,463	2,647
Infrastructure						
At fair value						
Roads	89,911	88,585	(46,362)	(45,179)	43,549	43,406
Bridges	26,790	26,081	(8,313)	(8,507)	18,477	17,574
Stormwater	5,173	5,173	(1,411)	(1,359)	3,762	3,814
Waste management	250	248	(185)	(175)	65	73
Total infrastructure	122,124	120,087	(56,271)	(55,220)	65,853	64,867
Work in progress	1,771	1,015	-	-	1,771	1,015
Intangibles	546	505	(351)	(282)	195	223
Total property, plant, equipment, infrastructure and intangibles	158,981	156,594	(68,955)	(67,889)	90,026	88,705

Notes to the Financial Report

for the year ended 30 June 2018

3.6 Property, plant, equipment, infrastructure and intangibles (continued)

(Amounts shown in \$'000)	Balance at beginning of financial year	Acquisition of assets	Revaluation increase (decrease)	Depreciation and amortisation	Written down value of disposals	Assets initially recognised at fair value	Contribution of assets at fair value	Balance at end of financial year
2018								
Property								
Land	4,643	-	-	-	(36)	-	-	4,607
Land under roads	3,051	-	-	-	-	-	-	3,051
Buildings	12,259	377	-	(422)	(128)	-	-	12,086
Total property	19,953	377	-	(422)	(164)	-	-	19,744
Plant and equipment								
Plant and machinery	2,428	186	-	(287)	(116)	-	-	2,211
Furniture and fixtures	164	47	-	(25)	-	-	-	186
Minor plant	55	22	-	(11)	-	-	-	66
Total plant and equipment	2,647	255	-	(323)	(116)	-	-	2,463
Infrastructure								
Roads	43,406	2,028	-	(1,853)	(32)	-	-	43,549
Bridges	17,574	710	722	(348)	(181)	-	-	18,477
Stormwater	3,814	-	-	(52)	-	-	-	3,762
Waste management	73	1	-	(9)	-	-	-	65
Total infrastructure	64,867	2,739	722	(2,262)	(213)	-	-	65,853
Work in progress	1,015	756	-	-	-	-	-	1,771
Intangibles	223	40	-	(68)	-	-	-	195
Total property, plant, equipment, infrastructure and intangibles	88,705	4,167	722	(3,075)	(493)	-	-	90,026

Notes to the Financial Report

for the year ended 30 June 2018

3.6 Property, plant, equipment, infrastructure and intangibles (continued)

(Amounts shown in \$'000)	Balance at beginning of financial year	Acquisition of assets	Revaluation increase (decrease)	Depreciation and amortisation	Written down value of disposals	Assets initially recognised at fair value	Contribution of assets at fair value	Balance at end of financial year
2017								
Property								
Land	4,510	-	-	-	(5)	-	138	4,643
Land under roads	3,051	-	-	-	-	-	-	3,051
Buildings	11,364	181	615	(365)	(27)	-	491	12,259
Total property	18,925	181	615	(365)	(32)	-	629	19,953
Plant and equipment								
Plant and machinery	2,548	333	-	(286)	(167)	-	-	2,428
Furniture and fixtures	161	23	-	(20)	-	-	-	164
Minor plant	63	2	-	(10)	-	-	-	55
Total plant and equipment	2,772	358	-	(316)	(167)	-	-	2,647
Infrastructure								
Roads	43,824	1,521	-	(1,815)	(124)	-	-	43,406
Bridges	17,046	53	811	(336)	-	-	-	17,574
Stormwater	3,865	-	-	(51)	-	-	-	3,814
Waste management	77	5	-	(9)	-	-	-	73
Total infrastructure	64,812	1,579	811	(2,211)	(124)	-	-	64,867
Work in progress	327	688	-	-	-	-	-	1,015
Intangibles	219	64	-	(60)	-	-	-	223
Total property, plant, equipment, infrastructure and intangibles	87,055	2,870	1,426	(2,952)	(323)	-	629	88,705

Recognition and measurement

Acquisitions of assets are initially recorded at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. Property, infrastructure, plant and equipment received in the form of contributions, are recognised as assets and revenues at fair value by Council valuation where that value exceeds the recognition thresholds for the respective asset class. Fair value is the price that would be received to sell the asset in an orderly transaction between market participants at the measurement date. Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

Notes to the Financial Report

for the year ended 30 June 2018

3.6 Property, plant, equipment, infrastructure and intangibles (continued)

The following classes of assets have been recognised. In accordance with Council's policy, the threshold limits detailed below have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year. Council has adopted the following valuation bases for each asset class.

	Threshold	Valuation Bases
	\$	
Property		
Land	1	Fair value
Land under roads	1	Fair value
Buildings	1	Fair value
Plant and equipment		
Plant and machinery	1,000	Cost
Furniture and fixtures	500	Cost
Minor plant	1,000	Cost
Infrastructure		
Roads	1	Fair value
Bridges	5,000	Fair value
Stormwater	3,000	Fair value
Waste management	3,000	Cost
Intangibles	500	Cost

Subsequent to the initial recognition of assets, non-current physical assets, other than those noted above, are measured at their fair value in accordance with AASB 116 Property, Plant & Equipment and AASB 13 Fair Value Measurement. At balance date, Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset class materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date the class of asset was revalued.

In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis to ensure valuations represent fair value. The valuation is performed either by experienced Council officers or independent experts.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use on an asset result in changes to the permissible or practical highest and best use of the asset.

Where the assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation surplus for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

Notes to the Financial Report

for the year ended 30 June 2018

3.7 Trade and other payables

(Amounts shown in \$'000)

	2018	2017
Payables and accruals	413	566
Payroll tax and workers compensation on employee entitlements	57	53
Total trade and other payables	470	619

Recognition and measurement

Liabilities are recognised for amounts to be paid in the future for goods and services provided to Council as at balance date whether or not invoices have been received. See note 5 for significant terms and conditions.

3.8 Trust funds and deposits

(Amounts shown in \$'000)

	2018	2017
Tender deposits and funds held on trust	161	161
Total trust funds and deposits	161	161

Recognition and measurement

Amounts received as tender deposits and retention amounts controlled by Council are recognised as trust funds until they are returned or forfeited.

3.9 Fair value measurements

Council measures and recognises the following assets at fair value on a recurring basis:

Investment in water corporation as disclosed at note 3.5

Property and infrastructure as disclosed at note 3.6

Council does not measure any liabilities at fair value on a recurring basis.

Council also has assets measured at fair value on a non-recurring basis as a result of being reclassified as assets held for sale. These comprise land as disclosed in note . A description of the valuation techniques and the inputs used to determine the fair value of this land is included below under the heading 'Assets held for sale'.

(a) Fair Value Hierarchy

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a level in the fair value hierarchy as follows:

Level 1	Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can
Level 2	Inputs other than quoted prices included within Level 1 that are observable for the asset or liability,
Level 3	Unobservable inputs for the asset or liability.

The table below shows the assigned level for each asset and liability held at fair value by the Council. The table presents the Council's assets and liabilities measured and recognised at fair value at balance date.

The fair values of the assets are determined using valuation techniques which maximise the use of observable data, where it is available, and minimise the use of entity specific estimates. If one or more of the significant inputs is not based on observable market data, the asset is included in level 3. This is the case for Council infrastructure assets, which are of a specialist nature for which there is no active market for similar or identical assets. These assets are valued using a combination of observable and unobservable inputs.

Notes to the Financial Report

for the year ended 30 June 2018

3.9 Fair value measurements (continued)

(Amounts shown in \$'000)	Level 1		Level 2		Level 3		Total	
	2018	2017	2018	2017	2018	2017	2018	2017
Fair value measurements								
Recurring								
Property								
Land	-	-	4,607	4,643	-	-	4,607	4,643
Land under roads	-	-	-	-	3,051	3,051	3,051	3,051
Buildings	-	-	-	-	12,086	12,259	12,086	12,259
Infrastructure								
Roads	-	-	-	-	43,549	43,406	43,549	43,406
Bridges	-	-	-	-	18,477	17,574	18,477	17,574
Stormwater	-	-	-	-	3,762	3,814	3,762	3,814
Waste management	-	-	-	-	65	73	65	73
Total recurring	-	-	4,607	4,643	80,990	80,177	85,597	84,820
Non-recurring								
Assets held for sale	-	83	-	-	-	-	-	83
Total non-recurring	-	83	-	-	-	-	-	83

Transfers between levels of the hierarchy

Council's policy is to recognise transfers in and out of the fair value hierarchy levels as at the end of the reporting period. There were no transfers between levels 1 and 2 during the year, nor between levels 2 and 3.

(b) Highest and best use

AASB 13 requires the fair value of non-financial assets to be calculated based on their "highest and best use". Council considers that all assets in this note are being used for their highest and best use.

(c) Valuation techniques and significant inputs used to derive fair values

Land

Land fair values were determined by a qualified independent valuer. Level 2 valuation inputs were used to value land in freehold title as well as land used for special purposes, which is restricted in use under current planning provisions. Sales prices of comparable land sites in close proximity are adjusted for differences in key attributes such as property size. The most significant input into this valuation approach is price per square metre.

Notes to the Financial Report

for the year ended 30 June 2018

3.9 Fair value measurements (continued)

Land held for sale

Land classified as held for sale during the reporting period was measured at the lower of its carrying amount and fair value less cost to sell at the time of reclassification. The fair value of the land was determined using the approach described in the preceding paragraph.

Land under roads

Land under roads valuation is based on an average per square metre property rates supplied by the Tasmanian Valuer General.

Buildings

Council considers that all its buildings are of a specialist nature (eg heritage buildings) and there is no active market for the assets. Fair value has been determined on the basis of replacement with a new asset having similar service potential. The gross current values have been determined by Council officers with reference to market data for recent projects and costing guides.

In determining the level of accumulated depreciation the asset has been disaggregated into significant components which exhibit useful lives. Allowance has been made for the typical asset life cycle and renewal treatments of each component, residual value at the time the asset is considered to be no longer available for use.

While the unit rates based on square metres can be supported by market evidence (level 2), the estimates of residual value and useful life that are used to calculate accumulated depreciation comprise unobservable inputs (level 3).

Infrastructure assets

All Council infrastructure assets were fair valued using written down current replacement cost (CRC). This valuation comprises the asset's gross replacement cost less accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset. Council first determined the gross cost of replacing the full service potential of the asset and then adjusted this amount to take account of the expired service potential of the asset.

CRC was measured by reference to the lowest cost at which the gross future economic benefits of the asset could currently be obtained in the normal course of business. The resulting valuation reflects the cost of replacing the existing economic benefits based on an efficient set of modern equivalent assets to achieve the required level of service output.

The unit rates (labour and materials) and quantities applied to determine the CRC of an asset or asset component were based on a "Greenfield" assumption meaning that the CRC was determined as the full cost of replacement with a new asset including components that may not need to be replaced, such as earthworks.

The level of accumulated depreciation for infrastructure assets was determined based on the age of the asset and the useful life adopted by Council for the asset type. Estimated useful lives and residual values are disclosed in Note 2.3.

The calculation of CRC involves a number of inputs that require judgement and are therefore classed as unobservable. While these judgements are made by qualified and experienced staff, different judgements could result in a different valuation.

The methods for calculating CRC are described under individual asset categories below.

Roads

Council categorises its road infrastructure into sealed and unsealed roads and then further sub-categorises these based on an assessment of vehicle movements and social and economic importance. Roads are managed in segments. All road segments are then componentised into formation, pavement, sub-pavement and seal (where applicable). Council assumes that environmental factors such as soil type, climate and topography are consistent across each segment. Council also assumes a segment is designed and constructed to the same standard and uses a consistent amount of labour and materials.

Notes to the Financial Report

for the year ended 30 June 2018

3.9 Fair value measurements (continued)

CRC is based on the road area multiplied by a unit price; the unit price being an estimate of labour and material inputs, services costs, and overhead allocations. For internal construction estimates, material and services prices are based on contract rates, supplier price lists and Council's labour wage rates. When construction is outsourced, CRC is based on the average of similar completed projects over the last few years.

Bridges

Council engaged an external expert to undertake valuation of bridges. Each bridge is assessed individually and componentised into sub-assets representing the deck and sub-structure. The valuation is based on the material type used for construction and the deck and sub-structure area.

Stormwater

Council engaged the Brighton Council Municipal Engineer to undertake the valuation of stormwater. Similar to roads, stormwater assets are managed in segments; pits and pipes being the major components. Consistent with roads, Council assumes that environmental factors such as soil type, climate and topography are consistent across each segment and that a segment is designed and constructed to the same standard and uses a consistent amount of labour and materials. CRC is based on the unit price for the component type. For pipes, the unit price is multiplied by the asset's length. The unit price for pipes is based on the construction material as well as the depth the pipe is laid.

Other Infrastructure

Other infrastructure is not deemed to be significant in terms of the Consolidated Statement of Financial Position.

(d) Changes in recurring level 3 fair value measurements

The changes in level 3 property and infrastructure assets with recurring fair value measurements are detailed in note 3.6 (Property, plant, equipment and infrastructure). Investment in water corporation, which is classified as level 3 has been separately disclosed in note 3.5.

There have been no transfers between level 1, 2 or 3 measurements during the year.

(e) Valuation processes

At the end of each year Council assess whether the carrying amount of its assets varies significantly from the fair value. This is done by consideration of changes in utilisation, obsolescence, assessment of unit rates, patterns of consumption, residual life, useful life, condition and remaining useful life.

Based on this assessment assets may need to be revalued and/or depreciation rates changed.

Non-recurring fair measurements are made at the point of reclassification by a registered valuer.

(f) Assets and liabilities not measured at fair value but for which fair value is disclosed

Council has assets and liabilities which are not measured at fair value, but for which fair values are disclosed in other notes.

Council borrowings are measured at amortised cost with interest recognised in profit or loss when incurred. The fair value of borrowings disclosed in note 5.3 is provided by Tascorp (level 2).

The carrying amounts of trade receivables and trade payables are assumed to approximate their fair values due to their short-term nature (level 2).

Notes to the Financial Report

for the year ended 30 June 2018

3.10 Investments in subsidiaries

Heritage Building Solutions Pty Ltd and Heritage Education & Skills Centre Pty Ltd (HESC) are small proprietary companies controlled by Council and are not reporting entities.

The following transactions were recorded for the current and prior financial years. The balances disclosed have been incorporated into Council's balances. All inter-entity transactions and balances between Council and these subsidiary companies have been eliminated.

(Amounts shown in \$000)	2018	2017
Heritage Building Solutions Pty Ltd		
Statement of Comprehensive Income		
Revenue	1,059	599
Expenses	(1,007)	(572)
Total Comprehensive Income for the year	52	27
Statement of Financial Position		
Assets	468	384
Liabilities	(361)	(329)
Total Equity	107	55
Heritage Education & Skills Centre Pty Ltd		
Statement of Comprehensive Income		
Revenue	77	8
Expenses	(94)	(55)
Total Comprehensive Income for the year	(17)	(47)
Statement of Financial Position		
Assets	98	111
Liabilities	(67)	(63)
Total Equity	31	48

Notes to the Financial Report

for the year ended 30 June 2018

4 People

This section outlines the amounts provided for employee benefits during and post employment and related party transactions.

4.1 Employee provisions

(Amounts shown in \$000)

	2018	2017
Current		
Annual leave	407	413
Long service leave	590	566
Personal	277	281
Total current	1,274	1,260
Non-current		
Long service leave	75	148
Total non-current	75	148
Total employee provisions	1,349	1,408
Description of current and non-current components of employee provisions		
Current		
All annual leave and the long service leave entitlements representing 10 or more years of continuous service:		
- Short-term employee benefits, that fall due within 12 months after the end of the period measured at nominal value.	684	694
- Other long-term employee benefits that do not fall due within 12 months after the end of the period measured at present value.	590	566
	1,274	1,260
Non-current		
Long service leave representing less than 10 years of continuous service measured at present value.		
	75	148
	75	148
Number of employees (full time equivalents)	46	55

Notes to the Financial Report

for the year ended 30 June 2018

4.1 Employee Provisions (continued)

Movements in employee provisions during the financial year

(Amounts shown in \$000)	Annual leave		Long service leave		Personal			Total
	2018	2017	2018	2017	2018	2017	2018	2017
Balance at beginning of the year	413	382	714	663	281	241	1,408	1,286
Additional provisions	268	236	17	83	117	111	402	430
Amounts used	(274)	(205)	(66)	(32)	(121)	(71)	(461)	(308)
Balance at end of the year	407	413	665	714	277	281	1,349	1,408

Recognition and measurement

Short term obligations

Liabilities for wages and salaries, including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

Other long term employee benefit obligations

The liability for long service leave and annual leave which is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

The obligations are presented as current liabilities in the statement of financial position if the entity does not have an unconditional right to defer settlement for at least twelve months after the reporting date, regardless of when the actual settlement is expected to occur.

Personal leave

Council's Enterprise Bargaining Agreement provides for employees who resign from their position with Council to be paid a percentage of their sick leave balance based on completed years of service, plus a gratuity amount.

Notes to the Financial Report

for the year ended 30 June 2018

4.2 Related party transactions

Responsible Persons

Names of persons holding the position of a Responsible Person at the Council at any time during the year are:

Councillors	Mayor A E Bisdee OAM	1 July 2017	to	30 June 2018
	Deputy Mayor A O Green	1 July 2017	to	30 June 2018
	Councillor A R Bantick	1 July 2017	to	30 June 2018
	Councillor E C Batt	1 July 2017	to	30 June 2018
	Councillor R A Campbell	1 July 2017	to	30 June 2018
	Councillor D F Fish	1 July 2017	to	30 June 2018
	Councillor D E Marshall	1 July 2017	to	30 June 2018
General Manager	Mr T F Kirkwood	1 July 2017	to	30 June 2018

Councillor remuneration

(Amounts shown in \$)

	Allowances	Compensation AASB 124	Kilometre reimbursements	Communications	Other	Total Allowances and Expenses section 72
2018						
Mayor A E Bisdee OAM	37,220	37,220	3,688	1,420	24	42,352
Deputy Mayor A O Green	20,613	20,613	2,666	1,100	24	24,403
Councillor A R Bantick	8,636	8,636	808	780	18	10,242
Councillor E C Batt	10,335	10,335	739	780	24	11,878
Councillor R A Campbell	10,335	10,335	1,111	780	24	12,250
Councillor D F Fish	10,335	10,335	-	780	24	11,139
Councillor D E Marshall	10,335	10,335	1,048	780	24	12,187
Total	107,809	107,809	10,060	6,420	162	124,451

Notes to the Financial Report

for the year ended 30 June 2018

4.2 Related party transactions (continued)

(Amounts shown in \$)

	Allowances	Compensation AASB 124	Kilometre reimbursements	Communications	Other	Total Allowances and Expenses section 72
2017						
Mayor A E Bisdee OAM	35,415	35,415	3,675	1,420	24	40,534
Deputy Mayor A O Green	20,182	20,182	3,500	1,100	24	24,806
Councillor A R Bantick	6,968	6,968	896	780	18	8,662
Councillor E C Batt	10,119	10,119	1,090	780	24	12,013
Councillor R A Campbell	10,119	10,119	1,002	780	24	11,925
Councillor D F Fish	10,119	10,119	-	780	24	10,923
Councillor D E Marshall	10,119	10,119	1,045	780	24	11,968
<i>Total</i>	103,041	103,041	11,208	6,420	162	120,831

Allowances - statutory allowances as paid in accordance with the Local Government Act 1993.

Kilometre reimbursements - reimbursement for kilometres travelled while on Council business at a rate per kilometre.

Communications - allowances paid to Councillors to reimburse telephone and internet usage costs.

Other - cost of electronic funds transfer.

Key Management Personnel remuneration

		Short term benefits			Post employment benefits			
		Salary	Vehicles	Other benefits	Superannuation	Termination benefits	Other non- monetary benefits	Total
2018								
Remuneration band	Employees							
\$80 001 - \$100 000	1	81,506	-	300	10,188	-	2,878	94,872
\$100 001 - \$120 000	2	187,540	6,272	600	23,442	-	3,827	221,681
\$140 001 - \$160 000	1	123,684	4,721	300	15,461	-	5,527	149,693
\$180 001 - \$200 000	1	154,292	13,425	300	19,287	-	3,259	190,563
		547,022	24,418	1,500	68,378	-	15,491	656,809

Notes to the Financial Report

for the year ended 30 June 2018

4.2 Related party transactions (continued)

(Amounts shown in \$)

		Short term benefits			Post employment benefits			
		Salary	Vehicles	Other benefits	Superannuation	Termination benefits	Other non-monetary benefits	Total
2017								
Remuneration band	Employees							
\$80 001 - \$100 000	1	79,699	-	300	9,962	-	2,258	92,219
\$100 001 - \$120 000	2	182,967	1,471	600	22,871	-	10,912	218,821
\$160 001 - \$180 000	1	130,488	5,175	300	16,311	-	8,986	161,260
\$180 001 - \$200 000	1	149,310	7,259	300	18,664	-	5,830	181,363
		542,464	13,905	1,500	67,808	-	27,986	653,663

Salary - includes all forms of consideration paid and payable for services rendered, compensated absences during the period and salary sacrifice amounts.

Vehicles - Includes total cost of providing and maintaining vehicles provided for private use, including registration, insurance, fuel and other consumables, maintenance cost and parking (including notional value of parking provided at premises that are owned or leased and fringe benefits tax).

Other benefits - includes all other forms of employment allowances (excludes reimbursements such as travel, accommodation or meals), payments in lieu of leave, and any other compensation paid and payable.

Superannuation - means the contribution to the superannuation fund of the individual.

Termination benefits - include all forms of benefit paid or accrued as a consequence of termination.

Other non-monetary benefits - include annual and long service leave movements.

Notes to the Financial Report

for the year ended 30 June 2018

4.2 Related party transactions (continued)

Directors of subsidiary companies remuneration

Two directors of Heritage Building Solutions Pty Ltd and Heritage Education & Skills Centre Pty Ltd were paid directors and management fees in total of \$66,350 (2016: \$24,883)

Remuneration Principles

Councillors

Councillor allowances are paid in accordance with those set by Regulation 42 (2) of the Local Government General Regulations 2015. Council has further determined by policy that in order to carry out their functions as a Councillor, reimbursements will be paid to Councillors for travelling while on Council related business on a kilometre travelled basis, that stationery and consumables will be provided and that a communications allowance will be paid to offset the cost of telephone and internet charges.

Senior management

The employment terms and conditions of senior executives are contained in individual employment contracts and prescribe total remuneration, superannuation, annual and long service leave, vehicle and salary sacrifice provisions. In addition to their salaries, Council also provides non-cash benefits and contributes to post-employment superannuation plans on their behalf.

The performance of each senior manager, including the General Manager, is reviewed annually which includes a review of their remuneration package, which takes account of their performance against key indicators and of salary packages for similar roles in the region. Whilst not automatic, contracts can be extended.

Directors of subsidiary companies

Directors of Heritage Building Solutions Pty Ltd and Heritage Education & Skills Centre Pty Ltd are remunerated in accordance with the terms and conditions of their appointment and may be varied in accordance with the constitution of each company and the Corporations Act 2001.

Transactions with related parties

During the period Council entered in transactions with entities that are controlled by members of key management personnel for contracted works and the provision of administrative services for \$3,350 (2017: \$5,200). All transactions were at arm's length and were in the normal course of Council operations.

In accordance with s84(2)(b) of the Local Government Act 1993, no interests have been notified to the General Manager in respect of any body or organisation with which the Council has major financial dealings.

Transactions with related parties that have not been disclosed

Most of the entities and people that are related parties of Council live and operate within the municipality. Therefore, on a regular basis ordinary citizen transactions occur between Council and its related parties. Some examples include:

- Payment of rates on a primary residence
- Dog registration

Council has not included these types of transaction in its disclosure, where they are made on the same terms and conditions available to the general public.

Notes to the Financial Report

for the year ended 30 June 2018

4.3 Post employment benefits

Recognition and measurement

Defined contribution funds

Council contributes to defined contribution plans on behalf of a number of employees; however the Council has no ongoing responsibility to make good any deficiencies, if any, that may occur in those schemes. Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Defined benefit fund

A liability or asset in respect of defined benefit superannuation plans would ordinarily be recognised in the statement of financial position, and measured as the present value of the defined benefit obligation at the reporting date plus unrecognised actuarial gains (less unrecognised actuarial losses) less the fair value of the superannuation fund's assets at that date and any unrecognised past service cost. The present value of the defined benefit obligation is based on expected future payments which arise from membership of the fund to the reporting date, calculated annually by independent actuaries using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. However, when this information is not reliably available, Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans i.e as an expense when it becomes payable.

Council makes superannuation contributions for a number of its employees to the Quadrant Defined Benefits Fund (the Fund), a sub-fund of the Tasplan Superannuation Fund (Tasplan). The Quadrant Defined Benefits Fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. As provided under paragraph 34 of AASB 119 Employee Benefits, Council does not use defined benefit accounting for these contributions.

For the year ended 30 June 2018 the Council contributed 9.5% of employees' gross income to the Fund. Assets accumulate in the fund to meet member benefits as they accrue, and if assets within the fund are insufficient to satisfy benefits payable, the Council is required to meet its share of the deficiency.

Rice Warner Pty Ltd undertook the last actuarial review of the Fund at 30 June 2017. The review disclosed that at that time the net market value of assets available for funding member benefits was \$58,940,000, the value of vested benefits was \$51,170,000, the surplus over vested benefits was \$7,770,000, the value of total accrued benefits was \$50,606,000, and the number of members was 134. These amounts relate to all members of the fund at the date of valuation and no asset or liability is recorded in the Tasplan Super's financial statements for Council employees.

The financial assumptions used to calculate the Accrued Benefits for the Fund were:

- Net Investment Return 7.0% p.a.
- Salary Inflation 4.0% p.a.
- Price Inflation n/a

Notes to the Financial Report

for the year ended 30 June 2018

4.3 Post employment benefits (continued)

The actuarial review concluded that:

- The value of assets of the Fund was adequate to meet the liabilities of the Fund in respect of vested benefits as at 30 June 2017.
- The value of assets of the Fund was adequate to meet the value of the liabilities of the Fund in respect of accrued benefits as at 30 June 2017.
- Based on the assumptions used, and assuming the Employer contributes at the levels described below, the value of the assets is expected to continue to be adequate to meet the value of the liabilities of the Fund in respect of vested benefits at all times during the period up to 30 June 2017

The Actuary recommended that in future the Council contribute 9.5% of salaries in 2017/18 and 0% from 1 July 2018 to 30 June 2021.

The Actuary will continue to undertake a brief review of the financial position the Fund at the end of each financial year to confirm that the contribution rates remain appropriate. The next full triennial actuarial review of the Fund will have an effective date of 30 June 2020 and is expected to be completed late in 2020.

As required in terms of paragraph 148 of AASB 119 Employee Benefits, Council discloses the following details:

- The 2017 actuarial review used the “aggregate” funding method. This is a standard actuarial funding method. The results from this method were tested by projecting future fund assets and liabilities for a range of future assumed investment returns. The funding method used is consistent with the method used at the previous actuarial review in 2014.

Under the aggregate funding method of financing the benefits, the stability of the Councils’ contributions over time depends on how closely the Fund’s actual experience matches the expected experience. If the actual experience differs from that expected, the Councils’ contribution rate may need to be adjusted accordingly to ensure the Fund remains on
- In terms of Rule 27.4 of the Tasplan Trust Deed (Trust Deed), there is a risk that employers within the Fund may incur an additional liability when an Employer ceases to participate in the Fund at a time when the assets of the Fund are less than members’ vested benefits. Each member of the Fund who is an employee of the Employer who is ceasing to Participate is required to be provided with a benefit at least equal to their vested benefit in terms of Rule 27.4 (b) (A). However there is no provision in the Trust Deed requiring an employer to make contributions other than its regular contributions up to the date of cessation of contributions. This issue can be resolved by the Trustee seeking an Actuarial Certificate in terms of Rule 26.5 identifying a deficit and the Trustee determining in terms of Rule 26.3(c) that the particular employer should make the payment required to make good any shortfall before the cessation of participation is approved.
- The application of Fund assets on Tasplan being wound-up is set out in Rule 41.4. This Rule provides that expenses and taxation liabilities should have first call on the available assets. Additional assets will initially be applied for the benefit of the then remaining members and/or their Dependants in such manner as the Trustee considers equitable and appropriate in accordance with the Applicable Requirements (broadly, superannuation and taxation legislative requirements and The Trust Deed does not contemplate the Fund withdrawing from Tasplan. However it is likely that Rule 27.4 would be applied in this case (as detailed above).

Notes to the Financial Report

for the year ended 30 June 2018

4.3 Post employment benefits (continued)

- The Fund is a defined benefit Fund.
- The Quadrant Defined Benefits Fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. Thus the Fund is not able to prepare standard AASB119 defined benefit reporting.
- As reported on the first page of this note, Assets exceeded accrued benefits as at the date of the last actuarial review, 30 June 2017. Moderate investment returns, since that date, make it quite probable that this is still the position. The financial position of the Fund will be fully investigated at the actuarial review as at 30 June 2020.
- An analysis of the assets and vested benefits of sub-funds participating in the Scheme, prepared by Rice Warner Pty Ltd as at 30 June 2017, showed that the Fund had assets of \$58.9 million and members' Vested Benefits were \$51.2 million. These amounts represented 0.7% and 0.6% respectively of the corresponding total amounts for Tasplan.
- As at 30 June 2017 the fund had 134 members and the total employer contributions and member contributions for the year ending 30 June 2017 were \$1,777,084 and \$267,506 respectively.
- During the reporting period the amount of contributions paid to defined benefits schemes was \$30,165 (2016-17, \$29,558), and the amount paid to accumulation schemes was \$353,337 (2016-17, \$312,801).
- During the next reporting period the expected amount of contributions to be paid to defined benefits schemes is \$7,272, and the amount to be paid to accumulation schemes is \$363,131.

Notes to the Financial Report

for the year ended 30 June 2018

5 Debt and risk management

This section sets out the interest bearing debts of Council and outlines Council's exposure to financial risks and how these risks are managed.

5.1 Interest-bearing loans and borrowings

(Amounts shown in \$000)

	2018	2017
Current		
Borrowings - secured	77	73
Non-current		
Borrowings - secured	604	681
Total borrowings	681	754
Borrowings are secured over the rate income of Council.		
The maturity profile for Council's borrowings is:		
Not later than one year	77	73
Later than one year and not later than five years	427	436
Later than five years	177	245
Total	681	754

Recognition and measurement

The borrowing capacity of Council is limited by the Local Government Act 1993. Interest bearing liabilities are initially recognised at fair value, net of transaction costs incurred. Subsequent to initial recognition these liabilities are measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Consolidated Statement of Profit or Loss and Other Comprehensive Income over the period of the liability using the effective interest method.

5.2 Financing arrangements

(Amounts shown in \$000)

	2018	2017
Bank overdraft limit	200	200
Direct debit facility	100	100
Business credit cards	50	50
Used facilities	(6)	(3)
Unused facilities	344	347

Notes to the Financial Report

for the year ended 30 June 2018

5.3 Financial Instruments

Accounting policy, terms and conditions

Recognised financial instruments	Accounting policy	Terms and Conditions
<i>Financial assets</i>		
Cash and cash equivalents	See Note 3.1	On call deposits and cash returned a floating interest rate of 1.9% (1.3% in 2017). The interest rate at balance date was 1.9% (1.3% in 2017).
Trade and other receivables	See Note 3.2	<p>General debtors are unsecured and arrears attract an interest rate of 0% (0% in 2017). Credit terms are based on 30 days.</p> <p>Rate debtors are paid either by four instalments or alternatively within 30 days (which provides a discount of 1.3%). The discount is shown as an expense of the Council. A penalty of 5% applies to any rate or charge that is not paid on or before the date it falls due and in addition to the penalty, interest under section 128 of the Local Government Act 1993 will be charged at the rate of 9.5% per annum.</p> <p>Should amounts remain unpaid outside the adopted payment options, Council will instigate collection proceedings in accordance with the provisions of the Local Government Act 1993 (as amended).</p>
Available for sale financial assets Investment in Water Corporation	See Note 3.5	
<i>Financial Liabilities</i>		
Trade and other payables	See Note 3.7	Creditors are unsecured, not subject to interest charges and are normally settled within 30 days of invoice receipt.
Interest-bearing loans and borrowings	See Note 5.1	<p>The loans of Council are secured by trust deed. In accordance with section 80 of the Local Government Act 1993, the borrowing capacity of Council is limited to:</p> <ul style="list-style-type: none"> - Except with the approval of the Minister, a council may not borrow additional money for any purpose if the annual payments required to service the total borrowings would exceed 30% of its revenue of the preceding financial year. - Grants made to a council for a specific purpose are to be excluded in calculating 30% of the revenue of the council. <p>The current annual payment of loans (principal and interest) by Council, based on the debenture loan schedules, equate to less than 2.5% of total revenue for the preceeding year (2017: less than 2.5%).</p>

Notes to the Financial Report

for the year ended 30 June 2018

5.3 Financial Instruments (continued)

Interest rate risk

The exposure to interest rate risk and the effective interest rates of financial assets and financial liabilities, both recognised and unrecognised, at balance date are as follows:

(Amounts shown in \$'000)	Floating interest rate	1 year or less	Fixed interest maturing in: Over 1 year to 5 years	More than 5 years	Non-interest bearing	Total
2018						
<i>Financial assets</i>						
Cash and cash equivalents	1,470	10,408	-	-	-	11,878
Trade and other receivables	-	-	-	-	1,690	1,690
Investment in water corporation	-	-	-	-	12,203	12,203
Total financial assets	1,470	10,408	-	-	13,893	25,771
<i>Financial liabilities</i>						
Trade and other payables	-	-	-	-	470	470
Trust funds and deposits	-	-	-	-	161	161
Interest-bearing loans and borrowings	-	77	427	177	-	681
Total financial liabilities	-	77	427	177	631	1,312
Net financial assets (liabilities)	1,470	10,331	(427)	(177)	13,262	24,459
2017						
<i>Financial assets</i>						
Cash and cash equivalents	1,532	10,293	-	-	-	11,825
Trade and other receivables	-	-	-	-	970	970
Investment in water corporation	-	-	-	-	12,047	12,047
Total financial assets	1,532	10,293	-	-	13,017	24,842
<i>Financial liabilities</i>						
Trade and other payables	-	-	-	-	619	619
Trust funds and deposits	-	-	-	-	161	161
Interest-bearing loans and borrowings	-	73	436	245	-	754
Total financial liabilities	-	73	436	245	780	1,534
Net financial assets (liabilities)	1,532	10,220	(436)	(245)	12,237	23,308

Notes to the Financial Report

for the year ended 30 June 2018

5.3 Financial Instruments (continued)

Fair value

The aggregate net fair values of financial assets and financial liabilities, both recognised and unrecognised, at balance date are as follows:

(Amounts shown in \$000)	Total carrying amount		Net fair value	
	2018	2017	2018	2017
<i>Financial assets:</i>				
Cash and cash equivalents	11,878	11,825	11,878	11,825
Trade and other receivables	1,690	970	1,690	970
Investment in water corporation	12,203	12,047	12,203	12,047
Total financial assets	25,771	24,842	25,771	24,842
<i>Financial liabilities:</i>				
Trade and other payables	470	619	470	619
Trust funds and deposits	161	161	161	161
Interest-bearing loans and borrowings	681	754	681	754
Total financial liabilities	1,312	1,534	1,312	1,534

Credit risk

The maximum exposure to credit risk at balance date in relation to each class of recognised financial asset is represented by the carrying amount of those assets as indicated in the Consolidated Statement of Financial Position.

Risks and mitigation

The risks associated with our main financial instruments and our policies for minimising these risks are detailed below.

Market risk

Market risk is the risk that the fair value or future cash flows of our financial instruments will fluctuate because of changes in market prices. Council's exposures to market risk are primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk. Components of market risk to which we are exposed are discussed below.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Interest rate risk arises from interest bearing financial assets and liabilities that we use. Non derivative interest bearing assets are predominantly short term liquid assets. Our interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes us to fair value interest rate risk.

Our loan borrowings are sourced from major Australian banks by a tender process. Finance leases are sourced from major Australian financial institutions. Overdrafts are arranged with major Australian banks. We manage interest rate risk on our net debt portfolio by:

- ensuring access to diverse sources of funding;
- reducing risks of refinancing by managing in accordance with target maturity profiles; and
- setting prudential limits on interest repayments as a percentage of rate revenue.

We manage the interest rate exposure on our debt portfolio by appropriate budgeting strategies and obtaining approval for borrowings from the Department of Treasury and Finance each year.

Notes to the Financial Report

for the year ended 30 June 2018

5.3 Financial Instruments (continued)

Investment of surplus funds is made with approved financial institutions under the Local Government Act 1993. We manage interest rate risk by adopting an investment policy that ensures:

- conformity with State and Federal regulations and standards,
- capital protection,
- appropriate liquidity,
- diversification by credit rating, financial institution and investment product,
- monitoring of return on investment,
- benchmarking of returns and comparison with budget.

Maturity will be staggered to provide for interest rate variations and to minimise interest rate risk.

Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council have exposure to credit risk on some financial assets included in our Consolidated Statement of Financial Position. To help manage this risk:

- we have a policy for establishing credit limits for the entities we deal with;
- we may require collateral where appropriate; and
- we only invest surplus funds with financial institutions which have a recognised credit rating specified in our Investment policy.

Credit risk arises from Council's financial assets, which comprise cash and cash equivalents, and trade and other receivables. Council's exposure to credit risk arises from potential default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments. Exposure at balance date is addressed in each applicable policy note. Council generally trades with recognised, creditworthy third parties, and as such collateral is generally not requested, nor is it Council's policy to securitise its trade and other receivables.

It is Council's policy that some customers who wish to trade on credit terms are subject to credit verification procedures including an assessment of their credit rating, financial position, past experience and industry reputation.

In addition, receivable balance are monitored on an ongoing basis with the result that Council's exposure to bad debts is not significant.

Ageing of Trade and Other Receivables

At balance date other debtors representing financial assets were past due but not impaired. These amounts relate to a number of independent customers for whom there is no recent history of default. The ageing of the Council's Trade and Other Receivables was:

(Amounts shown in \$000)	2018	2017
Current (not yet due)	994	238
Past due by up to 30 days	6	71
Past due between 31 and 60 days	-	-
Past due between 61 and 90 days	-	-
Past due by more than 90 days	95	116
<i>Total Trade & Other Receivables</i>	1,095	425
Rates receivable	595	545
Total receivables	1,690	970

Notes to the Financial Report

for the year ended 30 June 2018

5.3 Financial Instruments (continued)

Liquidity risk

Liquidity risk includes the risk that, as a result of our operational liquidity requirements:

- we will not have sufficient funds to settle a transaction on the date;
- we will be forced to sell financial assets at a value which is less than what they are worth; or
- we may be unable to settle or recover a financial assets at all.

To help reduce these risks we:

- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's exposure to liquidity risk is deemed insignificant based on prior periods' data and current assessment of risk.

The table below lists the contractual maturities for Financial Liabilities.

These amounts represent the discounted cash flow payments (ie principal only).

2018 (Amounts shown in \$000)	Less than 1 year	1 to 5 years	More than 5 years	Contracted cash flow	Carrying amount
Trade and other payables	470	-	-	470	470
Trust funds and deposits	161	-	-	161	161
Interest-bearing loans and borrowings	77	427	177	681	681
Total financial liabilities	708	427	177	1,312	1,312
2017 (Amounts shown in \$000)	Less than 1 year	1 to 5 years	More than 5 years	Contracted cash flow	Carrying amount
Trade and other payables	619	-	-	619	619
Trust funds and deposits	161	-	-	161	161
Interest-bearing loans and borrowings	73	436	245	754	754
Total financial liabilities	853	436	245	1,534	1,534

Notes to the Financial Report

for the year ended 30 June 2018

5.3 Financial Instruments (continued)

Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, the Council believes the following movements are 'reasonably possible' over the next 12 months (Base rates are sourced from Reserve Bank of Australia):

- A parallel shift of + 1% and -0.5% in market interest rates (AUD) from year-end rates.

The table below discloses the impact on net operating result and equity for each category of financial instruments held by Council at year-end, if the above movements were to occur.

2018		Interest rate risk			
		-0.5%		1%	
		-50 basis points		100 basis points	
(Amounts shown in \$000)		Profit	Equity	Profit	Equity
<i>Financial assets:</i>					
Cash and cash equivalents	11,878	(59)	(59)	119	119
Trade and other receivables	1,690	(8)	(8)	17	17
<i>Financial liabilities:</i>					
Interest-bearing loans and borrowings	681	3	3	(7)	(7)

2017		Interest rate risk			
		-0.5%		1%	
		-50 basis points		100 basis points	
(Amounts shown in \$000)		Profit	Equity	Profit	Equity
<i>Financial assets:</i>					
Cash and cash equivalents	11,825	(59)	(59)	118	118
Trade and other receivables	970	(5)	(5)	10	10
<i>Financial liabilities:</i>					
Interest-bearing loans and borrowings	754	4	4	(8)	(8)

Notes to the Financial Report

for the year ended 30 June 2018

6 Other information

This section outlines additional financial information not included in other sections but required in accordance with accounting standards. Details of Council's reserves, commitments and contingencies are included in the notes together with other current accounting policies, changes to accounting standards adopted in the financial year and and new or amended accounting standards not yet adopted.

6.1 Reserves

(Amounts shown in \$000)	Balance as at 30 June 2016	Revaluation increment (decrement)	Other movements	Balance as at 30 June 2017	Revaluation increment (decrement)	Other movements	Balance as at 30 June 2018
Asset revaluation reserve	58,256	1,426	-	59,682	722	-	60,404
Fair value reserve							
<i>Available-for-sale assets</i>							
Investment in water corporation	(1,770)	-	79	(1,691)	-	156	(1,535)
Total fair value reserve	(1,770)	-	79	(1,691)	-	156	(1,535)
Other reserves							
Bridge maintenance reserve	1,666	-	-	1,666	-	-	1,666
Plant replacement reserve	686	-	-	686	-	-	686
Capital works reserve	1,239	-	-	1,239	-	-	1,239
Quarry reinstatement reserve	31	-	-	31	-	-	31
Public open space reserve	29	-	-	29	-	-	29
Total other reserves	3,651	-	-	3,651	-	-	3,651
Total reserves	60,137	1,426	79	61,642	722	156	62,520

Recognition and measurement

The asset revaluation reserve was established to capture the movements in asset valuations upon the periodic revaluation of Council's assets.

The available-for-sale financial asset reserve was established to capture the fair value movements in Council's Water Corporation investment.

Other reserves have been created at the discretion of Council to capture allocations for specific purposes.

Notes to the Financial Report

for the year ended 30 June 2018

6.2 Commitments

(Amounts shown in \$000)

2018 2017

Capital expenditure contractual commitments

Contractual commitments for capital expenditure at end of financial year but not recognised in the financial report are as follows inclusive of GST payable:

159 645

Other contractual commitments

Other contractual commitments at end of financial year but not recognised in the financial report are as follows inclusive of GST payable:

178 200

6.3 Contingent liabilities and contingent assets

Contingent liabilities

There are currently no claims against the Council, its Councillors or any officers which are likely to result in any material liability against Council.

Recognition and measurement

Contingent assets and contingent liabilities are not recognised in the Consolidated Statement of Financial Position, but are disclosed by way of note and, if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable respectively.

6.4 Other significant accounting policies and new accounting standards

(a) Taxation

Council is exempt from all forms of taxation except Fringe Benefits Tax, Payroll Tax and the Goods and Services Tax.

Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Tax Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

Cash flows are presented in the Consolidated Statement of Cash Flows on a gross basis, except for the GST component of investing and financing activities, which are disclosed as operating cash flows.

(b) Allocation between current and non-current

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next twelve months, being Council's operational cycle, or if Council does not have an unconditional right to defer settlement of a liability for at least 12 months after the reporting date.

(c) Budget

The estimated revenue and expense amounts in the Consolidated Statement of Profit or Loss and Other Comprehensive Income represent revised budget amounts and are not audited.

Notes to the Financial Report

for the year ended 30 June 2018

6.4 Other significant accounting policies and new accounting standards (continued)

(d) Adoption of new and amended accounting standards

In the current year, Council has adopted all of the new and revised Standards and Interpretations issued by the Australian Accounting Standards Board that are relevant to its operations and effective for the current annual reporting period. These include:

- AASB 2016-2 Amendments to Australian Accounting Standards – Disclosure Initiative: Amendments to AASB 107 (effective from 1 January 2017)
Amendments to AASB 107 require additional disclosures to enable the reader to evaluate changes in liabilities arising from financing activities. These disclosures include both cash flows and non-cash changes between the opening and closing balance of the relevant liabilities. Council has included a reconciliation of liabilities arising from financing activities in the Statement of Cash Flows at note 2.5.

(e) Pending Accounting Standards

Certain new accounting standards and interpretations have been published that are not mandatory for 30 June 2018 reporting periods. Council's assessment of the impact of the relevant new standards and interpretations is set out below. (Note: standards are applicable to reporting periods beginning on or after to effective date referred to below).

- AASB 9 Financial Instruments and the relevant amending standards (effective from 1 January 2018)
The main impacts of these standards on Council are that they will change the requirements for the classification, measurement, impairment and disclosures associated with the Council's financial assets. AASB 9 will introduce different criteria for whether financial assets can be measured at amortised cost or fair value. The amortised cost model is available for debt assets meeting both business model and cash flow characteristics tests. Amortised cost is to be used for assets with contractual terms giving rise to principal and interest payments.

Fair value is to be used for all other financial assets. Gains or losses on financial assets at fair value are to be recognised in profit and loss unless the asset is part of a hedging relationship or an irrevocable election has been made to present in other comprehensive income changes in the fair value of an equity instrument not held for trading.

When adopted, the standard will affect, in particular, Council's accounting for its investment in TasWater which is an available-for-sale financial assets. Currently, Council recognises changes in the fair value of its available-for-sale assets through other comprehensive income. Council is likely to make an irrevocable election for its investment in TasWater as 'fair value through other comprehensive income' and therefore the adoption of this standard will not impact the way movements in the fair value are accounted for.

Another impact of AASB 9 relates to calculating impairment losses for Council's receivables. Assuming no substantial change in the nature of receivables, as they don't include a significant financing component, impairment losses will be determined according to the amount of lifetime expected credit losses. On initial adoption of AASB 9, Council will need to determine the expected credit losses for its receivables by comparing the credit risk at that time to the credit risk that existed when those receivables were initially recognised and also factor in any future changes or events. Based on assessments to date, Council does not expect an material impact.

Notes to the Financial Report

for the year ended 30 June 2018

6.4 Other significant accounting policies and new accounting standards (continued)

There will be no impact on Council's accounting for financial liabilities, as the new requirements only affect the accounting for financial liabilities that are designated at fair value through profit or loss and Council does not have any such liabilities. The derecognition rules have been transferred from AASB 139 Financial Instruments: Recognition and Measurement and have not been changed.

- AASB 1058 Income of Not-for-Profit Entities, AASB 15 Revenue from Contracts with Customers, and AASB 2016-8 Amendments to Australian Accounting Standards - Australian Implementation Guidance for Not-for-Profit Entities. AASB 2015-8 Amendments to Australian Accounting Standards arising from AASB 15 provides for an effective of application from 1 January 2018.

AASB 15 will replace AASB 118 Revenue, AASB 111 Construction Contracts and a number of Interpretations. AASB 2016-8 provides Australian requirements and guidance for not-for-profit entities in applying AASB 9 and AASB 15, and AASB 1058 will replace AASB 1004 Contributions. Together they contain a comprehensive and robust framework for the recognition, measurement and disclosure of income including revenue from contracts with customers.

Council has analysed the new revenue recognition requirements under these standards and noted the future impacts identifiable at the date of this report include:

- Grants received to construct non-financial assets controlled by Council will be recognised as a liability, and subsequently recognised progressively as revenue as Council satisfies its performance obligations under the grant. At present, such Grants are recognised as revenue upfront
- Under the new standards, other grants presently recognised as revenue upfront may be eligible to be recognised as revenue progressively as the associated performance obligations are satisfied, but only if the associated performance obligations are enforceable and sufficiently specific. Council is yet to evaluate the existing grant arrangements as to whether revenue from those grants could be deferred under the new requirements.
- Grants that are not enforceable and/or not sufficiently specific will not qualify for deferral, and continue to be recognised as revenue as soon as they are controlled. Council receives several grants for which there are no sufficiently specific performance obligations, for example the Commonwealth Financial Assistance Grants. These grants are expected to continue being recognised as revenue upfront assuming no change to the current grant
- Depending on the respective contractual terms, the new requirements of AASB 15 may potentially result in a change to the timing of revenue from sales of goods and services such that some revenue may need to be deferred to a later reporting period to the extent that Council has received cash, but has not met its associated performance obligations (such amounts would be reported as a liability in the meantime). An example of this is rates received in advance, which is currently required to be recognised as revenue when received. Council is yet to full complete its analysis of existing arrangements for sale of its goods and services and the impact on revenue recognition has not yet been fully determined.

For Council there will be a significant effect in the treatment of all grants with sufficiently specific performance obligations, but where the conditions have yet to be fulfilled at year end. Council's unexpended grant revenue at 30 June 2018 is disclosed at note 3.1. Council's assessment is that the majority of the amounts unexpended for the year, will be deferred as a liability and progressively recorded as income as performance obligations are fulfilled. Council will apply the standard from 1 July 2019 using a retrospective approach with cumulative catch-up with an adjustment to Accumulated surpluses for the difference in accounting treatment on initial adoption.

- AASB 2014-10 Amendments to Australian Accounting Standards - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture, AASB 2015-10 Amendments to Australian Accounting Standards - Effective Date of Amendments to AASB 10 and AASB 128 (effective 1 January 2022)

The amendments address an acknowledged inconsistency between the requirements in AASB10, and those in AASB128 (2011) in dealing with the sale or contribution of assets between an investor and its associate or joint venture.

The main consequence of the amendments is that a full gain or loss is recognised when a transaction involves a business (whether it is housed in a subsidiary or not). A partial gain or loss is recognised when a transaction involves assets that do not constitute a business, even if these assets are housed in a subsidiary. AASB 2015-10 has delayed the effective date of the amendments to 1 January 2022. There is likely to be no material impact on Council of the introduction of this standard.

Notes to the Financial Report

for the year ended 30 June 2018

6.4 Other significant accounting policies and new accounting standards (continued)

■ AASB 16 Leases (effective from 1 January 2019)

AASB 16 introduces a single lessee accounting model and requires a lessee to recognise assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value. A lessee is required to recognise a right-of-use asset representing its right to use the underlying leased asset and a lease liability representing its obligations to make lease payments.

Lessor accounting under AASB 16 remains largely unchanged. For finance leases, the lessor recognises a receivable equal to the net investment in the lease. Lease receipts from operating leases are recognised as income either on a straight-line basis or another systematic basis where appropriate.

Council will apply the standard from 1 July 2019 using a retrospective approach with cumulative catch-up with an adjustment to Accumulated surpluses for the difference in accounting treatment on initial adoption. There is likely to be no material impact on Council of the introduction of this standard.

All other Australian accounting standards and interpretations with future effective dates are either not applicable to Council's activities, or have no material impact.

HERITAGE BUILDING SOLUTIONS PTY LTD

FINANCIAL PACKAGE
YEAR ENDED 30 JUNE 2018

**FINANCIAL PACKAGE
FOR THE YEAR ENDED
30 JUNE 2018**

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DIRECTORS' DECLARATION

1. In the opinion of the directors of Heritage Building Solutions Pty Ltd ("the Company"):

- (a) the Company is a small proprietary company and is not a reporting entity;
- (b) the financial statements and notes, set out on pages 3 to 13, are drawn up in accordance with the basis of financial accounting described in Note 1(a) and (b), so as to present fairly the financial position of the Company as at 30 June 2018 and its performance, as represented by the results of its operations for the financial year ended on that date; and
- (c) there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

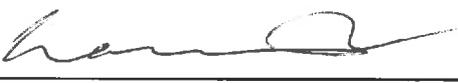
2. In respect of the year ended 30 June 2018 the Company has:

- (a) kept such accounting records as correctly record and explain its transactions and financial position;
- (b) kept its accounting records so that a true and fair financial report of the Company can be prepared from time to time; and
- (c) kept its accounting records so that the financial report of the Company can be conveniently and properly audited or reviewed in accordance with the Corporations Act 2001.

Signed on behalf of the Company:

Director: 

 Mr Timothy Kirkwood

Director: 

 Mr Keyran Pitt

Director: 

 Mr Martin Farley

Signed at.....this.....day of.....20.....

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2018**

	Note	2018 \$	2017 \$
Revenue		1,059,275	598,559
Cost of sales and direct expenses		(787,022)	(438,848)
Accountancy expenses		(2,717)	(3,900)
Advertising expenses		(2,757)	(810)
Depreciation and amortisation expenses		(1,304)	(1,660)
Directors' fees		(10,000)	(10,000)
Employee benefits expenses		(65,284)	(38,907)
Finance costs		(5,250)	(5,301)
Other expenses		(132,621)	(72,190)
Profit/(Loss) before income tax	2	52,320	26,945
Income tax expense	1(b)	-	-
Profit/(Loss) after income tax		52,320	26,945
Other comprehensive income		-	-
Total comprehensive result for the year		52,320	26,945

The accompanying notes form part of the financial statements. Compiled without audit or review.

STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2018

	Note	2018 \$	2017 \$
CURRENT ASSETS			
Cash and cash equivalents	3	227,752	101,390
Trade and other receivables	4	81,612	93,525
Inventories	5	123,948	153,864
Other current assets	6	-	-
TOTAL CURRENT ASSETS		<u>433,312</u>	<u>348,779</u>
NON-CURRENT ASSETS			
Property, plant and equipment	7	34,352	35,656
TOTAL NON-CURRENT ASSETS		<u>34,352</u>	<u>35,656</u>
TOTAL ASSETS		<u>467,664</u>	<u>384,435</u>
CURRENT LIABILITIES			
Trade and other payables	8	133,061	123,576
Provisions	9	40,136	21,959
TOTAL CURRENT LIABILITIES		<u>173,197</u>	<u>145,535</u>
NON-CURRENT LIABILITIES			
Provisions	9	37,422	34,175
Borrowings	10	150,000	150,000
TOTAL NON-CURRENT LIABILITIES		<u>187,422</u>	<u>184,175</u>
TOTAL LIABILITIES		<u>360,619</u>	<u>329,710</u>
NET ASSETS (LIABILITIES)		<u>107,045</u>	<u>54,725</u>
EQUITY			
Issued capital	11	6	6
Retained earnings	12	107,039	54,719
TOTAL EQUITY		<u>107,045</u>	<u>54,725</u>

The accompanying notes form part of the financial statements. Compiled without audit or review.

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2018

	Note	Retained Earnings \$	Total \$
Balance at 30 June 2016		27,774	27,774
Profit (Loss) attributable to equity shareholders		26,945	26,945
Balance at 30 June 2017		<u>54,719</u>	<u>54,719</u>
Profit (Loss) attributable to equity shareholders		52,320	52,320
Balance at 30 June 2018		<u>107,039</u>	<u>107,039</u>
Issued Capital	11		<u><u>6</u></u>

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2018**

	Note	2018 \$	2017 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers		1,070,802	625,169
Payments to suppliers and employees		(944,826)	(622,107)
Interest received		386	503
Income tax paid		-	-
Interest paid		-	(51)
Net cash from operating activities	13	<u>126,362</u>	<u>3,514</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds from sale of property, plant and equipment		-	-
Payments for property, plant and equipment		-	(591)
Net cash from investing activities		<u>-</u>	<u>(591)</u>
CASH FLOWS FROM FINANCING ACTIVITIES			
Loans with related parties		-	-
Net cash from financing activities		<u>-</u>	<u>-</u>
Net increase (decrease) in cash held		126,362	2,923
Cash at beginning of year		101,390	98,467
Cash at end of year		<u><u>227,752</u></u>	<u><u>101,390</u></u>

The accompanying notes form part of the financial statements. Compiled without audit or review.

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2018****1 Statement of Accounting Policies****(a) Basis of Preparation**

In the opinion of the Directors, Heritage Building Solutions Pty Ltd ("the Company") is a small proprietary company and is not a reporting entity. The financial report of the Company has been drawn up as a special purpose financial report for distribution to the members.

The special purpose financial report has been prepared in accordance with the recognition and measurement principles of all applicable Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board and the *Corporations Act 2001*. It contains the disclosures that are mandatory under the Accounting Standards and those considered necessary by the Directors to meet the needs of the members. The Company is a for-profit entity for the purposes of preparing the financial statements.

The financial report is presented in Australian dollars. The Company has not elected to early adopt any new or amended accounting standards which have application for the first time in a future financial year.

Unless otherwise indicated below, the financial report is prepared on the historical cost basis.

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects both current and future periods. Where relevant, judgements made by management that have significant effect on the financial statements are considered in the accounting policy notes below.

The financial report is prepared under the going concern assumption on the basis that the Company is supported by the Southern Midlands Council.

(b) Significant Accounting Policies**Plant & Equipment**

Items of plant and equipment are recorded at cost and depreciated using either the diminishing value or straight line method over the useful life of the asset.

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2018**

Inventories

Inventories are measured at the lower of cost and net realisable value.

Work in progress represents the gross unbilled amount expected to be collected from customers for contract work performed to date recognised on a percentage of completion basis. It is measured at cost plus profit recognised to date less any progress billings and recognised losses. Costs include all expenditure related directly to specific projects and an allocation of fixed and variable overheads incurred in the Company's contract activities based on normal operating capacity.

Employee Benefits

Employee entitlements are provided for at year end based on the annual leave (including loading) and pre-conditional long service leave entitlements of employees, at year end. Pre-conditional long service leave is accounted for from commencement of employment and becomes payable after 10 years of service.

Income Tax

The Company is a wholly owned subsidiary of a local government council and is therefore exempt from Federal income tax under Division 1AB, Part III of the Income Tax Assessment Act 1936. The directors of the Company and the Southern Midlands Council determined that no taxation equivalent amount is payable under the Local Government Act 1993.

Goods & Services Tax

Revenues, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense.

Receivables and payables are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the ATO is included as a current asset or liability in the statement of financial position.

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2018**

	2018	2017
	\$	\$
2 Profit or Loss		
For further detail in respect of the profit or loss for the year, refer to the Detailed Profit and Loss Statement on page 13.		
3 Cash and Cash Equivalents		
Current		
Cheque Account	73,526	68,037
Investment Account	152,525	32,149
Card Transaction Account	1,701	1,205
	<u>227,752</u>	<u>101,390</u>
4 Trade and Other Receivables		
Current		
Other Debtors	6,706	6,706
Trade Debtors	74,906	86,819
	<u>81,612</u>	<u>93,525</u>
5 Inventories		
Current		
Stock on Hand - at Cost	6,653	7,503
Work in Progress - at Cost	117,295	146,361
	<u>123,948</u>	<u>153,864</u>
6 Other Current Assets		
Current		
Prepayments	-	-
Loan - Heritage Education & Skills Centre Ltd	-	-
	<u>-</u>	<u>-</u>

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2018**

	2018	2017
	\$	\$
7 Property, Plant and Equipment		
Buildings		
Structural Improvements - at Cost	40,358	40,358
Less Accumulated Depreciation	(6,288)	(5,279)
	<u>34,070</u>	<u>35,079</u>
Plant & Equipment		
Plant & Equipment - at Cost	6,308	6,308
Less Accumulated Depreciation	(6,026)	(5,731)
	<u>282</u>	<u>577</u>
Total Property, Plant and Equipment	<u><u>34,352</u></u>	<u><u>35,656</u></u>
8 Trade and Other Payables		
Current		
Trade Creditors	80,878	90,972
Superannuation Payable	7,093	4,314
Accrued Payroll Tax	-	-
PAYG Withholding Payable	6,806	7,281
GST Payable	38,284	21,009
	<u>133,061</u>	<u>123,576</u>
9 Provisions		
Current		
Provision for Annual Leave	40,136	21,959
	<u>40,136</u>	<u>21,959</u>
Non-current		
Provision for Long Service Leave	37,422	34,175
	<u>37,422</u>	<u>34,175</u>
10 Borrowings		
Non-current		
Loan - Southern Midlands Council	150,000	150,000
Total non-current borrowings	<u>150,000</u>	<u>150,000</u>

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2018**

	2018 \$	2017 \$
11 Issued Capital		
Shareholders capital	<u>6</u>	<u>6</u>
12 (Accumulated Losses) Retained Earnings		
Retained earnings at the beginning of the financial year	54,719	27,774
Net loss attributable to members of the company	<u>52,320</u>	<u>26,945</u>
(Accumulated losses) Retained earnings at the end of the financial year	<u>107,039</u>	<u>54,719</u>
13 Cash Flow Information		
Reconciliation of Cash Flow from Operations with Profit/(Loss) after Income Tax		
Profit/(Loss) after income tax	52,320	26,945
Non-cash flows in profit (loss)		
Depreciation	1,304	1,660
Changes in assets and liabilities		
(Decrease)/Increase in trade & sundry creditors	9,485	13,181
(Decrease)/Increase in employee benefits	21,424	4,076
(Increase)/Decrease in trade debtors	11,913	27,112
(Increase)/Decrease in inventory	29,916	(69,459)
(Increase)/Decrease in prepayments	<u>-</u>	<u>-</u>
	<u>126,362</u>	<u>3,514</u>

DETAILED PROFIT AND LOSS STATEMENT
FOR THE YEAR ENDED 30 JUNE 2018

	2018	2017
	\$	\$
SALES		
Contract Income	463,625	221,306
Commercial Construction	241,313	219,944
Residential Construction	310,001	130,384
Other/Miscellaneous Income	43,950	26,423
	<u>1,058,889</u>	<u>598,057</u>
LESS: COST OF GOODS SOLD		
Opening Work in Progress	146,361	75,105
Materials	118,034	73,449
Equipment Rent	8,631	6,000
Subcontractors	198,976	95,462
Wages	410,025	317,391
Other	22,290	17,802
Closing Work in Progress	(117,295)	(146,361)
	<u>787,022</u>	<u>438,848</u>
GROSS PROFIT FROM TRADING	<u>271,867</u>	<u>159,209</u>
OTHER INCOME		
Interest received	386	503
PROFIT BEFORE EXPENSES	<u>272,253</u>	<u>159,712</u>

HERITAGE BUILDING SOLUTIONS PTY LTDAttachment
AGENDA ITEM 17.3.2**DETAILED PROFIT AND LOSS STATEMENT
FOR THE YEAR ENDED 30 JUNE 2018**

	2018	2017
	\$	\$
EXPENSES		
Accountancy & Book-keeping	2,717	3,900
Advertising & Promotion	2,757	810
Annual Leave Expense	18,178	(2,799)
Bank Charges	231	282
Consultants	3,250	3,100
Depreciation	1,304	1,660
Directors Fees	10,000	10,000
Interest Paid	5,250	5,301
Legal Fees	-	565
Long Service Leave Expense	5,071	8,872
Management Fees	56,830	14,883
Motor Vehicle Expense	39,212	31,746
Office Expenses	3,304	60
Payroll Tax	17,757	13,705
Postage	-	45
Printing & Stationery	-	33
Subscriptions	1,285	995
Sundry	3,792	-
Superannuation	42,035	32,834
Telephone	3,000	2,685
Travelling Expenses	3,960	4,091
	<u>219,933</u>	<u>132,767</u>
PROFIT/(LOSS) BEFORE INCOME TAX	<u>52,320</u>	<u>26,945</u>

HERITAGE EDUCATION AND SKILLS CENTRE LTD

FINANCIAL PACKAGE
YEAR ENDED 30 JUNE 2018

**FINANCIAL PACKAGE
FOR THE YEAR ENDED
30 JUNE 2018**

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DIRECTORS' DECLARATION

1. In the opinion of the directors of Heritage Education and Skills Centre Ltd ("the Company"):

(a) the Company is a small proprietary company and is not a reporting entity;

(b) the financial statements and notes, set out on pages 3 to 10, are drawn up in accordance with the basis of financial accounting described in Note 1(a) and (b), so as to present fairly the financial position of the Company as at 30 June 2018 and its performance, as represented by the results of its operations for the financial year ended on that date; and

(c) there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

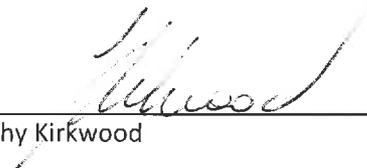
2. In respect of the year ended 30 June 2018 the Company has:

(a) kept such accounting records as correctly record and explain its transactions and financial position;

(b) kept its accounting records so that a true and fair financial report of the Company can be prepared from time to time; and

(c) kept its accounting records so that the financial report of the Company can be conveniently and properly audited or reviewed in accordance with the Corporations Act 2001.

Signed on behalf of the Company:

Director: 
Mr Timothy Kirkwood

Director: 
Mr Keyran Pitt

Director: 
Mr Martin Farley

Signed at H. 2. 4. 2018 this 13th day of August 2018.

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2018**

	2018	2017
	\$	\$
Revenue	77,443	7,928
Finance costs	(1,750)	(1,750)
Labour expenses	(66,660)	(28,496)
Other expenses	(26,840)	(24,656)
Loss for the year	<u>(17,807)</u>	<u>(46,974)</u>
Other comprehensive income	-	-
Comprehensive result for the year	<u>(17,807)</u>	<u>(46,974)</u>

STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2018

	Note	2018 \$	2017 \$
CURRENT ASSETS			
Cash and cash equivalents	2	83,384	86,955
Trade and other receivables	3	1,320	3,941
TOTAL CURRENT ASSETS		<u>84,704</u>	<u>90,896</u>
NON-CURRENT ASSETS			
Intangible	4	13,613	20,419
TOTAL NON-CURRENT ASSETS		<u>13,613</u>	<u>20,419</u>
TOTAL ASSETS		<u>98,317</u>	<u>111,315</u>
CURRENT LIABILITIES			
Trade and other payables	5	17,688	12,879
TOTAL CURRENT LIABILITIES		<u>17,688</u>	<u>12,879</u>
NON-CURRENT LIABILITIES			
Borrowings	6	50,000	50,000
TOTAL NON-CURRENT LIABILITIES		<u>50,000</u>	<u>50,000</u>
TOTAL LIABILITIES		<u>67,688</u>	<u>62,879</u>
NET ASSETS (LIABILITIES)		<u>30,629</u>	<u>48,436</u>
EQUITY			
Retained earnings (losses)	7	30,629	48,436
TOTAL EQUITY		<u>30,629</u>	<u>48,436</u>

The accompanying notes form part of the financial statements. Compiled without audit or review.

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2018**

	Note	2018 \$	2017 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers		3,271	4,148
Receipts from grants, contributions & subsidies		72,638	-
Payments to suppliers		(79,694)	(46,603)
Interest received		214	742
Interest paid		-	-
Net cash from operating activities	8	<u>(3,571)</u>	<u>(41,713)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments for intangibles		-	-
Net cash from investing activities		<u>-</u>	<u>-</u>
CASH FLOWS FROM FINANCING ACTIVITIES			
Loans from related parties		-	-
Net cash from financing activities		<u>-</u>	<u>-</u>
Net increase (decrease) in cash held		(3,571)	(41,713)
Cash at beginning of year		86,955	128,668
Cash at end of year		<u><u>83,384</u></u>	<u><u>86,955</u></u>

The accompanying notes form part of the financial statements. Compiled without audit or review.

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2018**

1 Statement of Accounting Policies

(a) Basis of Preparation

In the opinion of the Directors, the Company is a small proprietary company and is not a reporting entity. The financial report of the Company has been drawn up as a special purpose financial report for distribution to the members.

The special purpose financial report has been prepared in accordance with the recognition and measurement principles of all applicable Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board and the Corporations Act 2001. It contains the disclosures that are mandatory under the Accounting Standards and those considered necessary by the Directors to meet the needs of the members. The Company is a not-for-profit entity for the purposes of preparing the financial statements.

The financial report is presented in Australian dollars. The Company has not elected to early adopt any new or amended accounting standards which have application for the first time in a future financial year.

Unless otherwise indicated below, the financial report is prepared on the historical cost basis.

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects both current and future periods. Where relevant, judgements made by management that have significant effect on the financial statements are considered in the accounting policy notes below.

The financial report is prepared under the going concern assumption on the basis that the Company is supported by the Southern Midlands Council.

(b) Significant Accounting Policies

Income Tax

The Company is exempt from income tax due to its status as an educational, non-profit organisation. Accordingly, no income tax expense or liability is recognised in the accounts of the Company.

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2018**

Grants

Grants are recognised as revenues when the Company obtains control, it is probable that the economic benefits comprising the contribution will flow to the Company and the amount of the grant can be measured reliably. Where grants recognised as revenues during the financial year were obtained on condition that they be expended in a particular manner or used over a particular period and those conditions were undischarged at balance date, the unused grant is disclosed at note 9.

Goods & Services Tax

Revenues, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense.

Receivables and payables are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the ATO is included as a current asset or liability in the balance sheet.

Intangible

Course Design costs have been recognised as an intangible asset. The Company has determined that the benefit derived from these costs is finite and have commenced amortising this asset in the current year with an estimated remaining life of 5 years.

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2018**

	2018	2017
	\$	\$
2 Cash and Cash Equivalents		
Current		
Cheque Account	67,140	(14,074)
Investment Account	16,244	101,029
	<u>83,384</u>	<u>86,955</u>
3 Trade and Other Receivables		
Current		
Trade Debtors	1,320	-
GST Refundable	-	3,941
	<u>1,320</u>	<u>3,941</u>
4 Intangible Assets		
Non-current		
Course Design - Capitalised	34,031	34,031
Accumulated Amortisation	(20,418)	(13,612)
	<u>13,613</u>	<u>20,419</u>
5 Trade and Other Payables		
Current		
Trade Creditors	13,500	12,879
GST Payable	4,188	-
	<u>17,688</u>	<u>12,879</u>
6 Borrowings		
Non-current		
Loan - Southern Midlands Council	<u>50,000</u>	<u>50,000</u>
7 Retained earnings (losses)		
Retained earnings (losses) at beginning of the financial year	48,436	95,410
Comprehensive result	<u>(17,807)</u>	<u>(46,974)</u>
Retained earnings (losses) at end of the financial year	<u>30,629</u>	<u>48,436</u>

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2018**

	2017	2016
	\$	\$
8 Cash Flow Information		
Reconciliation of Cash Flows from Operations with Loss		
Profit/(Loss) for the financial year	(17,807)	(46,974)
Amortisation expense	6,806	6,806
Changes in assets and liabilities		
(Increase)/Decrease in trade & sundry debtors	2,621	(3,039)
(Decrease)/Increase in trade & sundry creditors	4,809	1,494
	<u>(3,571)</u>	<u>(41,713)</u>
9 Grants unexpended - Tasmanian Community Fund		
Grants received (cumulative)	180,534	180,534
Grant monies expended (cumulative)	<u>(180,534)</u>	<u>(107,093)</u>
Balance unexpended	<u>-</u>	<u>73,441</u>

The Company received a grant in the prior 2 years for the 5 x 5 x 5 program for youth trade skills training on community heritage assets.

Funding for this program is supplemented by contributions from participating Councils.

**DETAILED PROFIT AND LOSS STATEMENT
FOR THE YEAR ENDED 30 JUNE 2018**

	2018	2017
	\$	\$
INCOME		
Fundraising	-	-
Grants Received - Tasmanian Community Fund	-	-
Contributions by Councils	65,844	-
TBCITB Subsidies	6,794	7,186
Interest	214	742
Tuition Fees	4,591	-
TOTAL INCOME	<u>77,443</u>	<u>7,928</u>
EXPENSES		
Accountancy	2,000	2,400
Advertising & Promotion	120	-
Amortisation	6,806	6,806
Bank Charges	111	144
Consultants Fees	5,459	3,999
General Expenses	2,892	2,511
Interest	1,750	1,750
Labour	66,660	28,496
Materials & Participants	9,452	8,796
Travel expenses	-	-
TOTAL EXPENSES	<u>95,250</u>	<u>54,902</u>
PROFIT/(LOSS) FOR THE YEAR	<u><u>(17,807)</u></u>	<u><u>(46,974)</u></u>